

Multi-Family Q & A Meeting
08/16/2017
Minot City Council Chambers

John Zakian started the meeting off with a few brief comments about the RFP. Those are as follows:

- All questions will be posted to the city of Minot's website for transparency with HUD
- The primary focus of this project is to benefit LMI households.
- This project will be required to follow Davis-Bacon rules, and that will be monitored through the construction process.
- An environmental review will need to be completed before a contract is signed.
- The rules that are in place in this RFP may seem daunting, but the purpose is to demonstrate to HUD that the City of Minot is in full compliance for when they come to monitor the program.

Melissa added that North Dakota Housing Finance Agency's definitions of what qualifies an LMI Household is not as extensive as HUD's. Therefore, HUD's definition is what this project will follow.

Question and Answers

- Q – Does the city have a copy of the income limits?
- A – Yes, A copy of the 2017 Low to Moderate Income limits as established by HUD will be emailed out to all those in attendance at the Multi-Family Pre-Proposal meeting on Wednesday August 16th, 2017. The link to HUD's 2017 income limits have been emailed to those who signed in at this meeting, others may request a copy of the link
- Q – Are there limits to the amount of family members per bedroom?
- A – This project does not require a Section 8 certificate. HUD requires that the building abide by Minot Codes.
- Q – What is a section 8 certificate?
- A – It is a certificate that can be provided to a qualified tenant subject to availability from the local housing authority. You will not need a Section 8 certificate for this project.
- Q - Can current equity be used for leverage? If you use equity as leverage will the funds provided be added to the equity of the building?
- A - Equity may be counted as leverage, but you may not score as high as someone who uses cash as leverage. Other forms of leverage are mentioned in the RFP. The funds awarded for the Multi-Family project cannot be used to pay for existing building or property debt.
- Q – The deadline in the RFP is September 17th which is a Sunday. Is that correct?
- A – An addendum has been issued to revise the RFP deadline to Monday September 18th at 4pm and will be posted on the City of Minot website per the original RFP.
- Q – If the project can be tied back to the flood can it be non-LMI?
- A – Two of the rules that need to be followed for this project are that the project must benefit at least 51% low to moderate income households, and that it needs to be within the city of Minot.

- Q – What would the income limit be for a family of 4?
- A – HUD income limits for a family of 4 in Ward County are included in the HUD Income Guidelines located on the HUD website. If you have difficulty finding a copy of the income guidelines please call 701-837-5813 to request a copy. Low and Moderate income households include all of the income of those 18 years of age or older living in the household and the total household income must be at or below 80% of the Average Median Income (AMI) for Ward County for the current fiscal year. Affordable rent must not exceed 30% of LMI household income adjusted for family size for rent and utilities.
- Q – Can you use include improvements that were recently made to a building as leverage?
- A – The funds cannot be used to pay off debt or previously completed improvements made to a building.