

## **Notice of Funding Availability #145 Elevator Modernization Project**

### **Questions and Answers**

**Issued: March 18<sup>th</sup>**

**Updated: 5/10/2024**

1. Question: Please confirm that this NOFA is not available to PSH sites owned by non-profits (not master leased).  
Answer: Correct, the NOFA is not available to PSH sites owned by non-profits.
2. Question: Do the cost estimates have to be 6 months from the NOFA release or submission date?  
Answer: Cost estimates should be no more than 6 months old from time of NOFA release.
3. Question: If 10% of the project costs can be allocated to soft costs, is that allocated from the total project costs including match or without the match? For example, if we have a \$50,000 project, submit to receive \$25,000 from HSH, would the soft costs be \$5,000 or \$2,500?  
Answer: 10% of the total project costs, up to the City's maximum contribution toward the cost of the elevator repairs or modernization, may be allocated to soft costs. For example, if the total cost of the project is \$500,000, the City's contribution will be \$250,000 of which \$50,000 may be allocated to soft costs.
4. Question: Can non-SRO owners apply?  
Answer: All eligible privately owned master lease sites are single resident occupancy (SROs).
5. Question: Will the slides be available after the call?  
Answer: Posted on the webpage.
6. Question: When may applications be submitted?  
Answer: No later than May 16, 2024 @ 2:00 pm
7. Question: If modernization proposals are over 6 months old but less than a year old, will they still be accepted? or do you suggest getting new ones?  
Answer: No. Cannot be over 6 months old from NOFA release date (February 16, 2024).
8. Question: If HSH is the property owner, with PM and support services are provided by a nonprofit, will elevator repairs be made by HSH without the need to apply through this NOFA?  
Answer: HSH owned properties are not eligible for this NOFA.
9. Question: Is a non-profit owned building with no master lease to the City eligible for this grant, (inquiring for the Cadillac Hotel).  
Answer: Non-profit owned properties are not eligible for this NOFA.
10. Question: Please clarify, we own a 9 unit building that is funded through HOPWA/HSH CoC to provide rental assistance and services. Do we qualify to apply?

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Answer: Existing non-profit Master Leased PSH buildings with private for-profit owners are eligible to apply for funding under this NOFA.

11. Question: We have been made aware that certain owners of buildings for which we are intending to apply for funding do not have a mortgage or lien. Would a deed of trust be sufficient as proof of their good standing? Additionally, as these owners do not have a lienholder/bank that can provide a letter stating the items included in the NOFA have been paid (taxes, government assets, water, sewage, etc.), do these owners have to provide individual evidence of payment of each of the bills mentioned?

Answer: Providing a deed of trust plus evidence that property taxes are current will be sufficient to meet Minimum Proposal Requirement B. for buildings with no mortgage or lien.

12. Question: In the NOFA it indicates that there is a 1:1 match with the building owners, is this inclusive of tenant relocation costs or is that solely an HSH related cost?

Answer: Yes, it is inclusive of relocation costs. Relocation costs should be part of the total project costs and thereby subject to the 50/50 match up to the City's maximum contribution.

13. Question: With the 5-year rent decrease for owner match, will HSH advance the funding to pay the contractor and collect upon reimbursement of decreased rent from owners?

Answer: If the Owner elects to pay their share of elevator costs via rent abatement (i.e., reduced rent), the City advances the full cost of approved elevator repairs, up to the maximum allowable amount, to the Nonprofit organizations via grant. The Nonprofit organization pays reduced rent to the Owner, per the amended master lease, for the duration of the lease term (maximum 5 years) resulting in a reduction in reimbursement from the City to the Nonprofit for the master lease.