

2024 City of Rochester/Monroe County Housing RFP Questions and Answers

Updated June 13, 2024

Q: Our project includes 13 supportive units for homeless young adults. Can you confirm that HOME-ARP can be focused on these units?

A: It is possible that homeless youth will qualify, but we will need as much information as possible for consideration. Prior to leasing a HOME-ARP unit, each household must go through a vetting process, sort of like Coordinated Entry, and be approved before moving in. Attached to this document is a flow chart that may be used to help determine eligibility. Please contact us if you have more specific questions.

Q: If we have submitted a proposal in response to a prior Housing RFP and started the NEPA process in HEROS we already submitted, does it make sense to resume the NEPA process so that it makes for a stronger application?

A: Yes, it makes sense to update the NEPA on your end, as appropriate. The City won't be able to review the NEPA until after the RFP period is complete, but any updates to the draft should certainly strengthen your application. You can update the NEPA in HEROS, and print and submit with your RFP response.

Q: Homeownership is only mentioned twice in this RFP, while rentals are spoken about extensively. Is this the correct RFP for us to respond to for a scattered-site owner-occupied project?

A: Yes, please submit your proposal in response to this RFP.

Q: We have a project currently under construction, about 60% complete, with 9 ESSHI Permanent Supportive Housing units. The project received a HOME award in a prior year. Can we apply for the HOME-ARP funding under this RFP?

A: It may be possible, however please demonstrate why the funding is needed with details about the populations being served. Keep in mind project timeline. It can be challenging to add funds for projects that are already in process.

Q: Can a LIHTC project that is currently under construction and with HOME funds apply for HOME ARP for ESSHI units dedicated to homeless households?

A: You can apply, however keep in mind of the project timeline. It can be challenging to add funds to projects that are already in process.

Q: Will HOME-ARP funding trigger Davis Bacon / prevailing wages, or will it be subject to the same type of requirement as HOME funds from HUD?

A: Yes, the HOME-ARP labor rules are the same as HOME funding. Please see page 71 of HUD notice CPD-21-10.

Q: Are additional follow questions permitted and will the questions and answers be published?

A: Yes to both questions.

Q: The amount of available funds are identified for the HOME ARP funds, but not the “standard” HOME funds. Is that available?

A: Yes, HOME funds are available too from both the County and the City

Q: When submitting a proposal are organizations required to already have funding in place?

A: It is not required, but the strongest proposals will have term sheets or commitment letters for other sources of funds. Project readiness is a component of how we score and prioritize the proposals that we receive.

Q: Does the County plan to issue its typical annual HOME RFP in addition to the joint RFP release with the City? We would like to apply for both sources of funds (ARP and HOME) if indeed both are being released.

A: Yes, non-HOME-ARP funded projects can be submitted in response to the joint County/City RFP.

Q: Are projects that successfully apply for HOME-ARP funds ineligible to apply for HOME funds as well?

A: No, they are not ineligible. They could potentially be eligible for both.

Q: Per the RFP, the City requires a 2% interest only payment of the City HOME funds during construction and during operations, paid annually, while the County shows a 1% interest only annual payment. Is the 1% County HOME-ARP also to be paid annually during construction?

A: There are no payments during construction. The 1% is to be paid when the project is complete, paid annually, typically one year after C of O.

Q: How many units / projects does the County expect to see based on previous HOME-ARP responses? How many projects can City HOME support going into the pipeline going into 2025?

A: We cannot answer this until we have received submissions.

Q: How will Davis Bacon wages relate to the project if there are 11 City HOME funded units and 13 HOME-ARP funded units? My understanding is that if the project has a total of less than 11 HOME-funded units that Davis Bacon will not be triggered. I am unsure if the combination of City HOME and County HOME will collectively count towards the 11-unit threshold.

A: A combination would trigger Davis-Bacon. HOME and HOME-ARP act the same except for the qualifying populations. If there are 13 QPs, they would be counted toward the 11.