Name of Organization: Community Housing Opportunities Corporation (CHOC)

Project Title: Olive Court Rehabilitation

Responses are due: NO LATER THAN MARCH 10th at 5:00pm. The responses must be submitted as a Word document via e-mail using the format below. The responses should include both the Question and Answer. Email should be addressed to Adrienne Heinig at aheinig@cityofdavis.org

Do Not Mail Your Responses.

1. What is the minimum amount of funding you could utilize to complete your proposed project or program?
   The Olive Court property was constructed 18 years ago. Project requires more than the requested amount to fully renovate to the extent needed. The requested funding request represents partial renovation costs.

2. How will CHOC ensure compliance with federal funding requirements for CDBG funds? Does staff have recent experience with using CDBG funds in a construction or rehab project?
   CHOC is a nonprofit affordable housing organization that improves and strengthens communities by providing quality and safe housing inclusive of comprehensive services for individuals, families and seniors. Founded in 1984 by a group of community leaders in Davis, CHOC has developed more than 1,400 units of multi-family, single-family and senior housing and has secured over $100 million in funds to finance affordable housing.

   CHOC has significant experience with HOME funds and other federally funded programs. CHOC will ensure compliance by utilizing its staff and experience to meet all HOME requirements.

3. Please provide more information about what the $34,410 in consulting fees covers in the budget.
   The consultation fees covered in the budget are studies that are need to begin the rehab process. Consulting fees include design, engineering, relocation and market analysts, 3rd party construction management, and energy efficiency used to help establish scope of work and feasibility analysis.

4. What does the budget line item “other costs” in the amount of $82,374 represent in the Final Development section of the budget?
   The “other costs” in the budget represent general administrative costs which account for approximately 10% of project costs. This is standard in rehab projects.
5. Does Olive Court have replacement reserves that could contribute towards this project? Will they? If not, why not?
   Replacement Reserves establish a fund for replacement of major building components that will occur over the life of the project. For example, replacement reserve funds may fund the replacement of a building's roof or plumbing system. Replacement reserves for the projects have been used over time for necessary capital repairs.

6. What “Other” funds are being brought into this project? (The budget shows $606,100 in this category.)
   Source of additional funds are being explored, however, have not yet been confirmed.

7. Will this project pursue tax credit financing? In which round of applications?
   The project will not pursue tax credit funding. The size of the site and rent restrictions on the property make a tax credit or other type of "refi and rehab" scenario almost impossible to complete as lenders and investors are looking for larger projects in which to invest.

8. Is there adequate funding in this project budget to remediate and address any evidence of health-related building issues (asbestos, lead-based paint, etc.) and/or building code/habitability issues? (Reminder: Federal funding requires these items to be addressed with any rehab work.)
   The rehab costs outlined in the budget include remediation of any required health-related issues.

9. What improvements would be completed to reduce water usage and increase energy efficiency at the projects?
   CHOC strongly believes that saving energy, increasing efficiency and conservation are ways to reduce overall energy consumption and save individuals and families money. Energy efficient appliances and air conditioners as well as new water heaters are proposed in the scope of work.