

**San Mateo County -- Section 8 Project Based Vouchers RFP
Questions & Answers**

IMPORTANT NOTES:	
1	Please Note, official release date of this RFP was 12/13/18. When referencing the release date in this RFP, please use 12/13/18.
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NEW QUESTIONS EMAILED TO DOH as of January 2, 2019		
	Questions Regarding the RFP	DOH Answers
1	Are any vouchers available for existing affordable housing projects?	Only newly rent-restricted affordable housing projects are eligible to apply under the RFP. Rehab projects for existing affordable housing with existing rent-restricted units are not eligible under the RFP. However, HACSM would be interested in discussing a protocol for referring tenants with tenant-based vouchers if that's an option for your project(s).
2	Will the County be bidding out the Geotechnical Study for the proposed sites? Will the County be utilizing a call list for Testing and Inspections for this project in the future? If not, would you like a proposal for the Geotechnical Report at this time?	No.
3	Is a rehab/Resyndication (non-ARAPP) project eligible under this RFP?	Only newly rent-restricted affordable housing projects are eligible to apply under the RFP. Rehab/Resyndication projects for existing affordable housing with existing rent-restricted units are not eligible under this RFP. However, HACSM would be interested in discussing a protocol for referring tenants with tenant-based vouchers if that's an option for your project(s).
4	We noticed that the dates and the number of months noted on the website application are different than the RFP (Section III.B.3 and 4 at the top of page 19). Please confirm that the RFP dates are correct.	If Applicant is applying for PBVs only (and no CESH funding), the readiness threshold is that project should start construction within 18 months of December 13, 2018. If Applicant is applying for PBVs and CESH, or CESH only, the readiness threshold is that project should start construction within 12 months of December 13, 2018.
5	Under Section F (pgs. 6-8) "Allocation of Section 8 PBV Units, it is clear that no more than 75% of PBV units may be ELI, but it is unclear whether all ELI units can be designated for PBVs. Please confirm.	Yes, all ELI units can be designated for PBVs as long as the number of ELI units is less than 75% of the PBV award. Please note however, that a portion of the required Homeless/ Disabled units must not be designated for PBV, see Table 1 on page 8 for details.
6	On Table 1 (pg. 8), are manager units included in the count of total units in a project?	No, only income-restricted units are included in the count.
7	The application does not require Board resolutions. Please confirm that no resolutions are required.	No Board resolutions are required for this application.
8	Our project has committed to reserving a number of units for Former Foster Youth (FFY). In the RFP it's clear that FFY households fall under the definition of homeless, but it's not clear whether we could count them toward both the PBV and non-PBV requirements, since we know that FFY households come with a different type of housing subsidy. The RFP doesn't make a distinction between FFY that would be eligible for PBVs and those that would not be eligible, please advise.	FFY units could count toward the requirements for homeless tenants in this PBV RFP - both the requirements for homeless tenants referred with tenant-based vouchers (which the FFY clearly would be) (non-PBV), as well as requirements for homeless households that otherwise would be referred to units with a PBV. The FFY tenants would be referred with tenant-based FUP vouchers and come connected with an array of services provided by and through HSA.

	Questions Regarding the CDS On-Line Application	DOH Answers
1	The app is requesting several of the same documents that were submitted as part of the AHF NOFA submission. Are we permitted to use the same documents for the RFP submittal?	On the PBV app, it is acceptable to use the same copies of materials submitted for AHF6 if those documents are still accurate.
2	Does CDS store the attachments submitted for previous applications (ex. AHF6) and transfer them over to the PBV app so that we don't have to reupload/resubmit them?	As of now the PBV app cannot directly pull over attachments uploaded for previous applications. We will continue to update features on CDS and will inform you of any changes.
3	If we have submitted an application through CDS in the past, how can we access it?	When you log-in to CDS, click on "SM County" at the top menu bar, then click "View Applications." Select the project of interest, then click on "Reports" to navigate to the page where the application is stored.
4	I am not able to upload any attachments to the application. When I go to the 'Document Uploads' page, there is no way to browse or select a document. I have tried in both Chrome and Explorer. Please advise.	At the bottom of the application page there is a checklist of items that you may choose to upload. Only the items that you check will appear in the "Document Uploads" page, where now the option to upload attachments should appear.
5	Section C.h Site Information calls for evidence to indicate that needed zoning is likely to be obtained and will not delay the project. If the project has yet to go before the City's planning commission or City Council, but is on track to do so in the near future, what type of evidence would the County need for us to demonstrate that we are meeting this requirement?	A signed letter from the development team, indicating the timeline for commission and council approvals, and the likelihood of these approvals, will meet the Section C.h requirement. Please also attach city's staff reports sent to planning commission in connection with project approval, if any.
6	In Section D. Unit Information, the matrix calls for a NPBV Rent. Should we indicate the tenant paid portion here or the total rent including HUD HAP subsidy increments?	The column labeled 'NPBV Rent' in the Unit Information table of Section D. refers to the tenant paid rent for those units in the project which do not have a planned/existing PBV attached. If a project plans to apply for PBVs for all of its units, these columns should be left blank.