

## **RFP 6805 – (Questions through January, 12, 2015)**

**Can the total subsidy amount per unit be used for just one component of ADR, for example: \$37,500 toward a unit acquisition?**

*With Acquisition, Development, Resale (ADR), the developer can use \$37,500 for Acquisition Alone or a combination of the three components (DPA, Rehab Costs and Acquisition).*

**How much is the homeowner lien for Acquisition, Development Resale?**

*The County's shall lien a **minimum** of \$10,000, plus shared appreciation of the Subsidy Amount paid to the developer for Acquisition and/or Rehabilitation on each property.*

**Can the developers receive a copy of the RFP #6805 in Word Format?**

*Yes, please email Angela Perry or Mirada Jenkins*

**Even though we don't yet own the property (so access is limited), you require that we submit with the application a 1) Energy Audit and 2) Lead Based Paint Assessment (See page 39, Item 7 of the RFP). We regularly schedule a Property Inspection by a Licensed Property Inspector early in the acquisition process, but I wanted to clarify that you expected these other two reports completed as well.**

*Ideally, we would want the LBP inspection and Energy Audit with your proposal. If there are factors that prohibit obtaining these inspections, document this in your proposal and indicate how you estimate LBP and EE costs? If the Urban County approves the project, we require these reports prior to executing a contract.*

**Will a licensed architect's report meet your requirements for a Property Inspection by the Licensed Property Inspector found on the Rental Proposal Submission Requirements Checklist found on page 36 of the RFP?**

*Our guidelines do not specify the type of licensed inspector. We believe a licensed architect with experience qualifies to evaluate the scope of work for your project.*

**Page 17 of RFP, CHDO submission requirements, it asks for 2013 board minutes and 2013 Certificate of Good Standing. I presume those are typos. We will plan to submit 2014 board minutes and a 2014 recent letter of good standing.**

*Yes, this was a typo; please provide 2014 Minutes and 2014 Certificate of Good Standing. I will add this to the list of items to clarify for all interested parties.*

**As our planned HOME project that is part of this CHDO application is an acquisition, we do not have financial statements for that property. Would we just indicate N/A on that line on page 17 of the RFP?**

*Yes, please indicate "N/A new acquisition" on that line in the RFP.*

**Do we need to have a CNA, energy audit, property inspection (what do you mean by this), and lead paint testing completed before we apply? We have a Phase 1, as an example, but not recent lead testing.**

*Ideally, we would want the Capital Needs Assessment, LBP inspection and Energy Audit with your proposal. If there are factors that prohibit obtaining these inspections, document this in your proposal and indicate how you estimate LBP and EE costs? If the Urban County approves the project, we require these reports prior to executing a contract.*

**Property Inspection**

*What we are requesting is that the scope of work is completed by qualified by a qualified licensed professional. Our guidelines do not specify the type of licensed inspector.*