

## Addendum #4

### Potential Respondent Questions and Answers

1. Is the Master Developer precluded from responding or being selected as the Co-Developer?  
The RFQ for Co-Developer will be open to all interested parties.
2. Will there be a separate HUD/RAD consultant?  
RHA currently has a contract with a RAD consultant.
3. A relocation plan was required as part of the RHA Master Planning and Development Advisory Services RFP. Are the relocation costs for Heritage Park residents to be funded outside of the transactions?  
Currently, it is expected that RHA will be handling the relocation costs and the relocation process.
4. What is RHA's expectation regarding the relationship between it, the Master Planner and Co-Developer? Will there be some type of tri-party agreement between the Master Planner, RHA and Co-Developer?  
The Master Planner is a separate consultant that will help with the planning and will not be a party in the developer agreement.
5. Has RHA begun any RAD or Section 18 process with HUD? If so, where in the process is it with HUD?  
RHA has contracted out an assessment of Heritage Park and it was deemed obsolete by HUD's definition. The current plan is to submit a Section 18 demo/dispo application to HUD at the beginning of 2022.
6. Has RHA identified which phase it would like to begin redeveloping?  
RHA is currently working with the architect, engineer and the city to determine the schedule of the phasing. This is subject to change as the plans for the site are finalized.
7. Addendum #3 identifies disposition of vacant lots owned by RHA as a potential source. Can you be more specific about which lots RHA has identified to sell? And if RHA plans to sell these lots prior to or during the redevelopment in order to make the proceeds available for construction?  
There has not been any board or HUD approved actions regarding the lots available for sale. If they are sold, the proceeds will be used as a funding source in the redevelopment depending upon board and HUD approval.
8. When you say that the co-developer would remain a special member in the ownership structure, what does that mean? Why would you prefer us to be a special member instead of a managing member? On that same vein, are you interested in the co-developer staying in the ownership through compliance? We have done some HA partnership redevelopments where we stay in the ownership through compliance, and some where we turn the keys over to the HA and exit the ownership after conversion, at which point the HA is responsible for guarantees moving forward.  
The exact ownership structure will be finalized when all parties are identified and all agreements signed.  
With the equity investor, lender, and NCHFA approval, it is the expectation that the Co-Developer will exit the ownership structure after the completion of the minimum required compliance period (currently two years) after the project placed in service date as required by the applicable NCHFA QAP.
9. Do you want to be the property manager or would we bring in a third-party PM?  
Raleigh Housing Authority will be the property manager.
10. Does RHA have Section 42 property management experience?  
Yes. RHA has successfully managed 145 LIHTC units (90 unit building and a 55 unit building) since they were completed in 2002 and 2007 without any non-compliance findings from NCHFA or any applicable lenders.
11. Should we identify a GC, Architect, and Property Manager as part of our team in this RFQ Response, or do you want us to respond as the developer and assemble a team later in the process?  
This area is open to the respondent. Section 3.1 of the RFQ also details the submission requirements if a team is proposed.
12. Will the RHA be responsible for any of the predevelopment costs or do they want the co-developer to cover all predevelopment costs?  
Currently, it is expected that RHA will handle the pre-development process and costs such as relocation and demolition. This may be subject to change as plans are finalized.

13. Can you tell me which section Exhibit C belongs in?

Exhibit C can go at the end of the proposal, before the Certifications and Assurances forms.