

## High-Rise Sprinkler System Grant Program

### Frequently Asked Questions (FAQ)

#### Building Height Questions/Comments

**Comment:** How many stories is a high-rise?

**Answer:** The number of building stories will vary depending on floor to ceiling height and other factors. The building must adhere to the statutory definition as follows: have at least one story used for human occupancy that is 75 feet or more above the lowest level of fire department vehicle access. Height verification indicating that the building meets the statutory definition is required as part of the application package.

**Question:** If I send you blueprints showing a 7-story building, can you confirm that the building would be eligible for funding through this program?

**Answer:** Contact your local fire department or local building official to have them complete an evaluation of whether this building meets the height requirement as they would have the best information to make that determination.

If the building does meet the height requirement as outlined in our application materials, the representative from the local fire department or local building official can complete the Height Verification Letter (template on HRSS Program website) on their letterhead and this can be submitted as part of the application package.

#### Match Fund Requirement Questions

**Question:** What is the percentage for the local match?

**Answer:** The requirement is a 25% local match of the awarded grant amount for a non-profit organization, local unit of government, or federally recognized Indian Tribe or their associated Tribally Designated Housing Entity.

A 50% local match of the awarded grant amount is required for for-profit organizations.

## **Competitive Contracting and Bidding Requirements**

**Question:** How many bidding quotes does the applicant need to get for the application?

**Answer:** This is a concept-based application, so the competitive bidding process does not need to be completed for application submission. We only require an estimate of cost at application and understand that this number may change post selection. If the application is selected, then the applicant will need to adhere to the contracting and bidding requirements per the Office of Grants Management (OGM). The number of bids is driven by the dollar amount of service and/or materials. See Chapter 4 of the High-Rise Sprinkler System Grant Program RFP Application Instructions for details.

**Question:** Do we have to use the lowest bidder cost in the application?

**Answer:** This is a concept-based application, so the competitive bidding process does not need to be completed for application submission. We only require an estimate of cost at application and understand that this number may change post selection. If the application is selected, then the applicant will need to adhere to the contracting and bidding requirements per Office of Grants Management (OGM). The number of bids is driven by the dollar amount of service and/or materials. See Chapter 4 of the High-Rise Sprinkler System Grant Program RFP Application Instructions for details.

## **Affordability Requirement**

**Question:** We have a building that currently does NOT meet the income eligibility requirements, but only by a small amount. We are planning to add 18 new units to their building that will meet the low-income requirements. Can we count these 18 units toward the income eligibility requirement?

**Answer:** Unfortunately, the building is not able to include the 18 units that have yet to be built in the affordability requirement calculation. We can only count existing units toward that requirement.

**Question:** Our property is subject to a LURA agreement in which 100% of the units are restricted at or below the 60% AMI threshold for a period of 30 years. The in-place tenant base passes the 50%

threshold for 96.7% of units, above the 2/3rds requirement. However, the property is not encumbered by an agreement that legally obligates this 2/3rds of units at 50% AMI to be maintained through the 5-year period. Can our property qualify for the High-Rise Sprinkler Program?

**Answer:** The property is not required to be encumbered by an agreement that legally obligates 2/3rds of units at 50% AMI for 5 years; however the property must maintain rents and incomes such that it meets the affordability requirement of the HRSS Program for 5 years. This will be monitored. Failure to meet the affordability requirement during the 5-year monitoring period may result in consequences.