

**TownePlace Suites Questions with Answers
Submitted On Saturday, January 16, 2021
For Questions About the RFQ**

What Reporting requirements will be required?

Answer: County requirements will mirror AHF reporting requirements. State reporting requirements are set forth in Section 402 of the Homekey NOFA which is available for review at <https://www.hcd.ca.gov/grants-funding/active-funding/homekey.shtml> . DOH will work closely with HCD and Operator to identify and comply with any additional State reporting requirements.

Will there be an annual audit? Will this include annual physical inspections?

Answer: DOH will conduct annual desk monitoring of the relevant tenant files and will conduct a physical inspection of the property every 2 – 3 years. There may be additional audit and physical inspection requirements set forth in a regulatory agreement with the State that will be executed no later than March 4, 2021.

If a Resident's income exceeds 30% income max after move-in, what is the expectation? Are they still eligible to live in their unit?

Answer: The County would consider tenants who are income eligible at the time of their initial certification to continue to be eligible to live in their unit even if their income exceeds 30% AMI after move in. The County will work closely with the State to confirm their policy regarding this issue and to identify any requirements or expectations that are not consistent with the County policy.

What are the requirements for certification? will they mimic CTCAC certification requirements?

Answer: The County will work with the selected operator and the State to determine certification requirements.

How will we handle zero income applicants and/or loss of income after move in.

Answer: Housing retention is a high priority goal for the property, however, tenants can be evicted for lack of payment of rent. However, the County would expect to work closely with the selected operator to support the tenant retention and develop a plan to bring the address any non-payment of rent issues prior to eviction.

How many of the Roomkey residents that will be referred to Towneplace Suites will be eligible for some sort of entitlement income like social security or disability?

Answer: We estimate that 92% - 100% of clients in Project Roomkey programs are eligible to receive entitlement income. However not all of the Project Roomkey clients are currently receiving that income.