



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lieutenant Governor ♦ Jennifer D. Maddox, Undersecretary

To: Public Housing Innovations Round II, Stage II applicants
From: Ben Stone, Director, Division of Public Housing
Re: Public Housing Innovations, Round II Notice of Funding Availability
Date: March 1, 2022

Bid Amendment

Bid #: BD-21-1076-OCDDE-OCD01-62410

PHN: [2021-08](#)

Public Housing Innovations, Round II, Stage II Question and Answers

1. **Question:** If we're seeking resources from DHCD's division of housing development, what is the best way to communicate with that staff to obtain answers on status of permitting, resource limits, green design, readiness, conformance with QAP, etc.?

Answer: Please feel free to contact Rebecca Frawley Wachtel and Kate Racer directly with a short summary of your project, including proposed sources and uses. Their e-mail addresses are Rebecca.frawley@mass.gov and Catherine.racer@mass.gov.

2. **Question:** How can we allocate Project Based Vouchers (PBV) to the project?

Answer: The LHA must engage in a competitive process to award any PBVs under its control.

3. **Question:** What is the process for converting from an existing c. 200 or c.667 development to a c.705?

Answer: DHCD would terminate the existing C.200 or C.667 CFA and convert to a new C.705 CFA. This is typically done at financial closing of the project

4. **Question:** Can public housing units "float" among the larger development?

Answer: Yes, DHCD will allow floating units so long as the overall mix of unit square footage and number of bedrooms stays close to the originally approved mix. In limited circumstances DHCD might approve a more substantial change in unit composition if the Housing Authority can demonstrate the new mix would better serve its residents and applicants.

5. **Question:** What is DHCD's goal with the Public Housing Innovations program? Would you rather keep public housing or convert the funding sources?

Answer: Our key goal is modernization of public housing units and permanent preservation as affordable housing. Beyond that, the form of preservation is case specific and depends on levels of affordability, permanent subsidy, impact on resources for the overall state portfolio, and overlapping regulations. We generally cannot support net-new public housing as current subsidy levels cannot fund new units, and appropriation language limits operating funding for new unit. Any net-new proposed units should not be considered public housing but may be otherwise affordable or market rate. Replacement public housing units do not necessarily have to be state-aided public housing, but if moving to another subsidy platform they must serve similar income levels and demographics as the original public housing.

6. **Question:** What is DHCD's position on the timing for any documents allowing disposition of land and/or buildings? i.e. Does DHCD expect there will be a second round of RFP's for the actual disposition of a c.200 development?

Answer: We expect that disposition is done at final closing. Ground lease, reg and op, and CFA would all be executed at closing. There is no requirement for a second round of RFPs to dispose of property, but the Housing Authority will need to follow c.30B in final disposition, including an appraisal.

7. **Question:** How strongly should we empower the Development Partner when it comes to decisions on the scale and makeup of the project? i.e. Should the Development Partner be submitting options of the number of units/bedroom sizes/subsidy options or would just one, "this is what we feel will work" plan be acceptable?

Answer: LHAs decide the degree to which the development partner should drive the proposal, with the caveat that the replacement public housing units must be the same quantity and bedroom mix as the existing units. Deviations to replacement unit bedroom mix or decreases to square footage of replacement public housing units should be submitted for DHCD approval.

8. **Question:** Can we move forward with design at this stage if we use secured external funding such as Community Preservation Act funds?

Answer: Yes. You could seek a Designer Selection Committee (DSC) waiver through the PHIDP authorization authority, but if your project was not ultimately awarded PHDIP funds you would need to go through with a DSC upon award denial.

12. **Question:** If we are working with a development consultant as opposed to a co-developer, will we need to conduct an RFP process as described in the NOFA?

Answer: No, but please describe relationship fully in application so we understand each partner's roles.

13. **Question:** Does the Board need to review and approve the full application before submittal to DHCD?

Answer: Yes. The final application also requires tenant participation; see 760 CMR [6.09\(3\)\(I\)](#)