

Barnes Fund Round 14 ARPA Questions & Answers

Q1. Is there a funding limit per submitted Project?

Answer: Please see the R14 Grant Policy and scoring matrix for information on how projects will be evaluated based on the Capital Stack

Q2. If there is a limit, will Metro consider a waiver of this limit?

Answer: Please see the R14 Grant Policy and scoring matrix for information on how projects will be evaluated based on the Capital Stack

Q3. Can the Barnes 14 funds be used to acquire a lease-up ready market rate asset for purposes of conversion to affordable?

Answer: Funds may be used for certain acquisition costs as provided in the R14 Grant Policy. Site control in the form of a sales contract or option will be required.

Q4. Can organizations with operating budgets under \$2 million elect not apply as a "small organization"?

Answer: An organization with an operating budget under \$2 million is not restricted to the "small organization" set-aside.

Q5. The evidence for funding the supportive services at the property, can be set aside in the operating budget of the property, correct?

Answer: Correct. Funding for supportive services can be set aside in the operating budget. Applicants will be evaluated on the extent to which they describe what supportive services will be provided and how funding for these services will be secured.

Q6. For the CE team, what percent of people that they support use HCV? Can you provide that data so we can use it with the bank to underwrite higher (60%) rents?

Answer: Awaiting response input from Office of Homeless Services

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Q7. Is it permitted to use cash flow from the property to pay for additional Support Services?

Answer: We do not prescribe what funding sources can be used for supportive services. Applicants will be evaluated on the extent to which they describe what supportive services will be provided and how funding for these services will be secured. If cash flow from the property will be used for supportive services, applicants should demonstrate that cash flow will be sufficient to cover the supportive services for the duration of the affordability period.

Q8. Is it permitted to use developer fee dollars to pay for Support Sources during the lease up phase of the property?

Answer: We do not prescribe and are not evaluating how the developer fee will be applied. Applicants will be evaluated on the extent to which they describe what supportive services will be provided and how funding for these services will be secured. If the developer fee will be used for supportive services during lease up, applicants should demonstrate that the developer fee will be sufficient to cover the supportive services during that period.

Q9. Can these funds be used to build non-residential space that will be used for supportive services (e.g., case management offices, clinic/counseling space, food pantry, etc.)?

Answer: No. Barnes Funds are intended for the construction and preservation of affordable housing. If you are proposing a development with non-residential spaces, the capital stack should reflect secured or potential sources for those spaces.

Q10. Will there be any difference/flexibility in the usual Barnes payout timeline in order to accommodate the rapidly approaching expenditure deadline? For instance, is there the possibility to front-load some of these funds rather than having to have U&O to submit our final draw request?

Answer: Not only do funds have to be expended by 12/31/26, but projects must be completed by the deadline, too. Even if we agreed to a draw schedule to allow you to spend the funds on the front end, your project still must be completed by the deadline – meaning you must have a certificate of occupancy.

Q11. What are the ramifications if there have been other Barnes awards previously awarded to the project?

Answer: Round 14 funds may only be used to create or preserve net new units. Therefore, R14 funds may go into a project that has already received previous Barnes Funds or Affordable Housing Gap Financing funds, but the applicant must demonstrate that R14 funds will be used for additional units.

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Q11. Will there be a regular fall 2024 round that includes the disability category?

Answer: The next funding round (R15) will be open for a wide array of proposals.

Q12. What is the PSH definition and how does supportive services work?

Answer: Permanent Supportive Housing PSH is a housing intervention that combines affordable housing assistance with voluntary supportive services. PSH is intended to help those with a disabling condition exiting homelessness and other institutions obtain and maintain housing as well as improve health and connection with the community. As described in the Round 14 Grant policy.

Q13. Is there a list to qualify youth aging out for PSH?

Answer: We leave it up to the applicant to make those determinations.

Q13. If an organization were to apply for owner-occupied home modifications, but not development/new construction, is that an allowable category/type for PSH?

Answer: No; these funds are to be utilized for rental for people who are experiencing homelessness, not for owner-occupied rehab projects. However, these funds may be used for rental rehab if the housing will be made available people who are experiencing homelessness.

Q14. Should the applicant confirm with ADA UDS for all units?

Answer: Any project with specific design to accommodate accessibility needs will be required to comply with all ADA and other accessibility requirements unless specified otherwise by Metro Codes Department.

Q15. How soon will the awards be funded?

Answer: Our current goal is to file legislation with Metro Council for approval of contracts in October of 2024.