

**AAHC PBV Request for Proposal AAHC -2020-1 Pre-Bid Meeting held on
September 17, 2020 at 9:00 a.m. Q & A**

Q: Is disability and/or support services a requirement?

A: No, however units designated for disabled individuals or has support services, the owner may request PBV's for all units in a project. 20% of the AAHC budget may be allocated for project-based voucher. If the project has disabled or support service designation, an additional 10% of AAHC budget may be project based vouchers.

Q: Where do the people come from for these units?

A: Applicants referred to Project Based Voucher properties come through the AAHC waiting list. Unit(s) designated for homeless individuals must receive referrals from the Coordinated-Entry CHP system.

Q: Do people have to be homeless?

A: No, it is not required to designate the property or specific number of units as homeless.

Q: Can Veterans that do not qualify for VASH qualify?

A: Yes, Veterans are a special category. Owner may designate units for veterans to offer preference and priority to qualified individuals.

Q: Will AAHC review the census tract for the proposed property(ies)?

A: It will be up to the agency applying to tell us what category their project fits into- so yes do the census tracts. The link for the census tracts is in the RFP

Q: Are duplexed eligible?

A: Yes, duplexes are eligible however the AAHC must meet the cap on the number of units in a project. However, the cap does not apply if 100% of units in a project is designated as elderly, or has supportive services, or located in a qualified census tract area.

Q: If requesting 25 units- do they have to be at one site, or can they be scattered?

A: Yes, project may be one building, or multiple buildings, or scattered site. Owner may place one application for scattered site (multiple buildings on contiguous parcels).

Q: What is the definition of a single family?

A: For AAHC, a family is the people on the voucher- could just be one person.

Q: Do existing tenants have to meet income eligibility? Is there an income CAP?

A: Yes, tenant must have an income that is at or below the 50% Adjusted Median Income (AMI).

Q: Is Supportive Housing a Subset of what makes you eligible?

A: No, adding support services to a project means that you can bypass the Cap exception rule. It doesn't bypass income or eligibility requirements.

Q: Please explain the Low-income census tract will go into 10% exception?

A: The AAHC may use up to 20% of the voucher program budget for a PBV program. However, the AAHC may project-base an additional 10% PBV units if those units are reserved for homeless households; and/or veterans; and/or if the project owner provides services to persons with

disabilities or to elderly persons; and/or if the project is located in a census tract with a poverty rate of 20% or less.

**AAHC PBV Request for Proposal AAHC -2020-1
Q & A as of October 19, 2020**

- Q. Would we consider applying the Small Area Fair Market rent; this would allow them to charge more rent to use for renovations?
- A. It is the AAHC choice to request from HUD using the SAFMRs and we must consider how that would impact the number of families we assist. Owners may submit two proposals: one with FMRs and one with SAFMRs.
- Q. Is an owner allowed to request a higher rent because the property is located in a census tract where the poverty rate is less than 20% for seniors?
- A. The gross contract rent (including utility allowance) may not exceed the maximum set by HUD, which is currently 110% of Fair Market Rent (FMR) for both initial rent and annual adjustments.
- Q. Would an owner have to comply with Davis Bacon rules for the rehab projects?
- A. Yes, if the project is under rehab at the time of the housing assistance contract. If the unit(s) are not under rehab at the time the housing assistance payment contract is executed the owner does not have to comply with Davis Bacon rules.
- Q. Is there a benefit to designating a priority to two-bedroom units?
- A. No, however, the owner may provide a narrative making an argument to prioritize two-bedroom; however, AAHC will approve or deny accordingly.
- Q. How are rent calculation written into the pro forma?
- A. Owners are encouraged to use 110% of the FMR to determine initial rent to owner. The owner proposed rent is then used in the proforma.
- Q. What is the application deadline?
- A. Proposals must be submitted by 2:00 P.M., October 23, 2020. See page 18 of the RFP.
- Q. What is the term of the initial contract term and any extensions?
- A. The term of the awarded Agreement(s) shall be an initial 15 or 20 years with an option to renew for up to 20 years. The initial contract may not exceed 20 years and the extension may not exceed 20 years.
- Q. How are rent increases determined?
- A. The owner must request rent increases from the AAHC at least 90 days prior to the effective date of the rent increase. The AAHC will conduct a rent reasonable assessment prior to approving a rent increase.
- Q. How do you convert a resident with a tenant-based voucher to a project-based voucher tenant?
- A. Residents who have a tenant-based voucher must first apply with AAHC for eligibility for the voucher program. If the tenant is eligible, they must agree to relinquish their tenant-based voucher. Then tenant will become a participant of the PBV program.

Q. How can a current resident who does not have a tenant-based voucher receive project-based voucher assistance.

A. Residents who do not have a tenant-based voucher must first apply with AAHC for eligibility for the voucher program. If the tenant is eligible, the tenant will become a participant of the PBV program.

**AAHC PBV Request for Proposal AAHC -2020-1
Q & A as of October 20, 2020**

Q. If an occupied 2-bedroom unit has a single person household, can we provide a voucher for that unit under a PBV contract without displacing the current household? If the household can stay, would we need to limit rent to a 1-bedroom standard until turnover, for example?

A. If the person is eligible yes, you can place a PBV. The rent can be set at a 2 bedroom standard.

Q. At the pre-bid conference, there was discussion about the 3-proposal limit found in Section 3.C. on page 9 of the RFP. Is AAHC allowing flexibility either in the form of more allowed project applications or in the form of scattered site applications?

A. The RFP is amended to allow five (5) proposal limit submission per owner for all its legal entities.

Q. Deadline extension: Is there any chance you could consider an extension for the application deadline.

A. The Proposal Submission deadline has been extended to November 23, 2020 at 2:00 p.m.
Award Notification has been extended to January 11, 2021.

Q. Does Davis Bacon apply to exterior, elevators, and common areas.

A. Yes, Davis Bacon applies to construction including exterior, elevators, and common areas. All units must meet HQS standards and other requirements before rental assistance can commence, see RFP page 6.