



Seattle Office of Housing

Permanent Supportive Housing 2020 Pilot Notice of Funding Availability

Frequently Asked Questions

1. **Third Party Reports.** Ordering and securing third party reports may prove difficult under the application response time of 30 days under current circumstances. May third party reports be submitted after the NOFA application due date?

OH Answer. Yes, so long as the third-party report has been ordered prior to the application submittal deadline of July 8. OH will generally expect to receive all reports prior to awards being announced on approximately July 30; however under special circumstances OH may include receipt of an acceptable third party report as a condition following award.

2. **Site Control.** May a Letter of Intent satisfy OH's requirement for site control?

OH Answer: Yes. So long as the site is secured prior to an OH award, OH will accept alternative site control documentation. Please contact OH with specific examples to ensure acceptance.

3. **Consistency with the All Home Strategic Plan.** May the All Home Strategic Plan consistency letter be sent after the NOFA application due date?

OH Answer: Yes, given the short time frame, OH will accept a letter of consistency from All Home after the application submittal deadline of July 8. Applicants can assume OH's receipt of this letter as a condition of award.

4. **Community Notification Plan.** Can the Community Notification Plan be submitted after the NOFA application due date?

OH Answer: Yes, a draft Community Notification Plan will be required 90 days after the OH award as a condition of the award. However, all applicants **must** conduct a 500-foot notice to adjacent tenants and property owners in advance of the application due date, July 8.

5. **Cost Limits.**

- a. Will OH accept applications for projects with a per-unit cost that exceeds \$250,000?
- b. Can OH provide additional clarity on what types of costs can be included in reserves or otherwise excluded from the development budget?

OH Answer: Experience shows that preliminary development budgets can both increase and decrease between initial award and final budgets. Projects with budgets slightly in excess of the stated cost threshold will receive OH review so long as the margin of error could resolve prior to budget finalization. Regarding classification of specific project costs,

applicants can obtain OH guidance on individual line items' inclusion in reserves through OH pre-application teleconferences, as discussed on page 13 of the NOFA. Given this NOFA's pilot status OH will consider applicants' identification of special circumstances or variables causing preliminary development budgets to justifiably exceed the \$250,000 per unit cost limit within a small margin of error. Applicants should be aware, however, that even in cases where special considerations apply, projects that achieve the cost limit will be favorably positioned for an award.