



Oakland Housing
Authority

RFQ # 16-008
Award of Section 8 Project – Based Vouchers to Existing Housing Units

Addendum #1
Date issued and released, August 25, 2016

Corrections to RFQ:

On page 8 of the RFQ Section 2.2 – Ineligible Units, there is a reference to 24 CFR §982.53. The citation should reference 24 CFR §983.53.

Ineligible Units. Ineligible units include nursing homes, units controlled by an education institution, units already subsidized by other forms of rental assistance, owner occupied and units occupied by a family not eligible for Section 8 participation. For a complete listing of ineligible units see 24 CFR §982.53.

Additionally, a listing of prohibited units because they are “already subsidized by other forms of rental assistance”, can be found at **§24 CFR §983.54**.

Responses to Questions:

The following questions were submitted by the deadline and are answered in this addendum.

Question #1: Does Section 3 apply to volunteer construction workers doing renovations?

Answer #1: No, since volunteers are not considered "new hires," the Section 3 hiring goals do not apply to them. A new hire means a full-time employee for a new permanent, temporary, or seasonal position that is created as a direct result of the expenditure of Section 3 covered financial assistance.

Question #2: If a property receives 9 or more project based Section 8 units, are we subject to Davis Bacon Wages for the entire term of the contract or only for rehabs that begin within a certain period of time?

Answer #2: In the March 9, 2015, Federal Register (p.12512) HUD states: *“The scope and timing of the contemplated development work are important measures in determining whether Davis Bacon requirements apply to existing housing under the PBV program.”*

HUD also states the following on page 12513 of the March 9, 2015, Federal Register: *“HUD has determined that any development initiated on existing units within 18 months after the effective date of the HAP Contract on projects consisting of 9 or more units assisted under a PBV HAP Contract is considered development for purposes of Davis-Bacon wage rate applicability and such wages must be paid to laborers and mechanics*

employed to perform development work in connection with this initial placement of the project under a Section 8 contract.”

Thus, rehabilitation/development work performed within 18 months after the effective date of the HAP Contract on projects consisting of 9 or more units assisted under a HAP PBV contract is subject to Davis-Bacon wage rates.

Question #3: My agency will demonstrate that it is categorically exempt. Does that have to happen prior to the application being submitted or prior to the contract being signed?

Answer #3: A project must be determined to be Categorically Excluded from review under the National Environmental Policy Act (NEPA) prior to entering into a Project Based Voucher – Housing Assistance Payments or Local Housing Assistance Program Agreement contract. This does not preclude you from submitting an application. For more information on the Environmental Review requirement see Section 4.3 in RFQ #16-008 and Section 6 in RFQ #16-011.

Question #4: Is there a timeline for making an award to applicants and is there a timeline for entering into a contract?

Answer #4: OHA will rank and develop a list of approvable projects selected in this RFQ. We anticipate making initial project awards near the end of 2016 and will work our way down the list until funding is exhausted. Acceptable projects may remain on the list for up to 3-years. OHA will continue to award projects as additional vouchers become available (See Section 5.7).

Question #5: Is the request for Project Based Vouchers tied to a proposed rehab?

Answer #5: This RFQ is open to “existing housing units” only. Existing housing units are those units that already exist on the proposal application date, and that substantially comply with the Housing Quality Standards (HQS) on that date. OHA references its Development Policy (Exhibit E) because the criteria described in the “Overarching Goals” section will be used to evaluate, score, and rank applications received in response to the RFQ. Awards from this RFQ are not tied to project rehabilitation. OHA is considering the release an RFQ to award Project Based Vouchers to new construction and rehabilitation projects in the future.

Question #6: How many vouchers will be available?

Answer #6: The total number of vouchers available has not yet been determined.

Question #7: Can you give a range of how many vouchers will be available?

Answer #7: No.

Question #8: Is the applicant the sponsor or the actual owner of the property?

Answer #8: The applicant must demonstrate site control and may be either the sponsor or the owner (RFQ Section 2.4).

Question #9: Is routine maintenance, such as carpet replacements, subject to Davis Bacon Wages?

Answer #9: In the March 9, 2015, Federal Register (p.12512) HUD states: *“The scope and timing of the contemplated development work are important measures in determining whether Davis Bacon requirements apply to existing housing under the PBV program.”*

HUD also states the following on page 12513 of the March 9, 2015, Federal Register: *“Development activity on a PBV project does not include replacement of equipment and materials rendered unsatisfactory because of normal wear and tear by items of substantially the same kind.”*

Thus, routine maintenance, such as carpet replacements, are not subject to Davis Bacon wage rates.

Question #10: Our agency has an existing property and we are in the process of trying to start a partnership with the County of Alameda Home Stretch Program. Can we apply for the assistance and draw referrals from the Home Stretch list instead of the Housing Choice Voucher waiting list?

Answer #10: Your proposal should provide detailed information about the terms, conditions and applicable regulatory requirements for other programs attached to the proposed unit(s). OHA may authorize a PBV project to create its own site-based waiting list and referral applicants may be accepted subject to OHA approval of a unit Marketing and/or Tenant Selection Plan.

Question #11: Did OHA intentionally leave out four (4) bedroom units as eligible units?

Answer #11: Yes, larger bedroom size units have difficulty maintaining the required number of occupants (see Exhibit B- Unit Occupancy Standards) due to changes in family composition. Project owners would be required to relocate “over-housed”, PBV assisted families to an appropriately sized unit when they no longer qualify for the unit they occupy.

Question #12: If we are currently rehabbing our SRO units into one-bedroom units, which RFQ should we apply for?

Answer #12: Both RFQ’s are open to “existing housing units” only. Existing housing units are those units that already exist on the proposal application date, and that substantially comply with the Housing Quality Standards (HQS) on that date. Funding for SRO units is only available through RFQ#16-011 and completed 1-Bedroom units may qualify for Project-Based Voucher funding available through RFQ #16-008. Please note, a unit undergoing rehabilitation on the proposal application date, would not qualify as an “existing” housing unit.

Question #13: What are the differences in the payment standards for each RFQ?

Answer #13: The Voucher Payment Standard (VPS) is applicable to proposals submitted in **RFQ# 16-008**, for the award of Section 8 Project- Based Vouchers to Existing Housing Units. The VPS table (Exhibit D) is used to determine the maximum rent subsidy that a PBV assisted family would qualify for by bedroom size. OHA will not approve a gross rent (rent plus utilities) above the VPS in the PBV program. Please note, approved rents are also subject to rent reasonableness based on a comparability analysis using at least three comparable units (Exhibit F).

RFQ #16-011 is for the award MTW Local Housing Assistance funding. OHA's Local Housing Assistance Program should not be confused with Section 8 and is not similar to a Section 8 program in any way. In the Local Housing Assistance Program, selected projects enter into an agreement with OHA to receive long term operating subsidy for units identified in the agreement. The amount of the operating subsidy is based solely on the agreed upon rent for the unit and is the lower of the rent requested by the owner or reasonable rent based on a rent comparability analysis for or the unit/unit type. The operating subsidy is not based on tenant income and OHA will not monitor tenant income throughout the course of the tenancy. Voucher Payment Standards do not apply.

Question #14: Are scattered sites master leased units considered site control?

Answer #14: An owner may submit a request for scattered (non-contiguous) sites which may be combined under one Project-Based Voucher program HAP contract. Please note, a master lease is generally not accepted as site control but OHA would be open to consider proposals for units under a master lease serving special needs population. Please provide detailed information about your program, the population served and master lease terms and conditions in your proposal.

Question #15: Does site control mean that you have a 15 year term?

Answer #15: OHA seeks to attached assistance for a 15 year initial term but will consider a shorter initial term if requested. If you intend to request a term less than 15 years, please explain why in your proposal.

Question #16: Can you combine shared housing and Single Room Occupancy units to be considered non-contiguous units or do you have to apply for both RFQ's for each?

Answer #16: You may combine non-contiguous units within each RFQ proposal but may not combine units where you are applying for funding under two different RFQ's. Examples: You may combine five SRO units with five shared housing unit in RFQ# 16-011. You may NOT combine five SRO units under RFQ# 16-011 with five PBV units in RFQ #16-008.

Question #17: Can scattered sites be considered as non-contiguous units?

Answer #17: Yes, an owner may submit a request for scattered (non-contiguous) sites which may be combined under one Project-Based Voucher program HAP contract. See also the answer to Question #14 above.

Question #18: We have a building that is in both Emeryville and Oakland, but 18 units are in Oakland. If we apply for 18 units, would that be considered 100%?

Answer #18: Yes, a proposal for 18 of 18 (Oakland units) would be considered a 100% request. Please note, only units that are entirely within the City of Oakland borderline would qualify for assistance. A unit that is straddling the borderline, i.e. 75% in Oakland and 25% in Emeryville would not qualify.

Question #19: Can you transfer a contract if there is a new owner?

Answer #19: Yes, the contract may be transferred to a new owner subject to OHA providing advanced written consent.

Question #20: If a property has multiple buildings, do you consider that one multi-family property rather than separate buildings each of which might be subject to the one (1) to four (4), five (5) plus rule?

Answer #20: HUD defines a “project” as a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land. Contiguous in this definition includes “adjacent to”, as well as touching along a boundary or a point.

(24 CFR §983.3 - PBV definitions) - http://www.ecfr.gov/cgi-bin/text-idx?SID=5cc60452f3074d3bfcab9ee090ed4219&mc=true&node=se24.4.983_13&rqn=d4iv8

We would need additional information to provide you with a final determination but by your description, this would be considered one multifamily property.

Question #21: If you submit an application for a non-contiguous site is that one Housing Assistance Payment (HAP) contract?

Answer #21: Yes, an owner may submit a request for scattered (non-contiguous) sites which may be combined under one Project-Based Voucher program HAP contract

Question #22: Can we submit more than one application for two sites we manage so that they are two different Housing Assistance Payment (HAP) contracts?

Answer #22: Yes, you may submit separate applications for each project or project group where you would like a separate HAP contracts. There is a 10 unit minimum for each HAP contract.

Question #23: In regards to evaluation criteria, are there additional guidelines or a checklist for what you are looking for?

Answer #23: OHA’s intent is to preserve affordable housing units that will be available to both current and future occupants. The criteria detailed in the “Overarching Goals” section of the Development Policy will be used to evaluate, score and rank proposals. In the project selection process, OHA will also take into consideration the populations served, the extent to which services are available to meet the needs of residents at a particular project, and the community benefit or neighborhood impact of a proposal.

Question #24: What geography is used to determine the area from which comparable unassisted units are drawn?

Answer #24: Generally, within a 1-mile radius.

Question #25: Will the Housing Authority conduct the rent comparability studies?

Answer #25: A project can request a rent amount for each unit size/type and OHA must justify by conducting a rent comparability “analysis” (see Exhibit F). Rent offers are subject to OHA inspection and may be negotiated based on upgrades or improvements the project owner may be willing to make to the unit.

Question #26: Will OHA share the results of the rent comparability study?

Answer #26: Yes, OHA will share the results of a “rent comparability analysis” with the project owner.

Question #27: Is OHA planning to post fillable forms?

Answer #27: No.

Question #28: For a property where we are requesting less than 100% of units to have vouchers, will the Housing Authority hold us to the particular units listed in the application as the actual subsidized units or can these units be switched after the application but prior to the execution of the agreement as long as the total or type of units do not change?

Answer #28: Yes, a project may request to switch (or exchange) units before a contract is executed and throughout the term of a contract. A request to switch must be submitted in writing and is subject to OHA approval.

Question #29: We have a property that has an existing restriction on it that limits the number of project based vouchers we have on the property. We are currently trying to get out from under that restriction with HUD. Would OHA need to see that conversion complete before our application is submitted, or is that something we can discuss within our application stating how we are working through that with HUD?

Answer #29: OHA would be open to reviewing your proposal prior to completion of the conversion. Please provide detailed information about the program you are attempting to exit, applicable regulatory restrictions, opt out requirements, your conversion strategy, a timeline and why you are requesting to convert units to Project Based Voucher assistance.

Please note, this RFQ is for existing units that substantially comply with the Housing Quality Standards (HQS) on the proposal application date. In-place families may not be displaced and the project may not undertake substantial rehabilitation or unit reconfigurations after accepting an award and before entering into a HAP contract.

Question #30: Can you clarify what information you are looking for in the Quality of Service section of the application and how that is different from the Experience section?

Answer #30: “Quality of Service” refers to a projects capacity and ability to deliver services to target population(s) identified in a proposal. Criteria may include but is not limited to, the number of staff/staff time the project has dedicated to services, the extent to which services are available that meet the needs of residents at a specific project, agreements/contracts that are already in-place with providers, or the proximity of services to the actual housing unit.

“Experience” refers the proposer past history in managing affordable housing and working with special needs populations at the proposed or other site locations.

Question #31: The RFQ mentions access to high quality amenities and you have a property on the boarder of Oakland and Emeryville, if for example the grocery store is in Emeryville would that qualify as an amenity?

Answer #31: Yes, access to amenities is not restricted by city boundaries.

Question #32: The RFQ states that units with current subsidies are not eligible, what if the subsidies expire in the near future?

Answer #32: OHA would be open to reviewing proposals prior to the expiration of subsidies in place. Please provide detailed information about the program you are attempting to exit, any regulatory restrictions, opt out requirements, your conversion strategy, a timeline and why you are requesting to convert units to Project Based Voucher assistance. See also the answer to Question #29 above.

Question #33: We currently have McKinney Funds, would we be able to get out of that contract in order to accept project based vouchers?

Answer #33: See answer to Question #32 above.

Question #34: In RFQ #16-008 there is section that simply states "VASH". Can you please explain how you would like applicants to respond to that section and how it will impact the score?

Answer #34: You may request to "project-base" units reserved for Veterans that qualify for assistance under the Veterans Affairs Supportive Housing (VASH) program. Interested projects must secure approval from the Veterans Administration to "project base" a VASH program voucher and units set aside for VASH participants are exempt from the 50% limit in a Multifamily building. Projects that create housing for Veterans through the VASH program may qualify for a 5-point bonus (see Section 5.6 Evaluation Criteria). See also the answer to Question #38.

Question #35: Do you have to submit two different applications in order to be considered for two different types of contracts? Housing Assistance Payment (HAP) and Veterans Affairs Supportive Housing (VASH)?

Answer #35: You only need to submit one application. If approved, any units set aside for VASH program participants will be identified in the Project Base Voucher HAP contract. See also the answer to question #34 above.

Question #36: Are there ADA (Americans with Disabilities Act) requirements that we must be aware of per property or per unit in order for the subsidy to be implemented or would it simply be a part of HQS inspections?

Answer #36: Proposals approved for Project Based Voucher (PBV) assistance must meet accessibility requirements as detailed in Regulations implementing Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). See 24 CFR parts 8 and 9

(24 CFR §983.4 Cross-reference to other Federal requirements).

http://www.ecfr.gov/cgi-bin/text-idx?SID=5cc60452f3074d3bfcab9ee090ed4219&mc=true&node=se24.4.983_14&rgn=div8

Question #37: Are the Veterans Affairs Supportive Housing (VASH) vouchers the actual HUD vouchers or Oakland's Veteran's Program?

Answer #37: The Veterans Affairs Supportive Housing (VASH) program combines Section 8 Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics. OHA currently administers 326 tenant-based VASH vouchers and is authorized to "project-base" a portion of this funding. Projects interested creating housing for Veterans through the VASH program may qualify for a 5-point bonus (see Section 5.6 Evaluation Criteria)

Question #38: Is a unit that has a private bathroom, and for the kitchen a sink, 2 burner cooktop, microwave and a mini refrigerator but no oven considered a studio?

Answer #38: Yes, the unit as described above may be considered a studio. See Housing quality standards (HQS), 24 CFR §982.401- (c)(2)(1)

http://www.ecfr.gov/cgi-bin/text-idx?SID=e35ef48cc2a291ab4c7b3bb0067ad4ef&mc=true&node=se24.4.982_1401&rgn=div8

(2) Acceptability criteria. (i) The dwelling unit must have an oven, and a stove or range, and a refrigerator of appropriate size for the family. All of the equipment must be in proper operating condition. The equipment may be supplied by either the owner or the family. A microwave oven may be substituted for a tenant-supplied oven and stove or range. A microwave oven may be substituted for an owner-supplied oven and stove or range if the tenant agrees and microwave ovens are furnished instead of an oven and stove or range to both subsidized and unsubsidized tenants in the building or premises.

Question #39: The RFQ requires applicants to set aside at least 50% of the total units for special needs populations and/or VASH if applicant is requesting 100% project based vouchers. Does a property with senior residents qualify as a special needs population?

Answer #39: A unit with a senior (elderly) resident will be exempt from the 50% PBV limit in a senior only development, where all units at the project are reserved for the elderly. An elderly resident in a multifamily 5-plex would not be exempt.

Question #40: We currently have a 200-unit project with a Housing Assistance Payment (HAP) contract on 91 units, 18-units with Tenant Protection Vouchers (TPVs) and 17-units with regular OHA vouchers. Can we include the Tenant Protection Vouchers (TPV) and regular OHA voucher units in our Project Based Voucher (PBV) request?

Answer #40: Under this RFQ you may request to add housing units to active OHA administered PBV HAP contract (See RFQ Section 2.2 – Units added to projects that already have a PBV HAP contract).

Project-Based Section 8 (PBS8) HAP contracts with HUD are not administered by OHA. You can only request PBV assistance (under RFQ# 16-008) for unassisted families and vacant units at your site. You may not request PBVs for families currently being assisted by a TPV, HCV or the HUD PBS8 contact. OHA may consider adding those units to an executed PBV HAP contract upon turnover.

Question #41: Do we need to submit an application in the first round in order to be able to submit an application in the second round?

Answer #41: You may submit a proposal in Round 1 OR in Round 2. If you submit in Round 1 and your proposal is rejected, you may modify and resubmit in Round 2.

Question #42: Is there more or less funding available between the two rounds?

Answer #42: The amount of funding has not yet been determined.

Question #43: Can we exceed the max page if the page we go over with is a table/chart?

Answer #43: Yes.

Question #44: For location maps, will maps following TCAC/CDLAC site amenity requirements be sufficient?

Answer #44: Yes.

Question #45: Because the RFQ is for the existing units, the Development Policy doesn't apply. Could you please confirm that we don't need to address it in our response and application?

Answer #45: Please review criteria detailed in the "Overarching Goals" section of the Development Policy (Exhibit E). They will be used to evaluate, score and rank proposals (see Evaluation Criteria #3 and #4 in Section 5.6).

Question #46: Qualifications Statement (Exhibit I) — Our various applications will be in the name of Resources for Community Development. There are 7 distinct property entities. Can we submit one Qualifications Statement? Or, must we submit 7 qualifications statements, each one in the name of a distinct property entity?

Answer #46: One Qualification Statement should be submitted with each proposal.

Question #47: In West Oakland we own a scattered site property of 19 units in 8 non-contiguous buildings: 2 x single family; 3 x duplex; 2 x triplex, and 1 x 5-unit building. Because owners of buildings of 1-4 units can request 100% of units, can we request all 14 units in the small buildings plus 2 units in the 5-unit building and still not trigger the set aside for Special Needs or Veterans Affairs Supportive Housing (VASH) on 50% of these units?

Answer #47: Yes, potentially you have 16 total units that may qualify without set-side. Please note, the final approved unit count may be dependent upon in-place occupant eligibility screening.

Question #48: We own a scattered site property with 23 units at one location and 7 units at a second location 6 blocks away in two adjacent buildings (3 units plus 4 units). We want to request at least half the units overall. Can we ask for 15 units overall between the two locations? Or, because the second location is a 3-plex and a 4-plex, could we request those 7 units plus 11 of the 23 units at the main location for a total of 18 units? We do not want to trigger the set aside for Special Needs or Veterans Affairs Supportive Housing (VASH) on 50% of the units by our request for more than 15 units.

Answer #48: Yes, you may request 11 of 23 in building one and all 7 units in buildings 2 and 3. The number of actual units that may qualify is subject to inspections and screening of any in-place tenant.

Question #49: We own a 69-unit property on the Oakland-Emeryville border. 21 apartments have Oakland addresses. How do we determine what 100% of units is at this property? All 69? Just the 21 apartments with Oakland addresses? Can we request more than 10 of these 21 units and not trigger the set aside for Special Needs or Veterans Affairs Supportive Housing (VASH) households?

Answer #49: You may request 10 of the 21 Oakland units without triggering the set-aside.

Please note, only units that are entirely within the City of Oakland borderline would qualify for assistance. A unit that is straddling the borderline, i.e. 75% in Oakland and 25% in Emeryville does not qualify.

Question #50: If a 2BR unit has only one resident it is under occupied and ineligible. However, what if the single occupant has a live-in caregiver? Can the household/unit become eligible?

Answer #50: Yes, subject to the in-place resident requesting a reasonable accommodation from OHA. Additionally, if a Live in Aid (LIA) is approved, the LIA must also pass OHA Criminal History Screening before they can be authorized to reside in an OHA assisted unit.

Question #51: Similarly, some residents needing reasonable accommodation live alone in a 2BR unit, with special instructions from health providers to allow their supportive medical equipment to occupy the second bedroom. Can such households be deemed eligible instead of under occupied?

Answer #51: Similar to answer to Question #51. Yes, subject to the in-place resident requesting a reasonable accommodation from OHA and OHA authorizing an extra bedroom for medical equipment.

Question #52: If a 3BR apt has 3 occupants—a parent, a son, and a daughter—is it still under occupied? Other funding programs allow or require such occupancy based on family composition. Please comment further on when a 3BR with 3 instead of 4 people might be sufficiently occupied instead of under occupied.

Answer #52: The minimum number of occupants for a 3-bedroom unit is 4 persons (see Exhibit B- Occupancy Standard Table). The goal of our Section 8 program is to house as many families as possible with a finite amount of funding. An occupancy standard policy that would allow separate bedrooms based on the gender of siblings, across all bedroom sizes would mean less families served overall.

Question #53: If an application for subsidy at a property will serve only households with disabilities (HOPWA (Housing Opportunities for Persons with HIV/AIDS), MHSA (Households that fall under the Mental Health Services Act), etc.) can we request fewer than 10 units?

Answer #53: No, the proposal must still meet a 10-unit minimum.

Question #54: Can an application include 50% of the units plus additional units to serve people with disabilities and not trigger the requirement to serve at least 50% special needs or Veterans Affairs Supportive Housing (VASH) households?

Answer #54: Yes, please note that the additional unit(s) must be reserved for person with disabilities throughout the term of the PBV HAP contract.

Question #55: If a family in an eligible unit would end up paying more with Project Based Voucher (PBV) assistance than they pay currently, can the owner choose to charge the tenant less than 30% of their income (hold harmless provision)?

Answer #55: No, participant families in the Project-Based Voucher program are required to pay the amount specified by the Housing Authority.

Question #56: Can we request more units than current eligibility allows? Our concern is that move-outs, changes in household size or income after application but before Housing Assistance Payment (HAP) execution would then qualify more residents for subsidy than would seem apparent on Sept 14 or Oct 26.

Answer #56: Yes, the final approved unit count will be dependent upon in-place occupant eligibility screening and there must be at least 10 eligible units before a contract may be executed. In addition to changes in family circumstances, OHA does recognize that when you are submitting your application, you may not know if one or more of your current in-place occupants will pass OHA screening (Exhibit B), or if they are even willing to apply to the Section 8 program. On a case by case basis, OHA will consider including certain units as part of a Project Based Vouchers HAP contract but will not activate the (PBV) assistance until the unit turns over or becomes eligible.

Question #57: Will owners have flexibility to switch proposed units between submitting the application and signing the Housing Assistance Payment (HAP)? We want to be sensitive that some household's eligibility might change during this time and would like to preserve the assistance to another family if need be. Would we need to maintain the same bedroom size or overall bedroom count if we switch from the initially proposed units?

Answer #57: Yes, a project can request to switch (or exchange) a unit before the contract is executed and throughout the term of a PBV HAP contract. You will not be

required to maintain the same bedroom size or overall bedroom count. A request to switch must be submitted in writing and is subject to OHA approval.

Question #58: Can we structure our request as a range of potential units? For instance, we request from 12-17 units—if OHA cannot grant the full 17, but could still award 12 or 14, rather than awarding none, or only requesting 12.

Answer #58: Yes, (similar to Question #57 above) the final approved unit count may be dependent upon in-place occupant eligibility screening and there must be at least 10 eligible units before a contract may be executed.

Question #59: If a site's units' eligibility count drops below 10 families between application and Housing Assistance Payment (HAP), can the application remain "active" or "paused" during the next 3 years until the site's count of eligible units reaches the minimum threshold of 10? Or must the application be denied and discarded?

Answer #59: Awards will be made to projects that can meet a 10 unit minimum. A unit under contract may only be suspended (paused) subject to OHA approval.

Question #60: May we request more vouchers than eligible units, to place in service upon unit turnover?

Answer #60: You may request to Project-Base Voucher (PBV), units that are vacant or occupied by an eligible family on the date of the application. OHA does recognize however that you when you are submitting your application, you may not know if one or more of your current in-place occupants will pass OHA screening (Exhibit B), or if they are even willing to apply to the Section 8 program. Family circumstances may also change after an application has been submitted. On a case by case basis, OHA will consider including certain units as part of a Project Based Vouchers HAP contract but will not activate the (PBV) assistance until the unit turns over or becomes eligible.

Question #61: May we apply for vouchers for units with existing rental subsidies, where those subsidies will expire or be terminated prior to the Housing Assistance Payment (HAP) execution? This is in relation to units with subsidies that have only a few months left on the existing term.

Answer #61: OHA would be open to reviewing a proposal for units with existing rental subsidies that are set to expire or can be terminated. Please provide detailed information about the program you are attempting to exit, any regulatory restrictions, opt out requirements, your conversion strategy, a timeline and why you are requesting to convert these units to Project Based Voucher assistance.

Question #62: Can you please provide the insurance requirements for this RFQ?

Answer #62: No insurance is required for this procurement.



Oakland Housing
Authority

RFQ # 16-008

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Addendum #1

Date issued and released, August 25, 2016

Bidder hereby acknowledges this addendum:

Name of Firm: _____

Authorized Signature: _____

Date: _____

Acknowledgement of this Addendum must be included with your bid.