

Responses to questions received for the Owner Occupied Rehabilitation Program  
Request for Applications issued on October 28, 2014.

1. What are the top 5 zip codes of completed owner occupied rehab projects funded by COSA in the last 3 years?

Projects have been completed in the following zip codes: 78109, 78204, 78207, 78210, 78211, 78214, 78225, 78228, 78233, 78237, and 78245.

2. What percentage of total project costs has been allocated to lead hazard reduction in the last 3 years?

Lead hazard reduction has made up an estimated 25%-35% of the total project costs.

3. Does COSA include lead hazard reduction costs as part of hard costs when calculating the allowable 14% for delivery costs?

Lead hazard reduction costs are not part of the hard cost. The lead costs are paid out of CHDO lead funds or paid out of the Lead Hazard Reduction Demonstration Grant if there are children under the age of 6 years old in the home.

4. What percentage of all owner occupied rehab projects completed in the last 3 years cost of less than \$25,000?

There have been no owner-occupied rehab projects completed for less than \$25,000 in the last three years.

5. What is the source used by COSA to define the Useful Life of a building system or component?

The Department of Planning and Community Development has rehab standards and utilizes the International Building Code which defines the required standards for all major systems and components for residential development.

6. What is the current cost of an Environmental Review provided by COSA contractors?

Currently, the cost for the development of the Environmental Review is \$700.

7. What is COSA's projected start date of a sub recipient contract for the owner occupied rehab program?

From application review and scoring to council action and contract development, it takes up to 3 months after the application due date of December 1, 2014.

8. Please advise on how to reconcile page 9 with page 47:
- Is the “Program Delivery fee” in “020 Attachment VII. Proposed Budget” the same as “Eligible Delivery Costs” on page 9?

Yes, the “Program Delivery Fee” line item in the proposed budget is the same as the “Eligible Delivery Costs” on page 9.

- If 020 Attachment VII were in spreadsheet format would any of the lines above “Program Delivery Fee” be included in “Program Delivery Costs”?

No. The program delivery fee is broken down on page 9, under “Eligible Delivery Fee”. This delivery fee is paid the respondent to cover their general conditions, overhead and profit.

- How does COSA define “General Conditions” and “Overhead” on page 9?

Both General Conditions and Overhead are referring to indirect or general expenses that are not specific to any particular job but are fees that are paid on a regular basis and are not chargeable to one particular project, such as personnel, office rent, utilities, and insurance. In addition, this also refers to direct overhead costs which are unique to a specific project such as equipment rentals and temporary utilities.

9. Items 8 and 9 in Experience, Background and Qualifications on page 31 seem to duplicate items 1d. e. and f. in Administrative Plan on page 33. Please explain the differences between these items.

Questions 8 and 9 in “ Experience, Background and Qualifications” is focused on the capacity and qualifications of the respondent. Question 8 asks specifically about production and Question 9 asks specifically about timeline, landmark dates, approval dates, and any strategies to ensure timely completion of the program.

Question 1 in the “Administrative Plan” is focused on the plan of action for the Owner Occupied Rehabilitation Program. It has very specific questions about hours of operation, work flow of activities, recruitment, income eligibility and verification process, work write ups, bidding, inspections, and charting this process on in a work flow chart.

10. Item 1c. in Administrative Plan on page 33 seems to duplicate the Marketing Plan below. Please advise on the differences between these items.

The “Marketing Plan” section has a very specific subset of detailed questions that are pertinent to the scoring process. The respondent may reference this section when completing the work plan or plan of action requested in Question 1.

11. Is program restricted to target areas or is it city wide? If target areas, which areas are eligible? Are funds available for extended (prior) target areas?

The target areas for the Owner-Occupied Rehabilitation Program are Denver Heights, Council District 5, and the five REnewSA target areas, which include Wheatley, Harlandale, Edgewood, Collins Garden and University Park/West Blueridge. Funding awards must be expended in the defined target areas. The amount available for the Owner Occupied Rehabilitation Program is \$1,375,000 in HOME funds from the FY 2014 Annual Action Plan Budget. This amount is comprised of \$575,000 for Council District 2 (Denver Heights & Wheatley), \$350,000 for Council District 5 (not neighborhood specific), and the remaining balance of \$450,000 for the REnewSA target areas.

12. Provide web address for target area mapping.

Target area mapping is currently available for the five REnewSA target areas listed in #11. Please click on the link below and type an address into the search field on the top right hand corner of the webpage.

<http://www.renewsa.com/ProgramsServices/TargetAreas.aspx>