# Emergency Housing and Assistance Program Capital Development (EHAPCD)

## 2011-2012 Workshop/NOFA Questions and Answers

### **Funding**

- Q. Non urban areas \$4 million maximum is there a minimum? Can non urban receive more?
- A. A minimum of 20% set aside. Non urban areas could receive more than the 20% set aside if sufficient applications are received.
- Q. What is the LTV?
- A. No more than 100% total encumbrances to appraised value.
- Q. LTV what appraisal is used for rehab?
- A. As completed appraisal.
- Q. Is this a residual receipt loan?
- A. No
- Q. What if we don't have funding secured to complete the project before we apply for EHAPCD?
- A. You would have to provide proposed funding.
- Q. Are matching funds required?
- A. No

#### **Eligible Costs**

- Q. For domestic violence shelters is security fencing an eligible use?
- A. EHAPCD wants to ensure that the outcome is beds people served, however, we recognize the nature of these facilities and recommend that you contact an EHAPCD rep regarding the specifics of the security fencing so a determination can be made.
- Q. Do we pay for the purchase of beds?
- A. No
- Q. Do we pay for solar panels?
- A. Yes, only for new construction.
- Q. Do we pay for shade structures?
- A. No

- Q. Will we pay for elevators?
- A. Yes
- Q. If an emergency shelter charges a program fee would this make them ineligible?
- A. Yes

### General

- Q. Does LAHD generally subordinate to EHAPCD?
- A. EHAPCD has not had any difficulty negotiating with LAHD to subordinate.
- Q. Does the applicant have to be the operator?
- A. No
- Q. If new project, do we only fill out projected Year on attachment 22-23?
- A. Yes
- Q. Do we need to appear before the loan and grant committee?
- A. We would prefer that you appear before the committee. The committee may have questions that we cannot answer. If you are not present, you project may be tabled until the next meeting.
- Q. What laws affect selected populations served?
- A. Attachment 5 Transitional housing law/regulation for subpopulation served what does that documentation look like if you exclude certain populations for example Male regulations that do not allow women and children refer to Attachment F for detailed explanation.
- Q. Can your loan be used during the construction?
- A. Draws are accepted as you go following documentation requirements.
- Q. Can you explain the DLB process?
- A. If your project is in a DLB area the DLB will have Attachment 28 for you to complete. Once you complete Attachment 28, you will submit it with your application to HCD. HCD we will then forward Attachment 28 to the DLB for scoring. The DLB will complete and return Attachment 28 to HCD.
- Q. Title report for leased property must be no later than 60 days old. If you have a long term ground lease can you apply?
- A. Yes
- Q. Can a purchase agreement be contingent on EHAPCD award?
- A. Yes

- Q. When is the property inspection due?
- A. At the time of application submittal.
- Q. Are both a property inspection and current conditions needed?
- A. Yes
- Q. Is the preliminary title report required at time of application submission?
- A. Yes
- Q. When acquiring a property are there a minimum number of beds?
- A. No, we do look at the cost per bed.
- Q. Is there a difference between new beds vs. preserved beds?
- A. This may be a point scoring issue with the DLB. Refer to NOFA.
- Q. A current facility (non EHAPCD) has 84 beds that will be moved and will be adding additional beds at a new facility. Are the 84 beds new or preserved?
- A. Preserved.
- Q. Are cribs beds?
- A. Yes
- Q. If we are applying for rehab work for our facility must we increase bed capacity?
- A. No
- Q. Do you just need one BPO?
- A. Yes
- Q. Is San Diego located in a DLB?
- A. San Diego is NOT a DLB.
- Q. Is an "as-completed" appraisal required with application?
- A. Yes
- Q. Is a value letter with comparables acceptable?
- A. Yes