

RFP 6760 – Questions through January 14, 2014 (including 1/7/14 Pre-Bid Meeting)

Does the location of a property within 1,000 feet of a highway disqualify consideration?

No, but it will likely require sound walls and/or other construction methods to address the sound impact in compliance with NEPA. Budgets should reflect such measures.

Is there flexibility in identifying which project funds are going to be used for (i.e. if multiple properties are being considered, is it important to specify which property will be targeted for HOME fund support)?

Some flexibility exists, but bidders should work to identify the actual properties to the greatest extent possible. We evaluate a variety of locational factors during application evaluation that are specific to site location and amenities.

We have significant number of tenant leases; do you want copies of each one?

Yes, however if you have more than 30 leases, electronic copies of all will suffice.

Does the County want all LBP testing completed before the application date?

LPB and other environmental testing are beneficial for determining accurate rehabilitation costs. If you do not have testing complete, describe how such conditions will impact your project, including work budget.

Page 10 Eligible expenses does not include new construction, is new construction eligible?

Yes, added in revised RFP.

Page 35 requires the resume and list of equivalent project from each development team member from each organization; can we just provide resumes from each team member and projects of each organization?

Provide team information, including:

- Team members and roles
- For each organization:
 - Organizations experience with similar projects
 - Principal staff from organizations that will be leading/completing the work
 - For each staff:
 - Resume
 - Specific experience with similar projects

Can you clarify what is intended by local jurisdiction certification form?

This form is a basic review and certification by the jurisdiction that they generally support the project and it's evaluation of potential funding. This form has been provided to all urban county jurisdictions, but this is the first year of use. To be clear, housing developers should not consider any component of this form to be an approval of zoning or permitting by a local unit of government. The document is a certification that you have discussed your project with the local unit of government, and it is feasible to complete in the context of community ordinances and standards. If you receive any question from local units on completion, I am happy to discuss with you and the community. It is preferred that this be Included with your submission. You may submit an application without, but make every effort to contact Brett Lenart at lenartb@ewashtenaw.org if you are unable to secure the form from the local unit prior to February 4th.

Appendix K: Green Criteria Fillable Checklist References

This refers to a fillable checklist and Appendix J. These references will be corrected in the RFP and issued in an update soon.

Travel Concerns on January 7th

Due to a handful of interested agencies and developers who were unable to travel to the Jan7th pre-bid meeting, a second pre-bid meeting has been scheduled for January 22, 2014 at 2:00 EST. This will be held in the lower level meeting room at 200 N. Main in downtown Ann Arbor. It is not necessary to attend both meetings, your attendance at either session will meet the expectations of the RFP.

Can you provide examples of your evaluation tools for scoring purposes?

Yes, these will be provided via the County Purchasing website, but may be amended at the discretion of the Office of Community and Economic Development.

How is preference established for very low income rental units?

Through scoring, an additional 6 points will be provided to applications that restrict 30% of the available rental units to households at or below 30% of AMI.

What is the County's definition Supportive units?

Washtenaw County has incorporated definition of supportive units from the Corporation for Supportive Housing. To this end supportive units are:

- Available to a household who is homeless or at risk of homelessness, and experiencing mental illness, other chronic health conditions, including substance abuse issues, and/or multiple barriers to employment and housing stability

- Where the tenant pays no more than 30-50% of household income towards rent, and ideally no more than 30%
- Where the tenant has access to an array of services including medical wellness, mental health, substance use management and recovery, vocational and employment, money management, coordinated support/case management, life skills, household establishment, and tenant advocacy
- Where use of services is not a condition of tenancy
- Where the tenant has a lease or similar form of occupancy agreement and there are not limits on a person's length of tenancy as long as they abide by the conditions of lease or agreement
- Where there is a working partnership that includes ongoing communication between supportive services providers, property owners or managers, and/or housing subsidy programs

What is required of New Construction Projects in regard to supportive units?

In order to be eligible to apply, new construction rental projects must incorporate a minimum of 10% of the units as supportive units. This does not apply to rehabilitation projects.

1/14/2014