

ADDENDUM NO. 3

SUBJECT: Addendum Number 3 to RFP for Project Based Vouchers issued July 10, 2023

DATE: July 31, 2023

This addendum is issued to furnish information that is supplemental to, will clarify, or modify the above-referenced solicitation.

SUPPLEMENTAL INFORMATION:

Question 1: We wish to submit for three NPLH units and also for all 30% AMI units tied to CDBG-DR and Serna which would constitute an additional five vouchers (using the criteria you laid out in the RFP). Are these eligible under this RFP targeting PSH units? We will have an on-site case management providing services to any resident in need, and we expect those at the 30% AMI level typically will experience some level of challenges in the same way other PSH designated residents would.

Response 1: As long as you are submitting for PSH units following the criteria outlined in the RFP for 0, 1, or 2 bedroom units, then the units should be eligible. It will be the developer's responsibility to ensure that rents are aligned with other funding requirements. The Housing Authority will not monitor this for the project.

Units where other funding is being used to subsidize the rent of a unit, such as HOME, USDA, etc. are not eligible for the Project Based Voucher program.

Question 2: Is there a maximum HAP contract length? If not, what is the average requested length of the HAP contract term?

Response 2: The initial PBV HAP contract will be for 20 years. Upon expiration of the initial HAP Agreement, the developer may request a 20 year extension.

Question 3: Where can I find the census tract of the property?

Response 3: Instructions are located at the following link: <https://www2.census.gov/data/api-documentation/Address%20Search%20-%20Geocoder%20and%20TIGERweb/How%20to%20Find%20Geo%20Info%20from%20Address.pdf>

Question 4: Where can I find the poverty rate in the census tract?

Response 4: Poverty data may be located at the following link: <https://www.census.gov/topics/income-poverty/poverty/data/data-tools.html>

Question 5: Could you provide an example of question 12. Property Configuration chart filled out?

Response 5: The chart below is an example of a completed table. This example may not have current FMRs represented within it. It is up to the proposer to determine the amounts included

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| | 1 Br | 2 Br | 3 Br | 4 Br | 5 Br | Total |
|--|-------|-------|------|------|------|-------|
| Total units including non-PBV | 13 | 6 | 0 | | | 19 |
| Total fully accessible units including non-PBV units | 2 | 3 | 0 | | | 5 |
| Total PBV units | 3 | 3 | 0 | | | 6 |
| Total of fully accessible PBV units | 2 | 2 | 0 | | | 4 |
| PBV rents (Gross Rent) | 1,447 | 1,887 | 0 | | | |
| Contract Rent | 1,395 | 1,821 | N/A | | | |
| PHA Utility Allowance | 52 | 66 | N/A | | | |
| Fair Market Rents (FMR) | 1,447 | 1,887 | N/A | | | |
| 110% FMR | 1,592 | 2,076 | N/A | | | |
| Tax Credit Rent, if applicable | 737 | 884 | N/A | | | |

Question 6. Would you like the “anticipated funding from PBV” to be in money or amount of granted vouchers?

Response 6. Anticipated dollar amount (money)

Question 7. What is the most common reason organizations are denied project-based vouchers?

Response 7. Applications are all scored using the scoring criteria included within the RFP.

Applications with the highest scores are awarded in descending order until all available PBVs are awarded. Additional information on the process is included in Chapter 21 of the Sonoma County Housing Authority Administrative Plan located here:

<https://sonomacounty.ca.gov/Main%20County%20Site/Development%20Services/CDC/Divisions/Sonoma%20County%20Housing%20Authority/2023-Admin-Plan.pdf>

Question 8. Do you have any additional advice for the best method to achieve these vouchers please let me know.

Response 8. Follow instructions included within the RFP

Question 9. Do we have to self-score with Exhibit C on the RFP and attach with application?

Response 9. No. Exhibit C is informational only

Question 10. For question #7. “Does the Owner/Developer have Quality Development Project Experience? If yes, please describe.” What is meant by Quality Development Project Experience?

Response 10. Please confirm and clarify whether the Owner/Developer has experience developing high-quality projects and describe the experience.

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Question 12. HCD funding sources other than Homeless-specific programs like NPLH or Homekey such as CDBG-DR and MHP require 30% AMI units. Would those units be considered under this NOFA? Will there be a future non-competitive NOFA those units would be eligible for instead?

Response 12. Units where funding for supportive services is available from an alternate source are eligible under this RFP. It will be the developer's responsibility to ensure that rents are aligned with other funding requirements. The Housing Authority will not monitor this for the project.

Note: Units where other funding is being used to subsidize the rent of a unit, such as HOME, USDA, etc. are not eligible for the Project Based Voucher program.

Question 13. What was the reason behind the change in due date?

Response 13. The change in due date was determined to meet the needs of the Housing Authority and the timing for Amendment Number 2 which was released on Friday, July 28, 2023.

Question 14. We wanted to clarify the due date of the Project Based Vouchers Request for Proposal. The original RFP indicated that the "Proposals Due" date was August 10th but the addendum that was released yesterday indicated that the "Applications Due" date is now September 18th. We were a little confused by the language and was wondering if there's a difference between "proposals" and "applications". Could you please confirm that the RFP for PBV is now due September 18th 2023 by 5PM?

Response 14. The term "application" was a clerical error and should read "proposals". All proposals in response the subject Request for Proposals are due by 5:00PM on September 18, 2023.

The following Question has been submitted to HUD for clarification. A response will be issued at a later date.

Question. What criteria does or does not apply for projects with executed AHAP's but still in construction seeking additional vouchers?

All other terms and conditions of RFP for Project Based Vouchers issued July 10, 2023 and subsequent addendums, remain unchanged.