



Reaching Home Greater Vancouver 2021-2024 Capital Call for Letters Of Intent (LOI)

Questions and Answers from March 4, 2021

Question	Answer
Can an organization apply for more than one project?	Yes, however each project will need a separate application and each project will be evaluated on an individual basis.
We have several projects in mind – however all at the same location. Can we submit these in one application?	Generally, each project requires its own application. However, if the projects are for the same site or location, then submitting them together in the same application will be accepted.
What is the approximate range of funding to apply for?	As per page 11 of the LOI Application Guide : <ul style="list-style-type: none"> • The maximum funding that will be provided to any individual project in each fiscal year is 25% of the available funding. As well, preference will be given to those applications requesting a minimum of \$50,000 but all applications will be considered. <p>The maximum funding that any individual project could receive for April 1 2021- March 31, 2022 would be \$745,000 (25% of \$2.98M).</p>
Do we need to know the budget for each year of our project when applying now?	In the LOI, you will need to provide your best estimate for the overall project budget as well as the amount you would request from Reaching Home for the fiscal year April 1, 2021 – March 31, 2022. For those applicants who are invited to submit a full proposal following the LOI stage, you will be asked to provide your estimated budget for future years, although the funding being decided upon for this current call is only for the fiscal year of April 2021 – March 2022.
Are organizations in Abbotsford or the Sunshine Coast eligible to apply?	No. As per page 7 of the LOI Application Guide , organizations must be within the Greater Vancouver Regional District area.
Are there any preference for specific target groups, i.e. Indigenous youth housing or First Nation elders, etc.?	An overall target of 40% of the total Reaching Home funding for Indigenous-led organizations. However, no additional targets have been set for target populations. LOI applicants are encouraged to identify the needs of specific target populations but any project that supports/serves individuals experiencing or at risk of homelessness, regardless of demographic, will be considered.
Are accessibility renovations to existing non-residential sites eligible? (e.g. washrooms and showers in a community centre)	Yes, as long as the facility/site meets the criteria of providing support and services for individuals who are experiencing or at imminent risk of homelessness.
Does renovating an existing house to become a recovery home qualify?	Yes, if this site will become transitional or permanent supportive housing.





Reaching Home Greater Vancouver 2021-2024 Capital Call for Letters Of Intent (LOI)

Questions and Answers from March 4, 2021

Question	Answer
Is applying for a down payment for purchasing a house eligible?	Yes.
Can this funding be used to renovate a new space for a program that provides food to those who are homeless or are living in SROs?	Yes, non-residential sites that provide support to individuals experiencing or at imminent risk of homelessness are eligible.
What qualifies as “housing assistance with individualized and flexible support services” (in the definition of permanent supportive housing on page 8, footnote 2 of the LOI Application Guide)? What would the criteria be for type of service and number of hours?	The definition for types of services has been left open and will be assessed using the criteria of how these services support individuals experiencing or at imminent risk of homelessness and the level of need for the services in the community served by the organization.
Would a project for purchasing a building to provide services to help prevent homelessness (mental health counselling, addiction recover, job support etc) be eligible?	Yes, if your project serves or supports individuals experiencing or at imminent risk of homelessness, then it is eligible.
Are lease costs eligible? Does this funding cover operating subsidies for existing facilities? Do wraparound programs costs (meals, education, health and wellness, job finding, etc.) for transitional housing qualify?	No, lease costs and other operating costs are not eligible for this funding. This funding is for one-time capital expenses only.
If the funds are being requested for a purchase, does the purchase need to already be underway? How would the risk of the sale not being completed before March 31, 2022 be handled?	No, the purchase does not need to be underway now. However, please note if you are invited to apply and contracted to receive funding, you will need to spend the funds by March 31, 2022, so the purchase would need to be complete by then.
Do I need to own/have a mortgage on the property?	No, you do not need to own or have a mortgage for the property related to your project. This will be a factor taken into consideration when assessing the feasibility of your project.





Reaching Home Greater Vancouver 2021-2024 Capital Call for Letters Of Intent (LOI)

Questions and Answers from March 4, 2021

Question	Answer
Do I need to have a property chosen for my proposed project?	No. If you do not have a property identified, articulate the specific next steps you will need to take to move your project forward and what you would request Reaching Home funding for. This could include hiring consultants to find a location and plan for a development. It is also helpful to share what funding you already have available for these next steps. Please note that if you are invited to apply for funding, in order to be awarded a Reaching Home contract a specific property must be identified.
How do I communicate/ demonstrate the need for my project if I don't have statistics or data available for this?	While statistics and survey results are helpful in demonstrating need, applicants are encouraged to provide specific examples of individuals that your organization would support through this project in a way that would clearly demonstrate the need and potential impact of your project.
Can we stack funding from Reaching Home with other funders to meet the funding needs of a project that exceeds the maximum funding available? Are Tenant Improvement's for hotels purchased through the CMHC Rapid Housing Initiative (RHI) eligible?	Yes - refer to page 11, Section 6 of the LOI Application Guide . Please note that Reaching Home cannot pay for a cost that another funding is already paying for.
To get approved for a purchase of a property, is proof that operating costs can be covered required? Will proof of project sustainability for 5 years be required?	For the LOI stage, documentation/proof of operating costs being covered is not required. However, for applicants invited to the Full Proposal stage, this documentation/proof will be required.
We received RH Capital funds last year for the renovation of a property. Can we apply for more funding to complete additional renovations at the same property?	Yes.
Do you choose projects based on what has been funded before?	Decisions are based on eligibility criteria as set out in the Reaching Home directives as well as community priorities outlined in the community plan.
Last year how many LOIs were received and how many projects were selected and funded?	For capital funding for the fiscal year from April 1, 2020 – March 31, 2021, the process was a Call For Proposal (CFP) process only. 8 out of the 13 applications received were funded.



LU'MA NATIVE HOUSING SOCIETY



Reaching Home Greater Vancouver 2021-2024 Capital Call for Letters Of Intent (LOI)

Questions and Answers from March 4, 2021

Question	Answer
How much funding was disbursed last year?	\$1.3M was allocated for capital projects.
In what way is the process different this year?	This year, a Letter Of Intent (LOI) stage was introduced, to provide the Greater Vancouver CAB and CE with an opportunity to idea of what projects are being applied for the next few years without requiring full application documents.
If the project is anticipated to be completed in 2 years, do we apply again after one fiscal year?	Yes. LOI applications that are invited to the Full Proposal stage will be for funding decisions for the fiscal year of April 1, 2021 – March 31, 2022 only. In the Full Proposal stage, applicants will be asked to provide information on anticipated project budgets and funding for subsequent years. Applicants will need to apply for funding in subsequent years when the funding call for those years open.
We are looking to apply for funding that is needed starting April 1, 2022 . Should we apply to communicate that money will be needed in 2022? How does it work if it is not for this fiscal year?	Through this LOI stage, we welcome applications for projects that need funding in any of the next 3 fiscal years, which will provide the CAB and CE with information on projects in Greater Vancouver over the next 3 years. However, the Full Proposal stage for this year will be for projects that would be requesting funding for April 1, 2021 – March 31, 2022 only.
If our project is in the development stage now and renovations will not start until after April 1, 2022, is this eligible? Also, if the full scope of the project is not yet known, should we still apply?	Yes, we would encourage you to apply in this LOI stage using the best information and estimates that you can provide. For earlier stage projects, planning expenses (e.g., engaging an architect, consultants) are eligible.
Has the funding been confirmed until 2024?	The funding for next 3 years has been identified and allocated as per the Greater Vancouver Community Plan (see page 4 of the LOI Application Guide).
Is there a deadline for the project to be fully completed?	Current RH Funding has been confirmed to March 31, 2024.



LU'MA NATIVE HOUSING SOCIETY

Vancity Community Foundation



Reaching Home Greater Vancouver 2021-2024 Capital Call for Letters Of Intent (LOI)
 Questions and Answers from March 4, 2021

Question	Answer
<p>What are the reporting requirements (for organizations that receive Reaching Home funding)?</p>	<p>If you have received Reaching Home funding in past, the requirements will be similar.</p> <ol style="list-style-type: none"> 1. During the contract period you will be required to submit monthly claims and activity reports on forms provided by the CE. You must also attach receipts/invoices for your claims. Upon contracting, the CE will provide detailed instructions. 2. The CE will conduct a yearly monitor with you which may involve a site visit, but will consult with you ahead of time. 3. As part of the Reaching Home program funding requirements, all capital projects are subject to a 5-year monitoring period. Each year the CE will contact you to confirm that you are still operating the building/units for the same intended purpose (e.g. it is still transitional housing) for those who are homeless or at imminent risk of homelessness. If you are not, that the new operator is continuing to provide the same eligible service and its contact information. Your Reaching Home contract will list a repayment schedule should you sell the asset and it is no longer used for the intended purpose. You will also be asked about any new encumbrances on the property (e.g. lien, mortgages). This check in is usually done by phone or email by April of a given year.

