

**Alameda County Health (ACH)/Housing and Homelessness Services (H&H)
2024 CoC CoC Builds RFI**

**Questions and Answers
Posted September 27, 2024**

This document summarizes questions received and answered regarding the CoC Builds Request for Information issued on September 18, 2024. Responses are due October 1, 2024 by 5:00 p.m.

1. On Attachment A - Row 16, is there an error in the text? It says that construction activities must be completed within 9 months of signing grant agreement. Should this be “construction activities must begin within 9 months”?

Answer: Yes, this is a typo. That line should read “Construction activities will begin within 9 months of signing the grant agreement.” A revised version Attachment A has been posted.

2. Question: The application states that "All project funding must be committed; CoC Builds NOFO grant is “last in funding.” Is this a HUD requirement, or is this something established by Alameda's CoC?

Answer: The “last source in” requirement is a local requirement established by the CoC. The Leadership Board has voted to prioritize shovel ready projects.

3. Question: Is it acceptable for the property management experience to be provided by a third-party property manager, or does this experience need to come directly from the applicant organization?

Answer: Please consult the RFI, page 4. The threshold requirement is that the applicant or a subrecipient must have managed 4 permanent housing programs or projects serving people experiencing homelessness in which one household member has a disability.

4. Question: Does the property management entity need to be listed as a formal sub-recipient, or can they serve in an alternate capacity?

Answer: The RFI does not ask for any information about the property management entity.

5. Question: Is it required that the property for acquisition, rehabilitation, or construction be identified by October 1, 2024, or is there flexibility in the timeline for property selection?

Answer: Yes, the property address must be identified. Please refer to the timeliness requirements on page 3 of the RFI.

6. Question: Is it permissible for the required 25% match to be financed through the seller of the property, or are there specific restrictions on the source of matching funds?

Answer: The match must meet HUD CoC requirements as specified in the CoC Interim Rule: <https://www.ecfr.gov/current/title-24/subtitle-B/chapter-V/subchapter-C/part-578#578.73>. CoC regulations allow for both cash and in-kind match.

7. Question: If the project will need to obtain 4% tax credits after the CoC Builds NOFO grant has been awarded, is it eligible to get an award?

Answer: No, the project is unfortunately not eligible. All other funding should be committed.

8. Question. Can the grant, if awarded, be made as a grant to the sponsor and a loan to the development, so that it does not lose tax credits?

Answer: If selected for award, HUD will issue a grant agreement to the project applicant. HUD only issues CoC funding as grants, not as loans.

9. Question: If a project has 73 total units and 16 of them are PSH units dedicated to Seniors (with SSI disability), would it qualify to apply for these funds?

Answer: An applicant may apply for CoC Builds funding for 16 PSH units in a 73-unit project. These 16 units must serve eligible participants, which would be families or individuals experiencing homelessness in which one member of the household has a disability. Seniors with disabilities would only be eligible if they also meet HUD's definition of homelessness.