

CDBG HOUSING APPLICATION WORKSHOP 10/14/19

Questions & Answers

1. Q: Purchase assistance can cover downpayment and other costs, but can it cover both?
A: Yes. Direct purchase assistance may include costs associated with acquiring existing or newly constructed single family homes, including providing subsidized interest rates and mortgage principal amounts, providing low- or no-interest subordinated loans, paying up to 50% of the required down payment, or paying reasonable closing costs. The assistance provided can be in the form of one or a combination of eligible costs up to the maximum of \$50,000 per household.
2. Q: Do rental housing tenants need a notice even if they are not being relocated?
A: Yes. If applying for federal funds for acquisition, rehabilitation, or demolition all tenants residing at the property must receive a written notice prior to submitting an application for funding. Depending on the scope and type of project, different notices may be required. Please contact Debra May, Relocation Specialist, by phone at 425-388-3264 or by email at debra.may@snoco.org.
3. Q: How long will the NEPA take?
A: Usually around 90-120 days but maybe more depending on project scope.
4. Q: Can the Multi-family Rental Minor Improvement funds be used as a second funding source?
A: Only if total project cost including consultant cost is not more than \$200,000.
5. Q: If someone drops application at 3:50 pm and you signed a contract at 9:50 am does it violate choice limiting action requirements?
A: The nexus for choice limiting action regulations is when you submit the application. If a contract for acquisition is signed before application submission it's ok but it would look better to sign it on an earlier date. If you sign a construction contract prior to submitting the application, you will be told to stop work until the NEPA is complete.
6. Q: What is the unanticipated discovery plan?
A: This plan is required to be submitted with your application if any ground disturbance might be caused by the project and explains the steps that will be followed in the event any archeological finds are discovered during construction or demolition. The application includes a link to a sample on the WSDOT website.
7. Q: How do you get the 3 maps that are now required for the noise area of the NEPA Supplement?
A: You can go to <https://nepassisttool.epa.gov/nepassist/nepamap.aspx> which has very good maps that can be downloaded and copied showing 1000 feet, 3000 feet and 15 miles from the project site. You might be able to do all 3 measurements on the same map but you can also submit 3 separate maps.
8. Q: For the Tenant Accessibility Program, can agencies make requests?
A: The requests need to be made by the tenant but an agency could help them complete the information.

9. Q: Is there an agency currently doing the Tenant Accessibility Program?
A: Homage Senior Services currently has a program.
10. Q: Can agencies work with the Tenant Accessibility Program to get accessibility improvements made to their properties?
A: We suggest you contact Homage Senior Services.
11. Q: What is the difference between the Tenant Accessibility Program and Minor Home Repair?
A: Tenant Accessibility Program is for accessibility improvements requested by tenants. Minor Home Repair is for minor repairs requested by homeowners.
12. Q: Can a tenant ask for Tenant Accessibility Program even if we the agency own the building and is it a conflict of interest?
A: Any tenant may contact the current Tenant Accessibility Program provider and request an application for assistance. If an agency applies for a Tenant Accessibility Program, the program must be open to all tenants, not just those living at the agency's properties.
13. Q: Is the funding timeline for Tenant Accessibility Program and Minor Home Repair the same as other funding?
A: Yes, all applications in this round have the same timeline.
14. Q: For Minor Home Repair do clients have to be seniors or disabled persons? What about the Tenant Accessibility Program?
A: Minor Home Repair can only serve disabled persons and persons age 62 or older. The Tenant Accessibility Program can serve persons of any age as long as they have a documented temporary or permanent disability.
15. Q: Can we submit the organizational documents first and then submit the application?
A: To avoid confusion, you should submit all documents at the same time.