APPLICABLE TO ALL FUNDS

Application Submission

1. Q: Section 6.2 - Can applications be submitted between 10/5 and 10/19?
   A: REVISED RESPONSE: Applications may be submitted October 18, 2012 between 9am and 3pm and October 19, 2012 between 9am and noon. Applications received after noon on October 19th will not be accepted and will be returned unopened.

Aging Out

2. Q: Does the “Aging-Out” requirement apply to all 3 pools? Does not meeting this requirement mean the First 5 Loan funds must be paid back?
   A: REVISED RESPONSE:
   - Yes, the “Aging-Out” requirement applies to all 3 pools of funding.
   - “Aging-Out” is an anticipated consequence of this funding. If there is a situation when all set-aside households have aged-out, this situation alone will not cause the applicant to be out of compliance and at risk of loan recapture.
   - The applicant must demonstrate how not to put families at risk of homelessness when a family ages out.
   - The service plan must describe how this issue will be addressed (e.g., use the “next available unit” concept; offer an opportunity to move to a more appropriate housing situation).
   - The terms of recapture will be outlined in the loan agreement.

3. Q: “Aging-Out” Concept: Is this a “next available unit system” so that no one is required to relocate?
   A: See answer in Question 2 above.

4. Q: Will the County of Los Angeles consider making vouchers available at the time of “Aging-Out”?
   A: The Housing Authority of the County of Los Angeles has nothing to offer at this point.

5. Q: At what point has a family “aged-out”? 
   A: At the time of entry into the program, a family must have at least one child under 6 years old. When the youngest child at the time of entry turns 6 years old, the family is no longer eligible for First 5 assistance. “Aging-Out” continues to be tied to the youngest child at entry even if the family brings younger children into the household at a later date (whether by birth, adoption, etc.).

6. Q: The “Aging-Out” requirement will be in the contracts for Capital projects. Will there be flexibility to ensure compatibility with other funding sources (TCAC, etc.)?
   A: First 5 LA desires that their restrictive covenant be first on title. But, we don’t know if this is going to be an issue with other lenders / investors. And, First 5 LA may be willing to negotiate at their sole discretion.
7. Q: With the “Aging-Out” rule, there may come a time when none of the units in the building are occupied by households with eligible residents. When this occurs, have First 5 eligible household requirements been lifted so that we can place any households in the units? 
A: No, the restrictive covenant will not be lifted. These restrictions will require that you rent to eligible families for the entire 30-year term of the loan or restrictive covenant.

Consolidated Plan

8. Q: Our agency is located in Pasadena but we are part of the San Gabriel Valley continuum; who should sign the certification of consistency with the Consolidated Plan Certification? 
A: The form should be signed by a representative of the entity that has prepared the consolidated plan required of U.S. Department of Housing and Urban Development entitlement jurisdictions. The plan includes a housing and community development needs assessment and strategy prepared at least once every five years. In this case, the City of Pasadena is an entitlement jurisdiction and will have a consolidated plan.
- The revised A.9 and A.10 forms provide a contact for projects located in the unincorporated areas or Community Development Block Grant (CDBG) participating cities. A list of these cities can be found at [http://www3.lacdc.org/CDCWebsite/CDBG/Partners/PartnerInfo.aspx?id=205](http://www3.lacdc.org/CDCWebsite/CDBG/Partners/PartnerInfo.aspx?id=205).

9. Q: In the Consolidated Plan Certification form, there is an incomplete row: “Name of the program to …”. Please clarify. 
A: We determined that some of the cells were cut off in Excel and have re-sized the cells in the updated applications. Please be sure to widen the cells if you cannot see all the information.

10. Q: Please clarify, is the Consolidated Plan Certification form required for all projects or just those in the unincorporated County? And, can it be signed by someone from the housing department? 
A: This form is required for all projects. Please refer to the answer to Question 8 above.

DCFS Involvement

11. Q: How will DCFS make referrals and how will the awardee confirm families have been referred? 
A: REVISED RESPONSE: See responses in Questions 3 and 4 of Q & A from Email Inquiries.

Eligibility

12. Q: Can you confirm that rehabilitation only projects are not acceptable? 
A: Rehabilitation of existing housing currently in operation is not eligible.

13. Q: Are there limitations on the number of applications for each applicant? How is “Applicant” defined? Is a limited partnership acceptable as an “Applicant”? 
A: - Capital and Gap Financing: Applicant could be a limited partnership or joint venture.
- Rental Assistance: Service provider or joint venture.
- An entity cannot serve as General Partner in an application for more than one project under each fund.

14. Q: Our project is awaiting approval from HUD to move from transitional to permanent housing. The project is occupied (though there are units being held vacant in anticipation of the upcoming change to permanent housing). Would this project be eligible for this NOFA? 
A: REVISED RESPONSE: See response in Question 38 of Q & A from Email Inquiries.

15. Q: We have experience placing homeless families with Section 8 vouchers into permanent housing. Would that count towards our experience points?
A: Yes, this would be considered permanent housing placement experience.

**Funding Limits**

16. Q: Is there a minimum request under the Gap Financing Fund?  
   A: Yes, there is a $1 million minimum. See Appendix 23 and Addendum 1.

**Supportive Services**

17. Q: Could a project only be awarded service or capital?  
   A: - With Capital and Gap Financing, you have to get a capital award in order to receive transition reserve or supportive service funds.  
   - If applying under the Rental Assistance and Service Fund, an award can be for rental assistance or supportive services, or both.

**Sex Offender Restriction**

18. Q: Sex Offender Rule – If just applying for rental assistance, do we use the Megan’s Law database to check sex offender status?  
   A: We are not specifically requiring or suggesting that the Megan's Law database be utilized. We are requiring that you do criminal background checks on the families being assisted. But, we do not expect applicants under the Rental Assistance & Service Fund to conduct background checks of the entire building.

**Threshold**

19. Q: Does the Contractor Signature Authorization Form (Appendix 3) need to be included in the proposal?  
   A: Yes, this is a threshold item. See Appendix 1 and 2 checklist item A.8.

**Other**

20. Q: How often will reimbursement of expenses occur for supportive services?  
   A: Typically, reimbursements may be requested on a monthly basis.

21. Who constitutes a “household”? Is it only immediate family with legal guardianship? What if the household is made of non-married adults and the child or a boyfriend or a grandparent? Is this okay?  
   A: As long as a qualifying child and the legal guardian of the qualifying child are in the household, then the household will be eligible.

**CAPITAL DEVELOPMENT AND GAP FINANCING FUNDS**

**Eligibility**

22. Q: Does the project have to have 15% rehabilitation costs as part of the application?  
   A: REVISED RESPONSE: No. An acquisition-only application may be submitted for vacant buildings that require little to no rehabilitation, do not involve any relocation costs and will be ready for occupancy within 6 months of contract date. See Addendum 1.

23. Q: Is the Capital Development Fund available for new construction in the City of LA?  
   A: Yes, all projects within the County of Los Angeles are eligible.
24. Q: Applicant must complete one project of the same scale and scope for permanent housing. Is this requirement for the applicant or the developer?  
   A: -This requirement is for the developer.  
   -And, yes, we are looking for those with permanent housing experience. An applicant does have the option of partnering with someone that has this experience.

25. Q: We are an agency that will be the lead service provider. But we also want to own the building and we do not have experience with that. Do we need to partner with someone? And, if so, will we be able to own the building?  
   A: REVISED RESPONSE: See NOFA Section 11.3.2 Item 2.

**Feasibility Criteria**

26. Q: Do First 5 funds trigger State Prevailing Wage or Davis Bacon?  
   A: -First 5 LA funds do not trigger Davis Bacon.  
   -These funds could trigger Prevailing Wage. And, if the project is exempt from State Prevailing Wage, a legal opinion must be provided.

27. Q: Is an appraisal necessary for a new construction project master leased on an existing podium?  
   A: REVISED RESPONSE: Yes. An appraisal is required for all projects and must be dated no earlier than 6 months from the application submittal date.

**Lease-Up**

28. Q: Will developers be allowed to have a project-based waiting list or will they need to draw from a county-wide waiting list?  
   A: It depends on the public housing authority involved. And, the details need to be worked out with that agency. As for the County’s housing authority (HACoLA), it has allowed for site-based waiting lists in the past.

**Proximity to Freeway**

29. Q: Would a scattered sites project be ineligible for funding if one of the sites were within 500 feet of the freeway, but the site with the First 5 units were not within 500 feet of the freeway?  
   A: The site with the First 5 units must be outside of the 500 feet set-back from the freeway. And, the site with the First 5 units must be encumbered separately from the sites are within the 500 feet set-back.

30. Q: Does the 500-foot distance requirement apply to projects seeking rental assistance or supportive service?  
   A: No.

31. Q: How do you define “freeway”? We have a site that is close to a former state highway, which is now owned by the City of Long Beach.  
   A: REVISED RESPONSE: For our purposes, a freeway is defined as a roadway having over 100,000 vehicles per day. A site must be located completely outside of the 500 foot distance from the nearest site boundary to a freeway as measured at the first lane of travel, excluding the on-ramp.

**Scoring**

32. Q: Does a Shelter + Care rental assistance contract count as committed funding?  
   A: Yes.
33. Q: Do private grants count toward the $250,000 threshold for capital feasibility?
   A: Yes. The private grant has to be evidenced by a detailed commitment letter on letterhead that includes any terms and conditions or limitations for the specific project and signed by an authorized signatory.

34. Q: If a childcare facility is on the site, will that amenity receive extra points? And, how will that amenity be scored?
   A: On-site childcare would receive the full 50 points. We will accept an MOU as proof that a provider has been identified. Also, the childcare space should be shown on design plans. See Addendum 1.

35. Q: Does on-site childcare, free of charge to residents receive bonus point over projects that have contracted with an off-site provider of childcare?
   A: REVISED RESPONSE: On-site childcare will receive more points than off-site childcare. See Addendum 1.

36. Q: Would a project receive partial points for entitlements?
   A: REVISED RESPONSE: No partial points will be given. Full points will be awarded if the letter from the local jurisdiction indicates that all discretionary approvals have been obtained.

37. Q: Will partial credit be given for entitlements received within 6 to 9 months of application?
   A: REVISED RESPONSE: No partial points will be given. Full points will be awarded if the letter from the local jurisdiction indicates that all discretionary approvals have been obtained.

Site Control

38. Q: Is an Exclusive Right to Negotiate between two private parties acceptable for site control?
   A: Yes (see Section 10.2.2).

Supportive Services

39. Q: Seven pages for the Supportive Service section seem insufficient. The questions alone take up 4 pages. How will we meet this requirement?
   A: REVISED RESPONSE: 10 pages are allowed. See Addendum 1.

Other

40. Q: Does First 5 LA have to be in 1st lien position?
   A: First 5 LA would like to be, but it is negotiable.

41. Q: Will HACoLA issue PBVs?
   A: At this time, it is unclear whether HACoLA will make PBVs available.

42. Q: If the Operating Subsidy goes away, are we allowed to raise rents (“Escape Clause”)?
   A: If an operating subsidy is lost, First 5 LA has the discretion to allow the income to rise to 50% AMI. However, the target population for the assisted units may not be modified.

RENTAL ASSISTANCE AND SERVICES FUND

Eligibility

43. Q: Regarding sample contracts, is anyone in Los Angeles County eligible?
A: Yes, any project in Los Angeles County is eligible. You may disregard the geographic limitations in the sample contract.

Experience

44. Q: If we are applying for Rental Assistance and Supportive Services only, do we need to have a housing provider on the team?
   A: No, but the applicant must have housing location experience.

45. Q: We do not have rapid re-housing experience and we do not own units. How can we apply for the program?
   A: You may apply by partnering with an organization that has the required experience. This partnership must be evidenced by a formal agreement.

Program Information

46. Q: The NOFA states that eviction prevention cannot be a stand-alone program. But, can rapid re-housing be a stand-alone program?
   A: REVISED RESPONSE: Programs must offer both rapid re-housing and eviction prevention services in order to address families who are homeless and families at risk of homelessness.

47. Q: The NOFA allows an applicant to request funds only for rental assistance or supportive services. But, must we have another funding source?
   A: Programs under the Rental Assistance and Service Fund must provide both rental assistance and supportive services; however, the applicant does not need to request funding for both components if it can be demonstrated that the other component is funded by another committed source.

48. Q: Outcome Measures (B.2.12) – The section does not expressly state any outcome measures. Can you elaborate on what outcome measures you are looking for? Are child-focused outcomes required (e.g., school readiness, etc.)?
   A: We will leave it to you to tell us the measurable ways you can meet our outlined goals with your project. All projects recommended for funding under this NOFA must participate in other evaluation activities, as First 5 LA deems necessary.

49. Q: What is the ratio for the division of funds between supportive services and rental assistance?
   A: Under the Rental Assistance and Service Fund, an applicant can request up to $1.2 million for rental assistance and up to $200,000 for supportive services. The applicant is responsible for determining the most appropriate division of funds to request.

50. Q: Does the administration cost for rental assistance funds come out of the $1.2 million?
   A: REVISED ANSWER: No, administrative costs are not allowed on the rental assistance funds. Administrative costs are limited to indirect costs associated with the provision of supportive services, which may make up no more than ten percent of the personnel costs excluding fringe benefits. Incurred indirect costs exceeding the ten percent become the responsibility of the contractor. See Addendum 1.

51. Q: We do not use the Section 8 guidelines for occupancy and unit size. Is that okay?
   A: While First 5 LA doesn’t have specific occupancy regulations for the Rental Assistance and Service Fund, applicants should ensure that units meet the habitability requirements and avoid overcrowding (see Appendix 8).
Scoring

52. Q: Points are given to applicant for obtaining a First Right of Refusal from a landlord (page 41). It is not likely that a landlord will do this because it is not good business practice. Can other options be provided for obtaining points?
   A: See Addendum 1 for revised readiness scoring for Rental Assistance and Service Fund. Letters do not need to contain a First Right of Refusal.

Other

53. Q: How many contracts per supervisorial district or County-wide can be awarded?
   A: There is no limit. The number of awards is only limited by the amount of First 5 funds available.