



Questions and Answers (from October 24 to October 30, 2006)

1. Question: Do we have to have a funding partner committed in order to be eligible to put in an application for this call for proposals?

Answer: Any project you put forward must be for supportive housing and must include a plan and budget for how to deliver those support services. This may involve partnering with agencies which are already delivering those supports and, hence, have no or little impact on your project's proposed operating budget. BC Housing will provide some enhanced funding for costs beyond property management as outlined in the EOI. A project with a robust on-site support program expecting to have it all funded by BC Housing in addition to traditional housing costs might not compare well to other submissions.

2. Question: I am aware of a project in the Cowichan Valley where Social Planning Cowichan, in partnership with VIHA, is receiving assistance from BC Housing for a homelessness shelter. This is not mentioned in your documents. I am wondering if this would make it inappropriate, unacceptable, or be a waste of time for us to apply as per the EOI statement: "the "Priority will be given for projects in communities not served in the initial PHI funding."

Answer: This proposed project did not receive approval through the first phase of the Provincial Homelessness Initiative but would need funding through Phase 2. It was alluded to on page 6 of the EOI, "Proposals in Development," perhaps imprecisely referred to as in "Duncan," rather than the Cowichan Valley. BC Housing has assisted the community with due diligence on a few sites which have not proved appropriate. The involvement of Social Planning Cowichan and VIHA in that initiative demonstrates a high degree of community support for a homelessness shelter. It is unlikely that two projects would be allocated in a community the size of the Cowichan Valley in this round of funding; however, it is always useful for a group to identify its aspirations for its community, if for no other reason than for future reference.

3. Question: What is a "management letter" as referred to on page 17 of the EOI, Question 12c. where it asks, "Please provide the following: any management letters received from the Society's auditor in the past three years."

Answer: A "management letter" is a letter of advice to the Society's Board of Directors from the auditor that s/he has concerns about some aspect of the Society's financial management. The auditor's concerns presented in the management letter do not impact the audit report, but it addresses some aspect which the auditor is compelled to bring to the attention of the Society's board of directors.

Questions and Answers (from October 24 to October 30, 2006) cont'd)

4. Question: On page 19 under Support Services #2 would we list our proposed staff members, requesting full support from BC Housing?

Answer: You are correct that you should list the services for which you are requesting BC Housing funding in that table. A more detailed breakdown, i.e. staff positions and costs, is required in the Staff Plan and Operating Budget.

5. Question: Would this fit your criteria?

Answer: Appendix B Operating Budget Guidelines, Non-Professional Staff provides direction on what BC Housing considers desirable. The group should make its own determination on whether what it proposes is appropriate to submit.

6. Question: Also pg. 14 - Partnership response - please explain what is required.

Answer: This asks whether your EOI submission depends on receiving funding assistance as offered by Interior Health in Appendix G. Alternately, you can indicate whether your submission is based on already having another significant funding partner.

Questions and Answers (from October 16 to October 23, 2006)

1. Question: Can you explain why BC Housing is not accepting audited financial statements in lieu of providing figures that must be copied from the audited statements? This does not appear to be particularly efficient or professional.

Answer: It is not efficient to go through often lengthy audited financial statements in dozens of submissions to find certain indicators of financial health and to determine a quick financial profile of a society.

2. Question: Can we apply previous to receiving approval and registration as a Non-Profit Society?

Answer: Yes, though any provisional approval for a successful submission would be contingent on final approval of the incorporation and a satisfactory review of the society's by-laws and constitution.

3. Question: As per our summarized proposal attached, would we be eligible for this particular call for proposals, due on November 7th, 2006?

Answer: It would be inappropriate for BC Housing to give an opinion on a proposed proposal. The requirements for a complete submission and the general criteria are specified in the EOI document. It is for each proponent to determine whether it can make a strong submission.

Questions and Answers (from October 16 to October 23, 2006 cont'd)

4. Question: The EOI states on page 5, the "Priority will be given for projects in communities not served in the initial PHI funding." and identifies Victoria as an area that has already received funding. Does this refer to the City of Victoria proper or the CRD?

Answer: Victoria means the City of Victoria, not any of the other cities or municipalities which are part of the Capital Region District.

5. Question: Appendix A, page 46, #2, says, "Abbotsford (also serving Mission and Chilliwack)". Then under Status of Funding it says, "No funding identified at this time." So, is BC Housing wanting proposals or not?

Answer: BC Housing has printed exactly the information the health authorities provided in response to specific questions they were asked. Fraser Health has indicated that such a project is "consistent with Fraser Health Housing Strategic Plan and would require budget approval for appropriate fiscal year." Depending on the length of time required to develop and construct a housing project, that would likely be for fiscal 2008 - 2009. If a proponent, having talked with the Fraser Health, makes a strong EOI Submission, BC Housing would need to establish with Fraser Health a higher level of certainty that the support services for project would be funded when occupancy occurs.

6. Question: Abbotsford (also serving Mission and Chilliwack) suggests that the housing would be physically in Abbotsford and people from Mission and Chilliwack would go to Abbotsford. Is that correct?

Answer: That is the logical conclusion. Fraser Health has particular reasons for wanting the project located in Abbotsford which their contact person could best address.

Questions and Answers (from October 3 to October 16, 2006)

1. Question: Are refugee women and their children fleeing an abusive situation a group which could be served through the *Provincial Homelessness Initiative* ("PHI")?

Answer: Persons who are in Canada legally, except those who are sponsored, and are at high risk of homelessness and in need of some form of supportive housing to help them regain or establish their independence are an eligible target group for the PHI.

2. Question: If we have already started work using our own funds on repairing a building which we want to submit for funding through PHI, will that disqualify us?

Answer: A sponsor starting on work with its own funds is taking a risk but that will not disqualify it from funding, subject to its meeting all the PHI requirements and its EOI submission evaluating well.

Questions and Answers (from October 3 to October 16, 2006 cont'd)

3. Question: Vancouver Island Health Authority (VIHA) has expressed an interest in working with community partners to develop intensive supportive housing for individuals who will be relocated to communities as a result of the downsizing at Riverview. Would that type of project meet the criteria of the new program?

Answer: VIHA submitted its areas of interest to BC Housing for inclusion in the *Provincial Homelessness Initiative* call for Expressions Of Interest. We asked all potential proponents to review carefully the client group and services being proposed. All people who are at risk of homelessness and can benefit from supportive housing are eligible client groups for PHI projects. They should be able to function in community-based independent housing with appropriate support services.

4. Question: If it meets the criteria, what would be the chance of success of this type of proposal?

Answer: One would expect a submission with this type of support from VIHA to be strong in one of the important evaluation areas - target population and support service funding. The other major components including the housing concept and society capacity are also important.

5. Question: Is there any preference between new build and existing apartment buildings that are fully rented at the current time?

Answer: There is no standard preference in all communities - each approach has its advantages and disadvantages. An existing building is a known quantity or can be if a conditions report can be done quickly. In the present state of rental markets in most areas of the province, there would be concerns that would have to be addressed about the existing tenants and the present role played by a rental building in the particular rental market.

6. Question: On the PHI proposal call are there mortgages or not? I need a yes or a no.

Answer: Every project funded through *Provincial Homelessness Initiative* must have an interest which can be mortgaged. BC Housing reserves the right to support capital costs through subsidizing the payments on a conventional mortgage or through a non-interest bearing loan secured by a mortgage and forgiven over a period. For example, on a new construction project a non-interest bearing loan would typically be forgiven starting in the 11th year and diminishing over the next 25 years.

END