

Housing Authority of the City of Carrollton (CHA)
Pre-proposal Conference, Development Partner
Q & A Summary
July 10, 2024

1. **Q:** Can you point out the location of the Greenbelt?
A: The Greenbelt bisects Elder Circle east to west and is outlined on the land survey for Elder Circle found on the CHA website, www.carrolltonhousingauthority.com.
2. **Q:** Are you open to having multiple phases? Senior and multi-family?
A: CHA is open to a mixture of design ideas, but the primary focus of the Request for Qualifications (RFQ) is senior redevelopment.
3. **Q:** Since you are focusing on seniors, does this include the development at Alabama Circle?
A: Not at this time. The RFQ aims to redevelop Elder Circle.
4. **Q:** Do you think you'll be doing something at Alabama Circle in the future?
A: Yes. When resources become available, we plan to redevelop or significantly modernize all former public housing properties.
5. **Q:** Has the City of Carrollton been asked to rezone Elder Circle?
A: No. CHA acknowledges that rezoning Elder Circle may be necessary, but the outcome of the rezoning process cannot be predicted.
6. **Q:** Will the Greenbelt remain open during the construction at Elder Circle?
A: CHA is committed to preserving the Greenbelt as an amenity for the property but understands that temporarily rerouting the trail may be necessary during construction.
7. **Q:** Are the 49 units at Elder Circle all occupied?
A: Yes, the units are all occupied.
8. **Q:** Should the proposal be for one-level or multi-level buildings?
A: CHA has no preference but is aware that Low Income Housing Tax Credits (LIHTC) redevelopment projects often include multi-level construction.
9. **Q:** How many people are on your waiting list now, and is your waiting list open?
A: The waiting list for CHA's Project-Based Voucher (PBV) program is closed. However, it will reopen for 1-bedroom units on July 26. Since before 2010, CHA has operated both its PBV program and its former Public Housing program based on a waiting list.

10. **Q:** Is there a plan in place to move existing tenants during construction?

A: CHA is dedicated to meeting the housing needs of existing Elder Circle tenants, but there is no specific relocation plan in place at this time.

11. **Q:** Does the Housing Authority or the City have funds in-place to participate in the redevelopment of Elder Circle?

A: CHA has Replacement Housing Factor (RHF) Funding in place for Elder Circle that may be available for the redevelopment of Elder Circle.