

SNOHOMISH COUNTY
2012 Housing Workshop Questions
November 4, 2011

Question 1:

If we are looking at rehab to displace temporarily for 2-3 weeks does URA /104(d) apply?

Answer:

Yes, you would need to submit a temporary relocation plan. Please call Debra May to discuss what you need to do.

Question 2:

If someone moves out when we buy a property does URA/ 104(d) apply?

Answer:

The URA applies to all federally funded acquisitions, demolition/conversions, or rehabilitation projects. If a single family home is purchased and there are tenants living in the house (renters not owners) then those tenants would be eligible for relocation benefits. The owner(s) would need to receive the appropriate notices as well.

Question 3:

If a property is vacant when we purchase it does URA/104(d) apply?

Answer:

Possibly. It depends on how long the property has been vacant and the circumstances around the previous owner/tenant (s). Please call Debra May to discuss the circumstances prior to submitting an application.

Question 4:

Does the Contractor selection process apply to rehabilitation?

Answer:

Yes. It even applies for maintenance and janitorial services in some cases.

Question 5:

Is homeownership exempt from the non-smoking policy?

Answer:

Yes, homeownership is exempt. This applies only to capital rental housing projects at this time.

Question 6:

How will the homeownership non-smoking exemption effect the scoring of projects if it does not apply?

Answer:

Scoring will be evaluated and weighted in such a way that homeownership (and homeowner rehab and AHTF O&M) projects are not adversely affected by the non-smoking policy. Non-capital, non-rental housing projects will be given the full 9 points to insure equitable rating of projects.

Question 7:

Our agency uses the public non-smoking requirements which state that there is no smoking 25 feet from the building. Does this meet the non-smoking requirements?

Answer:

Yes. That meets the requirement, **in part**. Be sure to post signs and notices regarding your policy in common areas and be sure to have your policy written and approved by your board. **Please see the non-smoking policy attached for further details.**

Question 8:

In Section 3 AHTF Operations and Maintenance Application: Our agency serves people that fit into multiple categories. Do we mark only the people we target or do we mark all categories that apply?

Answer:

We would like you to show all the types of people you serve, i.e., elderly, persons with disabilities, homeless, etc.

Question 9:

Are the text fields in your application character limited?

Answer:

No.

Question 10:

Could we get the 12C Budget in excel format versus a word document?

Answer:

Yes, we can provide that upon agency request.

Question 11:

How would you like us to provide you the electronic submission?

Answer:

We would prefer either a CD or a thumb drive.

Question 12:

If we have a pdf attachment provided by a 3rd party, is that acceptable?

Answer:

Yes.

Question 13:

Do you want footers with agency name and project title on all 3rd party documents?

Answer:

Yes, at least on the first page of each document. You can hand write it on the 3rd party documents, if necessary.

Question 14:

If we plan to purchase a single family home, do we have to complete the environmental supplement if we are not going to have site control and do we need to do a Phase 1 prior to application?

Answer:

No. We do not require Phase 1 for acquisition of a single family home. If you don't have site control or know where you are going to acquire the property then you don't need to complete and submit the environmental supplement at the time of application.

Question 15:

For Environmental Review are there exemptions to being within 15 miles of the airport?

Answer:

If you are within 15 miles of the airport it doesn't mean your property doesn't qualify. It just triggers some rules regarding hazards and noise. If you have specific questions about your property and this issue, please contact Dee White.

Question 16:

In Section 2: Homeownership when they say "resale" are they referring to the HOME resale and recapture provisions?

Answer:

Yes.

Question 17:

In Section 2: Homeownership item 4-1 the question assumes we are doing rental occupied units. If that is not the case how do we answer?

Answer:

Please put N/A.

Question 18:

For CHDO applicants can you forward the e-mail from HUD to see the wording regarding the new requirements?

Answer:

Yes, we will send out the e-mail to CHDO applicants. The e-mail was forwarded to agencies interested in applying for CHDO funds on November 8, 2011.

Question 19:

For CHDO applications, is a copy of the Social Security award letter acceptable to verify income of low-mod board members?

Answer:

Yes, but it is only required if they are claiming to be low income themselves, not if they are representing low-mod neighborhoods.

Question 20:

Is it best to submit all individual applications by section?

Answer:

Yes.

Question 21:

Do we need to answer all questions in Section 6?

Answer:

No. Section 6 is provided to give you information on how the applications are evaluated. Please do not complete Section 6 or submit it with your application.

STAFF APPLICATION UPDATES/NOTES:

1. The Rental Application Section 10 "Services" states that this section does not apply to Snohomish County. **A correction has been made. This section DOES apply to Snohomish County applicants.**
2. In the initial Homeownership application, Section 12 Supplemental Questions was missing a question regarding organizational capacity. This has been revised on the website and sent out to the homeownership agencies via e-mail and updated on the website November 8, 2011.

3. If applying for more than one project, **please prioritize projects in a Board resolution, if possible.** Alternatively, if there is not enough time to get the prioritization from the Board, please have the prioritization identified by the Executive Director of the applicant agency.