

Q&A from briefing on RFP for Affordable Rental and Preservation Housing Developments

1. Will a list of legit contractors nonprofits can partner with be issued by the city?

No

2. Do people with disabilities qualify under special needs?

Please refer to the Rental and Special Needs Project Selection Criteria, Appendix pp. 14-22 in the City's Consolidated Plan Federal Fiscal Year 2022-2026 (City Fiscal Year 2023-2027), which is available at www.phila.gov/dhcd, for definitions and process.

3. Does the maximum award of \$3M include the \$500,000 from Commerce?

No, an additional \$500,000 is available for the commercial portion of a mixed-use development. Please be advised that the City will determine the source of funding up to \$3M.

4. Are community meetings required for preservation projects?

No, preservation projects do not require community meetings.

5. Will this be recorded and emailed to registrants?

No, this briefing was not recorded, any questions please contact mirta.duprey@phila.gov

6. For non-LIHTC preservation projects, is there a 42-year required additional affordability period by this DHCD funding?

**The affordability period will be 40-42 years to be determined during underwriting of the project
There may be an exception but this would need to be determined during underwriting.**

7. Are preservation projects that were supported by CDBG funds in the past, eligible for this funding?

Yes, as long as they do not have a current award.

8. Any further clarification on when PHA will release their RFP for operating subsidy?

Not at this time

9. Will this be the only RFP for HOME-ARP funds? Or will DHCD/OHS have additional opportunities for HOME-ARP funds?

Yes, there will be a future RFP for HOME-ARP and NPI funding for permanent homeless housing projects not seeking tax credits.

10. Is a developer required if the proposed project is for the preservation of properties already in use as permanent supportive housing? If so, what role would the developer be expected to plan in this type of project.

Projects under this RFP require an experienced development team to implement all of the requirements outlined in the RFP.

11. Is a capital needs assessment required for preservation projects or only those with 26 or more units?

Note that the threshold criteria (page 8 of the RFP) indicates that preservation projects of more than 26 units require a capital needs assessment. A capital needs assessment is required only for projects with 26 units or more. It is highly suggested that if the project is less than 26 units a construction cost estimate is provided by a 3rd party contractor.

12. For what period are operating subsidy commitments required?

Operating subsidies are not required but encouraged so they can serve lower income residents. Every project is required to serve 10% of residents at or below 20% of Area Median Income.

13. For preservation projects, i.e. not projects proposing “new” units, how long before the submission must the community be notified of the proposed updates?

Preservation projects do not require a community meeting but developments for the production of new units require a community meeting within the past year.

14. For a preservation proposal for properties currently in use as permanent supportive housing and which met the affordability requirement at initial construction, is the property considered to have met this RFP’s requirement? If not, is the 42 year affordability requirement under this RFP effective from initial construction or from the award of funding under this RFP. For example, if the property to be preserved met the affordability requirements in 2010 that expire in 2062, would funding awarded under this RFP begin a new 42 year affordability period?

A new 40-42 year affordability period would be started at financial loan closing. Depending on different circumstances there may be some flexibility regarding the length of time..

15. For a non-LIHTC preservation application, would this award now preclude us from applying for additional preservation funds from the City in the future, if we decide to pursue a LIHTC preservation project in 5-10 years?

No it would not preclude a future proposal.