



Veterans Housing and Homelessness Prevention Program (VHHP) Round 5 Frequently Asked Questions (FAQs)

Question:	Can the Developer and the Sponsor be different entities?
Answer:	The Developer and Sponsor can be different entities. Per VHHP Guidelines Section 102(i)-If at least 35 percent of the Assisted Units in the proposed project will be Supportive Housing and/or Transitional Housing, the development experience requirement may be satisfied by a developer partner with the required development experience.
Question:	Can a management level-staff member of the Sponsor be used to demonstrate both developer experience and Sponsor Ownership and Operations Experience?
Answer:	Per VHHP Guidelines Section 111 (a)(2)(C)-The Sponsor's experience includes the experience of its affiliated entities or principals (including management-level staff), but not the experience of board members.
Question:	Is a fair housing legal opinion required if the project is not age restricted or gender restricted?
Answer:	No, Threshold item A1 under fair housing only lists same sex segregated and senior Projects.
Question:	We have a commitment of rental subsidy from the County Department of Health Services for our Project. Will this commitment count as an operating subsidy?
Answer:	It depends on the language in the subsidy and commitment. The Department will accept subsidy commitments from the County Department of Health Services.
Question:	What is required in Table 1 Tab A1 regarding Experience? Does experience section require projects to be within a certain geographic area of the proposed project?



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Answer:	No, Lead Service Provider (LSP) information on line A17 (d)(1) Tab A1 Threshold Tab of the VHHP Supplemental Application may include areas outside the proposed project. With respect to verification through supporting documentation, the contract with a public agency funder for which the contract between LSP and owner is preferred. If contracts submitted are between LSP and housing owner or foundation, then those contracts must identify the public or private source of funding and regulations, of which the contract between LSP and owner is derived and must clearly identify the requisite duty of providing case management to residents or individuals experiencing homelessness. A contract indicating services coordination alone will not satisfy requisite experience.
Question:	Does VHHP have a restriction that all units must be 30% AMI's or do only 45% percent of the units have to be at or below 30%?
Answer:	Only 45% of VHHP Assisted Units need to be restricted at or below 30% AMI.
Question:	Is there a limit on the VASH Vouchers that can be used? Can we use 100% VASH Vouchers?
Answer:	No, you cannot have 100% VASH vouchers because 10% of the VHHP Supportive Housing units must be prioritized for Veterans not eligible for the HUD-VASH program.
Question:	Is a Service Coordinator required for the 11 units that will not have the VASH vouchers?
Answer:	Yes, a Service Coordinator is required for all VHHP Assisted Units.
Question:	Is the Lead Service Provider required to have experience in Veterans affordable housing?
Answer:	No, however, if the Lead Service Provider is not experienced in providing supportive services to veterans, including comprehensive case management, then there must be a formal agreement with a provider who has this required experience per VHHP Guidelines Section 115(b)(2) or an appropriate training plan to ensure supportive services staff are properly trained in the culture and experience of veterans. Veteran experience will also affect the Supportive Services Plan points that a project will receive.
Question:	How current should the preliminary title report be?
Answer:	The preliminary title report must be within 3 months of the application date.
Question:	Can you clarify that the minimum VHHP set aside would be 5 units and not something higher for a rural project?



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Answer:	For a rural project, the greater of 25 percent of the total units or five units shall be restricted to VHHP.
Question:	Does a ground lease for less than market value count as a “land donation?”
Answer:	It would be considered a lease donation discounted at present value.
Question:	How should we calculate the amount of a land donation?
Answer:	Use this link to calculate the land value https://financialmentor.com/calculator/present-value-calculator
Question:	For a project that does not include a land donation, is an appraisal required?
Answer:	Appraisals are not required when there is no land donation, but the Department may require an appraisal to justify a land cost as a condition of funding. Your construction lender may require an appraisal.
Question:	Our project received NEPA clearance in 2017. Is the existing NEPA approval adequate to meet VHHP application requirements?
Answer:	NEPA does not expire. Be sure to update the C5 Att 1, don’t use the old form from the last application.
Question:	Does a grocery store meet “CalFresh” requirements if they accept CalFresh benefits?
Answer:	Yes, a grocery store accepting Cal Fresh benefits would meet our requirement.
Question:	Does the VHHP program allow Veterans that are at risk of homelessness or must people served under this program be categorized strictly as chronic homelessness?
Answer:	The program does allow an “at risk” population under very strict criteria outlined in CCR 578.3 Definitions. Should an individual meet all the requirements you would classify that individual under “other homelessness”.



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Question:	Does the VHHP application allow for a 30-day appeal/approval process to complete after the application has been submitted?
Answer:	The Department does not accept additional documentation after the application is submitted.
Question:	If we score under 10 points for “Readiness” but if we still achieve 110 points, we may receive an award?
Answer:	Applicants must score a minimum of 10 points in “Readiness to Proceed” Even if they score the minimum overall score.
Question:	Is a property management plan required at application?
Answer:	No, a property management plan is not required at application however HCD will request one at a future date as a condition of funding.
Question:	Do we need to provide the entire hard copy of the Environmental Site Assessment Phase I and Phase II in the binders?
Answer:	As an accommodation the Phase I & II may be included in the electronic application due to documentation size. The analytical results and tables may be excluded.
Question:	Regarding % of Restricted Units with assistance, if we put 50% or more to Chronic Homelessness and the remainder to Disability Homelessness are those units restricted to those categories?
Answer:	<p>We would not be able to fund more than 50% of the VHHP units as Chronic Homelessness and Disability Homelessness.</p> <p>Per VHHP Guidelines Section 102(d)(4) For projects with more than 20 units, restrict under the VHHP regulatory agreement no more than half of the total project units to households that qualify as either experiencing Chronic Homelessness or Veterans with a Disability Experiencing Homelessness. (This limitation shall not be interpreted to preclude occupancy of any project units by persons with disabilities, or restrictions by other funding sources that result in more than half of the total project units being restricted to persons with disabilities).</p>



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Question:	Are we allowed to use the same management company for the project?
Answer:	You can use the same management company as the Application Sponsor if the documentation shows that the entity passes threshold.
Question:	May we submit a draft of the management agreement or will we be required to have a fully executed management agreement at the time of application?
Answer:	A draft management agreement will be accepted by the Department
Question:	Our proposed project will be eligible for \$207,804 toward our Services Operating Budget. Can a portion of this be used for other Operating Expenses?
Answer:	The portion of the operating budget that funds the services can only be used for the services coordinator, case managers, and support/management staff related to these positions. The funds may not be used for any other operating expenses
Question:	Does HCD have plans to implement the “Bonus Point” for complete organizational documents into the VHHP program as it has done with MHP?
Answer:	We will not be offering bonus points.
Question:	Will projects utilizing 9% tax credits receive points for obtaining enforceable commitments for construction, deferred-payment financing, grants and subsidies?
Answer:	Projects utilizing 9 percent tax credits or TCAC hybrid tiebreaker incentives will receive points if the funds are committed at the time of application. Points will not be received for 9 percent tax credits that are not committed when the application is submitted.