

RESPONSES TO THE FY 2021 SURTAX HOMEOWNERSHIP RFA

Maria Mercedes Hernandez – H&H Design and Construction

1. **Question:** I am a Sustainability Consultant with different certifications in Healthy and Green Building. Do I have to be included as part of the Development Team? Can I participate as a Sustainability Consultant for different teams?

Answer: A Sustainability Consultant is not a required member of the development team. PHCD does not prohibit collaboration with other applicants.

Steve Graziani - Community Development Consultant

2. **Question:** Current Maximum Sales Price - What is the Current Maximum Sales Price for units developed on private land with financing from this RFA? Page 19 of the RFA says, "Must adhere to other PHCD Affordable Housing Guidelines", which defines the max for Infill Private Properties as \$215,000, but the max for County Funded Developments as \$205,000.

Answer: The maximum sales price for units developed with funding awarded through this RFA for privately owned land is \$215,000 and for County owned land the maximum sales price is \$205,000.

3. **Question:** Land Costs is blocked I ZoomGrants budget, where should we show land costs?

Answer: ZoomGrants has been updated to include a space for land costs.

4. **Question:** Architect's or Engineer's and Accountant's Certifications or Licenses – ZoomGrants asks for certifications, however the RFA asks for licenses for Non-Housing Credit applicants. Should we provide the licenses where ZoomGrants requests certifications?

Answer: Yes, copies of professional licenses and/or certifications may be uploaded in the referenced space.

5. **Question:** Bonus Point documentation - Where to upload bonus point items? There aren't specific upload spots for some. Do we just find related categories such as put maps (Proximity to Community Services or Rapid Transit Services) and Sea Level Rise documentation in Part III - Development Information, etc.?

Answer: ZoomGrants has been updated to include a place to upload bonus point documentation.

6. **Question:** Partial Funding Certification and Acknowledgement Agreement – RFA Page 30: Clarify that the form does not need to be provided in the application and is only FYI in the event of partially funded developments.

Answer: For purposes of this RFA, this form is not required to be signed at the time of application and is only needed when applicable.

Charles Sims – Affordable Housing Developer

7. **Question:** In order to serve deeply affordable populations, I'm considering selling units priced for lower AMI levels. If units are sold below the construction costs for the projects, how will the county address the portion of the loan that's in excess of the cost of the unit.

Answer: For purposes of this RFA, funding is awarded as a construction loan. The amount loaned to a developer must be repaid in full. Expenses in excess of the developer's construction costs will not be covered by the County.