

RFP-DFCS-CD-AHD-20-02-RENTAL
Questions & Answers (Q&A)
Updated 8/12/2020

1. Does the wage rates apply to the entire overall project or is it just for the sitework portion of the project? I am assuming that it is for the entire project and that the residential rates would apply – is that correct? Please advise.

A: The wage rates imposed under this RFP requires that residential prevailing wages are paid on the entire construction-related portion of the project. Residential construction consists of those projects involving the construction, alteration, or repair of single family houses or apartment buildings of no more than four floors in height.

2. I am hoping to get further clarification on becoming a CHDO or AHDO. I am new to the organization and have been seeking information on how to become a CHDO. Unfortunately, while I have found the requirements to become a CHDO, I am not finding a clear path or doing so. To clarify, is this status something that the city would be able to qualify us as once we have applied, or is there a process to become such an agency?

A: The CHDO/AHDO application is only evaluated at the time of project application. This is a requirement of the HOME funds, to ensure that the organization proposing the project has the capacity to carry out such a project. Therefore, the City does not evaluate such capacity ahead of any RFP nor project application.

3. The first of these questions is the RFP recurring? If not is there a process for extension of submittal? What assistance if any is available for first time minority applicants?

A: The Affordable Housing RFP process is a formal RFP which has a specific release and submission dates. The intent of the Affordable Housing RFP process is to be reoccurring throughout the calendar year. However, certain unforeseen factors can dictate the timing of the RFPs reoccurrence. The current RFP is the only general RFP for affordable rental housing prior to the New Mexico Mortgage Finance Authority's 2021 Low Income Housing Tax Credit program funding deadline. There is not currently any City assistance provided for first-time minority agencies responding to an RFP.

4. Just a question... if the top scorer of your RFP requests all \$3.6M of the HOME Funds, will you award only that 1 applicant?

A: Yes. Since this RFP procurement is based on a scoring system, there is no opportunity to have submitted projects change funding requests after the fact. Therefore, a high score could not be asked to adjust their request for a lesser amount in order to fund an additional project. However, the requested funding

amount will be taken into consideration under that specific section of the evaluation process.

5. Do you have to have original signatures in all 4 binders? Or one original and 3 copies?

A: No. The original signatures only need to be in the “original” application. All other documents may be just copies of the signed documents.

6. #7 on the Ranking Matrix indicates a project is not in a floodplain. FEMA has this lot in a minimum risk (Zone X) category as is most of the area. Does the Zone X designation satisfy criteria #7?

A: The “Zone A” floodplain is of the floodplain of most concern and is what is referred to in the Matrix. However, no matter the designation, the project location should be identified on the applicable FEMA map to clearly illustrate the zone it resides in.

7. For the definition of mixed use, does a development that contains a library, computers, kitchen and television/lounging area for residents qualify?

A: No. A mixed-use development must contain another type of land use, besides the primary residential use. Other such land uses include office, commercial, light industrial or manufacturing, to be combined within a single development. Therefore, amenities or common space within a housing development that is simply complementary to the housing, is not technically a mixed-use development under the RFP.

8. Can you provide us with any documentation that states these HOME funds will be forgivable if maintaining affordability? Or is there a repayment schedule you can share please.

A: Such terms are typically provided for in the Development Agreement of an awarded Project and shall be in accordance with 24 CFR § 92.252 - *Qualification as affordable housing: Rental housing*. HOME funds may be forgivable at the end of the Affordability Period, if the project maintains its compliance with the Development Agreement and its stated Affordability Period (15 years for Rehabilitation and 20 years for new construction).