



**Addendum #1 – Notice of Funding Availability (NOFA) - Questions & Answers
Ida Housing Recovery and Reimbursement Program
Program Administration Services**

1. Can RHC please provide the requirements to be an “eligible applicant” to submit an application for these funds, e.g., non-profit type, status, etc.

A: Please refer to Page 4 under the section “Eligible Applicants”. Eligible applicants are non-profit housing developers, registered to do business in New York State, capable of completing work in one or more eligible counties (Dutchess, Nassau, Orange, Rockland, Suffolk, and Westchester Counties).

2. Do the houses needing repairs have to meet HUD’s Housing Quality Standards?

A: Housing repairs must meet Decent Safe and Sanitary (DSS) housing conditions and all applicable Federal, State and Local Building Standards.

3. Are there currently any homeowner applicants for this program?

A: No. Some potential homeowner applicants have expressed interest in participating in the program, however the awarded respondent(s) must formally begin the application process.

4. Are there funds available for temporary housing for homeowners who may have to temporarily move out of their homes during construction? If yes, is that part of the \$13.5M allocation?

A: Funds for temporary housing are not available to owner occupants. Only tenants who need to leave their homes involuntarily due to program funded activity may receive funding for temporary housing.

5. Instead of soliciting individual bids for construction projects, HUD allows that a pool of qualified contractors can be used, and assignments made to contractors based on their capacity and other relevant requirements. Would RHC consider allowing this streamlined approach that will eliminate weeks of time in the workflow?

A: Prequalified lists may be allowed so long as federal and state procurement guidelines are met.

6. Does RHC intend for the construction contractors to be procured by RHC or roll up under the non-profit developer?

A: The construction contractors will be procured by the Non-profit Developer, following State and Federal procurement guidelines.



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7. If the construction contractors are contracted to the non-profit developer, would RHC be able to pay them directly for construction costs, or would the non-profit developer have to pay them and then request reimbursement from RHC?

A: The non-profit awardee will have to pay contractors directly and package payment requests to RHC for reimbursement or costs incurred.

8. Is there a required goal for MWBE or SDVOB participation?

A: Applicants must comply with Federal and NYS MWBE utilization standards. HUD requires a Good Faith Effort for Outreach. NYS/HTFC establishes (i) an overall goal of 30% of total contract expenditures for MWBE participation, 15% for NYS certified minority-owned business enterprises (MBEs) and 15% for NYS certified women-owned business enterprises (WBEs) and (ii) a goal of 6% of total contract expenditures for NYS certified service-disabled veteran owned business enterprises (SDVOBs).

9. Do you currently have a system of record to be used for workflow management, data collection, reporting, and document storage? If yes, can you please provide details on its capabilities? If no, what is your intent for managing these tasks?

A: A platform for applicant intake, application processing, and document retention will be available for use and the selected respondent(s) will be trained by RHC.

10. Will RHC allow the use of a portal for the application process, in addition to providing limited in-person intake services?

A: A platform for applicant intake and application processing will be available for use. In-person intake services will be allowed and encouraged.

11. Since homeowners often lose receipts and receipts are often faded and illegible, for homeowners that are seeking reimbursement, will RHC allow the use of on-site validation and estimation of repair costs using Xactimate as the basis for the value of the reimbursement (in addition to reviewing any available receipts)?

A: RHC will work in partnership with the awarded respondent(s) to develop reimbursement policies that comply with CDBG-DR guidance and regulations.

12. Will RHC be signing a Participation or Grant Agreement with each eligible homeowner, or will that document be executed by the non-profit developer?

A: The Agreement will be executed between the non-profit developer and the eligible homeowner.

13. On Page 5, under Case Management, you mention that URA benefits may be applicable for tenants. Does this program include assistance for rental properties?

A: This program includes funding for 1-4 family, owner-occupied homes.



14. Does RHC prefer that the construction vendor(s) is identified as part of our response to this NOFA, or can the construction vendor(s) be secured after award?

A: Construction vendor(s) can be identified after the award is secured. Vendor identification must comply with State and Federal procurement guidelines.

15. On Page 6, #4 Environmental, you mention that completing the environmental Tier IIs site-specific assessments are part of the scope of work, but do not mention the Tier I environmental. Who will be completing the Tier I broad environmental review?

A: Tier I environmental review will be completed by RHC.

16. Will the testing for lead, asbestos, radon, and mold be part of the program activity costs, or will they be considered as Project costs not subject to the caps?

A: All exceptions to the Program maximum award will be reviewed according to Program policies and procedures prior to being awarded.

17. If these tests are subject to the Administration or Program Activity caps, in order to receive comparable bids from responders, can RHC provide assumptions for the number of assessments to be priced for each assessment type (lead, asbestos, radon, and mold)?

A: Sample pricing can be provided per home and per testing type based on the assumption that all 120 homes receiving repair assistance will require testing.

18. Pages 6-7, Eligible Grantee Costs – do you want the pricing submitted to be identified as Administrative and Program Activity Costs?

A: Yes, pricing should be split to show the various cost allocations.

19. On Page 8, a maximum of 10 points if available for “Collaboration and Capacity Building” with other entities delivering construction and/or reimbursement services. Is this referring to other non-profit developers that might also be chosen to administer this program? If No, can you provide clarification on what other entities you are referring to?

A: Collaboration may include with non-profits, for-profits, or government entities. As stated on page 4, “Competitive applicants must evidence capacity to perform the eligible activities listed below. Applicants may evidence capacity through in-house capacity or contracts, or agreement or partnership with other non-profit, for profit, or government entities. RHC may consider capacity based on experience, technical approach, and cost reasonableness.”

20. Can these funds be used to repair/make resilient upgrades to rental units/property damaged by Hurricane Ida? If so, would the repair costs be comparable to the \$50,000 per residential unit as described in the NOFA? The property in question is a former public housing site which suffered severe damage to its heating and hot water systems when the boiler rooms flooded during Ida, which impacted all 60 units on the property.



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A: No. Please refer to the RHC website for future program and funding availability for affordable housing projects.

21. Administrators are required to provide “disaster case management.” Part of that is collecting receipts “in accordance with federal regulations”. We assume that these are the CDBG-DR regulations you are referring to?

A: Yes

22. Is there specific guidance as to what we are required to do in connection with the “environmental site inspections” and “site review in compliance with NEPA?”

A: Guidance will be provided in the Tier I and Tier II reviews.

23. Is lead, asbestos, radon and mold testing required? The RFP states that it “can” be included. Please clarify if this will be required testing under this RFP.

A: Yes, environmental testing is required when there is an observation and/or evidence that the site contains an environmental hazard.

24. The RFP references a “restrictive covenant” that may be recorded. What would be the provisions of such a document?

A: If required, RHC will provide the required documentation.

25. Are we permitted to be paid in connection with sites that do not meet the program requirements but for which we have expended time and resources?

A: Application review and processing time are eligible costs for awarded respondents. Applicant eligibility will be determined prior to commitment and visiting a site.

26. Does “pre-construction” include pre-development as a covered program activity (e.g., architect)?

A: Yes.

27. Some nonprofits will typically not be a party to any construction agreement. The agreement will be between the owner and the contractor. Is that permissible?

A: This may be permissible, with an assignment of beneficiary rights to the nonprofit sub-recipient.

28. Please clarify what is expected in connection with a Duplication of Benefits review? What policies and procedures does State require? Will a certification from the homeowner be sufficient?



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A: RHC has access to data feeds from potentially duplicative sources (I.e., FEMA/SBA) that the awarded respondent(s) can utilize for DOB reviews. A certification from the homeowner may also be used.

29. Are homes required to be owner-occupied? RFP does not state.

A: Yes, the damage property must have been owner occupied at the time of the storm.

30. Is there any income cap on eligible applicants? Is eligibility limited to 80% AMI? RFP does not state, and the other guidance is not completely clear as it allows for assistance to “otherwise considered vulnerable populations”.

A: Household income must be eighty percent (80%) area median income or less (LMI) or the household must otherwise be considered a part of a vulnerable population. Priority processing will be given to LMI applicants. Applicants above the LMI threshold will be evaluated on a case-by-case basis.

31. Are appraisals required?

A: No

32. Is flood insurance required? Now and at the time of the disaster?

A: Flood insurance is not required at the time of the storm, but applicants in the 100-year flood zone receiving program assistance will be required to obtain and maintain flood insurance once construction is complete.

33. RFP states that contractors must pass requisite “background check.” What is required?

A: As stated on page 8, vendors will be vetted for "appropriate licenses, certifications, insurances and registrations required by the State of New York, or municipality where the project is conducted."

34. Are we permitted to restrict our program to solely “reimbursement?”

A: No. The Program allows for reimbursement and prospective work. However, payments to building contractors will only be made on a cost incurred or reimbursement basis.

35. We have a number of questions as to how the program is intended to work in the case of “reimbursement” when the work has already been completed. How will the requirements apply if the (1) damage has already been assessed; and (2) the work is completed. Specifically, Administrators are required to provide “home damage assessments.” May we rely upon the original scope of work?

A: Original scopes of work may be used. RHC will work in partnership with the awarded respondent(s) to develop reimbursement policies that comply with CDBG-DR guidance and regulations.



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36. Administrators are required to provide “environmental site inspections” and “site review in compliance with NEPA.” Will this be waived? Or is it that we have to complete these items and if the site does not comply, then they are ineligible.

A: Environmental site inspections are required.

37. Applicants are required to bid out the scope, provide construction oversight and ensure MWBE/Section 3 requirements. How is that possible if the work has already been done? Are these requirements waived?

A: This requirement applies to prospective work. If work has already been completed and the award is for reimbursement, then the requirement is not applicable.