



PLANNING AND DEVELOPMENT SERVICES

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City of Boise (City) Veteran's Housing RFP Question/Answer Responses

Question: Next to the last paragraph of the RFP, who is responsible for additional resources for construction and operating costs?

Answer: This question is not for the City's Veteran Housing RFP. The question appears to be referencing the *2018 Special Housing Need Set Aside Request for Proposal* from Idaho Housing and Finance Association (IHFA). The City cannot speak on behalf of IHFA.

Question: What do you mean by a "conditional letter of support?" From whom? To whom?

Answer: Tax Credit applications usually look for support from the City in which the development is being proposed. As with previous applications submitted by developers, the City will provide the selected developer with a *Letter of Conditional Support* for submission with the application that will be sent to IHFA. The *Letter of Conditional Support* will become full support should the developer(s) application be accepted by IHFA.

Question: Could other funding be requested from the City of Boise, such as CDBG grants?

Answer: The City is only allocating HOME Investment Partnership Program and general funds for this project. CDBG is not included as a resource for this project. Depending on location of the project, the selected applicant may apply for the Downtown Housing Incentive.

Question: The RFP notes that the project needs to begin construction within 12 months of the award announcement by IHFA. What is the penalty if that is not achieved?

Answer: HOME funds may not be available.

Question: The RFP notes that the project needs to be completed within 24 months of the award announcement by IHFA. What is the penalty if that is not achieved?

Answer: HOME funds may have to be repaid.

Question: The RFP notes that the project needs to be fully leased within 9 months. What is the penalty if that is not achieved?

Answer: To clarify, the RFP states, "...the project must be fully leased up within 9 months of construction completion." At minimum, the developer and/or leasing agent (who has been selected by the developer) would be responsible for addressing the leasing issues and additional outreach to ensure it is leased up. Penalty may include repayment of HOME funds.

Question: Does the use of HOME funds trigger other considerations on project location, such as Affirmatively Furthering Fair Housing and the Fair Housing Action Plan?

Answer: Whether or not federal funds are involved, the City always works to ensure compliance with Affirmatively Furthering Fair Housing and the Fair Housing Action Plan.

Question: Will the City be including land as part of the project?

Answer: If the City includes land, it will be part of a RFP for response.

