

12-8-10 NOFA kickoff meeting questions

Q. What does PHB find acceptable as documentation that the project has the ability to obtain site control within four months of application?

A. If the applicant doesn't have site control at the time of application, they should provide a letter of intent with the seller of the property outlining steps to provide evidence of site control within four months. Applicants for HOME funds must cease all choice limiting activities at the time of application, and no activities may resume until after the HUD environmental review has been completed. During this time a conditional purchase and sales agreement may be executed. Please also note that a Voluntary Sales/Arms Length Agreement must also be obtained, a sample for which can be found in the NOFA packet.

Q. Can projects that have been awarded funding through previous PHB funding cycles apply for additional funding through this NOFA?

A. Yes

Q. Is it OK to use an in-house team to complete rehabilitation/construction?

A. This depends on the in-house team's qualifications. Resumes and details of past work experience for team members should be provided as part of this NOFA application, and PHB's construction coordinators will review to make a determination. Evidence of insurance and bonding will be required.

Q. Related to question 3 above, if the funding source triggered Davis Bacon wages, would an applicant have to pay those wages to an in house team?

A. Yes the applicant would be responsible for Davis Bacon reporting requirements and paying appropriate wages to in house employees.

Q. Why was there no CDBG funding in this NOFA?

A. There was no CDBG funding available due to this year's CDBG funding having previously been committed through the Spring 2010 NOFA, commitment to Hillside Terrace for HAP, and use of funds to make required payments on the Section 108 loan pool.

Q. Does PHB require information on the applicant's entire existing portfolio?

A. Yes, we are trying to get a picture of your organization's overall health prior to committing to any new funding.

Q. Is it acceptable to combine rehabilitation and new construction of units into the same project?

A. Yes, assuming they fall within the eligible uses of each funding source.

Q. Will there be Section 108 funding available in next year's NOFA?

A. The balance of PHB's Section 108 funding has been set aside to complete the preservation of several expiring Section 8 projects in the city. In the event that all of the funding is not needed for these preservation projects, it will be offered through a NOFA in future years.

Q. PHB's green Building criteria require LEED Silver certification, but can this be satisfied through Earth Advantage Certification on buildings of 5 stories or less? Do the City's ecodistrict requirements apply to the NOFA?

A. City of Portland Eco-district requirements do not apply. Earth Advantage Certification is acceptable on buildings of 5 stories or less. The list of certification requirements broken down by building size is below:

- Greening Portland's Affordable Housing applies to all projects
- If < 5 stories Earth Advantage Green Certification applies
- If = 5 stories Earth Advantage Green or LEED NC Silver based on the particular configuration of entire building applies
- If > 5 stories, LEED NC Silver Certification applies

Q. Is a board resolution necessary in order to submit an application?

A. No, but a board resolution will be necessary from successful applicants prior to loan closing.