

Addendum 1

Questions and Answers

1. What time period should be reported for litigation and which parties need to be included (e.g. limited to the Owner LP's and General Partner).
Include any litigation involving any developer/owner entity involved in the project for any time period.
2. What time period should be reported for late or delinquent payment history and which parties need to be included (e.g. limited to the Owner LP's and General Partner).
Include any late or delinquent payments over any time period on any loan involving any developer/owner entity for the project.
3. For the Unit Information, are the PBV rents calculated as the Contract Rent + Utility Allowance?
For the Unit Information chart included in Exhibit A, the PBV rent is as referenced below and the Contract Rent is the PBV rent minus the utility allowance. The current FMR and applicable utility allowance is located on RHA's website at [Section 8 Owners - Raleigh Housing Authority \(rhaonline.com\)](http://rhaonline.com).

For further explanation of the PBV rent refer to 983.301 for additional information. The rent is not finalized until the HAP contract is completed so the rents listed on RHA's website may be different at the time the HAP contract is signed. The rent to owner is the lesser of 1) an amount determined by the PHA, not to exceed 110 percent of the fair market rent (or any exception payment standard approved by the Secretary) for the unit bedroom size minus any utility allowance; 2) The reasonable rent; or 3) The rent requested by the owner.
4. Is the project required to use the RHA published utility allowances for PBV units, or can we use the utility allowance projections calculated by a 3rd party energy consumption specialist (as used for NCHFA)?
The project is required to use the utility allowance established by the PHA. Per 24 CFR 983.301(f) "When determining the initial rent to owner, the PHA shall use the most recently published FMR in effect and the utility allowance schedule in effect at execution of the HAP contract. At its discretion, the PHA may use the amounts in effect at any time during the 30-day period immediately before the beginning date of the HAP contract."
5. Tax Credit Rent: Is this number before or after utility allowances are taken into account?
The Tax Credit Rent can be the rent amount prior to utility allowance.
6. Should we simply indicate "Yes" or "N/A" within the Natural Gas/Electric columns, or are you looking for a breakdown of the utility allowances for each bedroom type (e.g., 21/27/33 for 1/2/3 BR in the Heating - Electric box)?
An X can be placed in the appropriate column depending on if that utility is Natural Gas or Electric.
7. Should we indicate the number of amenities located within the distances for each category, or the specific distance to the nearest qualifying amenity? If the answer is the number of amenities within the distances, how far out should we consider when filling out the "More than 3 miles" column?
An X can be placed in the appropriate column for that amenity depending on the closest amenity for each amenity type.
8. Can a proposal be submitted for vouchers for units that are currently occupied? For example, if we have 20 vacant units at the time of the application, could we apply for 40 vouchers for the property?
Vouchers can be placed on occupied units.
24 CFR 983.251(b)
(b) Protection of in-place families.
(1) The term "in-place family" means an eligible family residing in a proposed contract unit on the proposal selection date.

(2) In order to minimize displacement of in-place families, if a unit to be placed under contract that is either an existing unit or one requiring rehabilitation is occupied by an eligible family on the proposal selection date, the in-place family must be placed on the PHA's waiting list (if the family is not already on the list) and, once its continued eligibility is determined, given an absolute selection preference and referred to the project owner for an appropriately sized PBV unit in the project. (However, the PHA may deny assistance for the grounds specified in 24 CFR 982.552 and 982.553.) Admission of such families is not subject to income-targeting under 24 CFR 982.201(b)(2)(i), and such families must be referred to the owner from the PHA's waiting list. A PHA shall give such families priority for admission to the PBV program. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.

9. Certifications of No Exclusion from Federal Programs and No Construction Commencement: Is there a certain certification form we should use for these or is a signed statement sufficient?

Just a signed statement is sufficient. We will verify when we complete a site inspection.