

## **City of Gresham: Bond Opportunity Solicitation Questions received for RFP 20-32 | updated May 26, 2020**

**Q:** Form C requires that financial statements submitted with the application should be within 90 days and audited. Because our organization's fiscal year runs July 1 to June 30, our most recent audited financial statements are from the period July 1, 2018 to June 30, 2019. Are we required to have another audit completed in order to share financial statements from within 90 days? Or, can we submit our most recent audit along with unaudited statements taking us through a current period, within 90 days?

**A:** Yes, an organization can submit the most recent audit along with unaudited statements to have the financial statements current within the last 90 days. The City does reserve the right to request additional information regarding financial capacity and may choose to request additional information at any time.

**Q:** The City has a housing unit target goal of 77 deeply affordable units. Can you speak to Home Forward's allocation of project based rental assistance to pair up with those units?

**A:** The City continues to explore a variety of funding mechanisms to assist in the production of the deeply affordable unit targets. We have not identified any project based vouchers that would be offered in addition to the metro funding that is available in this RFP.

**Q:** Where can the files and/or formats for Exhibits D, E, and F be accessed?

**A:** The exhibits D,E,F are expected to be written documents in Word or a similar text editor. And you could submit those to us electronically, either as a Word document, or as a PDF file. Forms are not provided for Exhibits D,E,F; they are to be prepared as text documents consistent with the requirements on page 15 of the RFP.

**Q:** Once awards are awarded, how quickly will it be to get through documentation before closing?

**A:** We're going to make every effort to coordinate that with your other funding sources in your overall project schedule. We have not specified particular timing, but we'll make every effort to work around your closing date and funding.

**Q:** Are any of the Bond funds targeted to provide permanent supportive services (PSH) and/or resident services to the targeted populations in the deeply affordable units?

**A:** Eligible uses of Bond funds are listed in the Metro Affordable Housing Bond Program Work Plan, section seven. Bond Funds must be used for capital costs, such as acquisition, construction, or rehabilitation of non-regulated housing units. Project operating costs, including resident support services, are not an eligible use of bond funds.

- Q:** Are you considering culturally specific programming and partnership to culturally relevant/responsive programming? Or, are they two separate things?
- A:** If your proposal can speak to being responsive to all, we'd like it articulated as part of the equity plan. Your proposal can consider culturally relevant/responsive programming as well as culturally specific programming.
- Q:** Is it the intent that we are to demonstrate community engagement in the application that we'd conducted previously and if we haven't had the opportunity to do that yet due to our current circumstances w/social distancing/COVID 19 impact, is it acceptable that our community engagement is more forward looking in our proposal? What we will do when we are able?
- A:** Engagement should be appropriate for the timeline of your proposal. To the extent that there has been engagement that might be relevant to milestones that your development has already had, we certainly look for the proposal to articulate that. It is acceptable that your engagement is more forward looking. We would like to hear what you propose for engagement going forward. We recognize and appreciate the dynamics around engagement, and that future engagement may continue to evolve under the current pandemic and social distancing.
- Q:** Can we use our audited 2018 financials, as our audited 2019 financials will not be available until 07/01/2020?
- A:** An organization can submit the most recent audit (your 2018 financials) along with unaudited statements to have the financial statements current within the last 90 days. The City does reserve the right to request additional information regarding financial capacity and may choose to request additional information at any time. This would likely be during our due diligence for project(s) that are selected.
- Q:** I did not see any Addendums with a list of other questions that have been asked in DemandStar. Are these located elsewhere?
- A:** The Addendum with questions and answers is currently located here: <https://greshamoregon.gov/Metro-Housing-Bond/>
- Q:** We were not able to attend the "mandatory" developers information session on April 22. Does this disqualify our team?
- A:** No, this does not disqualify your team. If you were not able to attend, you are eligible to submit a proposal.
- Q:** Can you articulate how the funds are distributed to the development?
- A:** Funds will be distributed according to a future development agreement reached between the City of Gresham and the developer, based on the funding authorization terms stipulated in the Local Investment Strategy.