

Questions Asked by Attendees During the Public Housing Intake Webinar on 2/18/10

Q: Can you speak to timing issues? When should we expect the checklist for closing? Can we start working with our architect on these projects?	A: You should expect a checklist within the next week, and of course, yes...you can start working with your architects on these projects.
Q: Where can I find the below \$500,000 construction requirements that Bruce spoke of?	A: We will provide information on the checklists, and if it's under \$500,000, there are a limited number of requirements for you and we will provide a checklist outlining those details.
Q: So you said its oky to start working with your architect?	A: Yes
Q: It would be nice if we could simply be permitted to follow the HUD Capital Fund program's method of construction processes. Is this possible?	A: Please provide a detailed explanation of the HUD Capital Fund's construction process is so that we can explore that as an option.
Q: Not a question but comment on question regarding the arcitechts - MN NAHRO can supply contacts for this	A: This is true: Minnesota NAHRO can supply architectural contacts for this type of work.
Q: Does MHFA have any kind of list of architects we could connect with?	A: We don't have a list of approved architects, but we do have qualification forms that we approve of your cunsultants, such as architects. We'd suggest taking a look at those forms of which we can direct you to the location on our website to where those can be found if you'd like them. Have your architects look at the forms and see if they have other similar work such as yours or if they have other work with the agency, and then, we'll take a look at it. We can also share a list of Architects of whom have already submitted those qualifications to us, and it woudln't be an all inclusive list, but it would show you those architects that we're currently working with and this list may be helpful as a place to start looking. This list is also on our website as well.
Q: So units that are occupied at 80% of median income are allowed?	A: Whatever your Public Housing income limits are will be allowed.
Q: Has HUD approved the use of the GO bonds by us as a lien?	A: We have been talking with Deb Kravic and they are aware of our intention, but we need to get them our template documents to approve. We don't have those drafted yet but we hope to have those soon and get them over to Deb. My (Susan Thompson) understanding is that there might be some provisions specific to the language that we'll have to add to our documents.
Q: Thank you for allowing the use of Public Housing income limits!	A: We're happy to be able to provide this.
Q: Are you sure Title Insurance is required? Perhaps MHFA could talk to Stephen Gronewald at HUD about this? Since these are public housing properties they are covered by Declarations of Trust that preclude any liens withouth specific HUD approval, etc. I'm hoping the title insurance expense could be avoided.	A: We'll certainly look into this. We're not aware of the exact details on the declarations of trust and if we can avoid Title Insurance, we will.