

Questions Received on the Co-Developer RFP

Q. Is it the HA's intent to continue to retain the current architect and are we wed to the current plan?

A. We are not wed to the existing plan, and if a developer proposes their own team, we can look at that.

Q. RHA's desire to own the property for a two year period depending on NCHFA's requirement. This would be subject to investor approval?

A. Yes, that is correct.

Q. Is there a current site layout with the existing layout?

A. We can put that on RHA's website.

Q. As it relates to the two year period, I am assuming RHA wants the Co-Developer to take on the tax credit construction loan guarantees throughout that period and then once the co-developer is gone, the housing authority will take on the guarantees. Is that a fair assessment?

A. Yes, that is fair. Additional response – this may change as the developer agreement is finalized.

Q. For modeling purposes, what is the anticipated amount of the demolition and disposition funds that could be available?

A. The amount is currently estimated at \$1,784,122. This amount is an estimate and is subject to change based on funding.

Q. The current 122 sites, are they currently 0-30% AMI?

A. Roughly 95% were at 0-30% AMI when we reviewed the demographics last.

Q. With the 122 units currently on-site, are you anticipating on having project-based rental assistance for those extremely low residents?

A. We would look to the developer to see how they would like to handle that.

Q. Master Planning is expansive. Are you looking to work with more than one developer?

A. The RFQ states that RHA reserves the right to solicit and select a different Co-Developer on phases subsequent to the first phase.

Q. Will the 122 units be dispersed throughout the site?

A. That is currently the plan.

Q. Is the expectation that the proposed childcare and multipurpose building be open to the general public or just for use by the 375 new residents?

A. The multipurpose building will be opened to the residents. The childcare center would be opened to the public with priority given to the low-income families RHA serves.