

## **Questions and Answers for the RFP for Affordable Rental and Special-Needs Housing Development – LIHTC 2020**

**1. Question:** Is a LIHTC property that is past its 15-year compliance period but still in extended-use period eligible under this RFP? Can you forward the Cost Containment policy?

**Answer:** Preservation projects that are past 15-year compliance period but still in extended-use period are eligible if the project did not already receive an award under a previous preservation RFP seeking 4% credits. The link to the Cost Containment policy is as follows: <https://k05.f3c.myftpupload.com/wp-content/uploads/Cost-Containment-Policy-December-13-2019.pdf>

**2. Question:** For preservation projects, would the city capital needs assessment in draft form?

**Answer:** The purpose of the capital needs assessment to make sure that the building needs the work and the cost. If possible please request that the preparer write a cover memo that the information is accurate and they will put in final format once PHFA guidelines come out.

**3. Question:** For preservation projects, is the city able to reduce the required set-aside for accessible units from 10% to 5%?

**Answer:** Developer requests to provide less than 10% accessible units for preservation projects are reviewed on a case by case basis. Since this process requires review of the rationale provided by the developer, the city can not make that determination prior to submittal of proposals.

**4. Question:** Can projects under this RFP be paired with 4% LIHTCs?

**Answer:** No, this RFP is only for projects seeking 9% LIHTCs?

**5. Question:** Should the 20-year CF with operating subsidy be completed for projects with HAP contracts?

**Answer:** Yes, projects with any operating subsidy should complete this budget form.

**6. Question:** It may not be possible to conduct a virtual community meeting to meet the community engagement requirement. Is it possible to meet this requirement by distributing informational flyers and setting up conference calls with community residents?

**Answer:** The city understands the challenges presented by COVID restrictions. Other forms of outreach are acceptable as long as the methods used to keep residents informed and opportunities for them to provide input are documented.