

# St. Louis Mental Health Board Permanent Supportive Housing Development Initiative

## Q & A from Applicants

**Question** – If our site falls through, is there any leeway on time for securing a new one?

**MHB Answer** – The MHB will work with applicants having difficulties with site control issues during the application process. Ultimately, however, funding priority will be given to applicants with identified and controlled sites and with the fewest site-related issues that would impede the beginning of the renovation process.

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**Question** – Is there a bond requirement?

**MHB Answer** – The MHB does not require a bond if funds are advanced after completion and evidence of payment and lien waivers are received. Should funds be advanced prior to completion, a bond may be necessary.

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**Question** – Is the \$250,000 award firm? What if only two agencies submit proposals? May the \$1 million total be redistributed (but still stay at 80% of the total project costs)?

**MHB Answer** – Yes, the maximum per project award for the initiative is \$250,000. Any MHB funds not awarded in this round may be held for future housing initiatives or for other MHB initiatives.

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**Question** – Is the letter of intent binding on the submitting agency?

**MHB Answer** – The MHB considers the letter of intent to be an expression of the agency's interest in and desire to undertake a housing development and to submit an application for MHB funding. Submission of a signed letter of intent does not bind or require the agency to submit a full funding application. The MHB also understands that certain aspects of an agency's project may change following the submission of its letter of intent and prior to the full funding application deadline. The MHB would encourage

agencies to contact MHB representatives to discuss the impact of any such change on its project.

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**Question** - Our agency provides long term, up to 3 years (not permanent) residential substance abuse treatment and psychiatric services for men and women with incomes below federal poverty levels. In addition to safe housing, Our agency provides access to medical care and treatment for co-occurring substance abuse and mental illness disorders. I was looking at the Supportive Housing grant opportunity LOI due 1/15/13 and was wondering if our agency would qualify.

**MHB Answer** - An agency would qualify if they are proposing the **creation of newly rehabilitated units** of permanent supportive housing. The housing would not qualify if it was to be used on a transient basis.

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**Question** - We need to limit the package to 10 pages. Does that include the preliminary budget you ask for in question 6? I'm assuming the budget must be part of the 10 pages but I just wanted to make sure.

**MHB Answer** - Yes- the 10 page limit includes the preliminary budget which is part of the Letter of Intent.

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**Question** - In the invitation to submit a full proposal letter, it states that the building has to be "secured". What specifically does this mean? An option to buy? A contract?

**MHB Answer** - An option to buy is acceptable as the minimum form of site control.

**Question** - IF we are requesting 250k, is this amount assured? Is the amount specific to each property? For instance, we are looking at three four family flats all in need of serious repair. Can we request up to 250k for each?

**MHB Answer** - \$250K is the total amount that *could* be awarded, and it must be no more than 80% of the total project costs. The "project" would be inclusive of all buildings you are requesting funding from the MHB for. The MHB cannot assure any award amount, based on the competitive nature of the applications.

**Question** - Can we request to use the 250k for building an apartment? For instance, there are several vacant, LRA owned properties. Can the funding be used to create a building from ground up?

**MHB Answer** - The preference is for rehab – timing and the nature of the market in St. Louis City, as well as the recommendations from the CSH report, indicate that a large number of PSH units could be created from existing building stock.