

QUESTIONS AND ANSWERS TO RFQ FOR DEVELOPMENT PARTNER

All questions concerning the RFQ for a Development Partner published on June 5, 2024, will be answered below. Interested parties are encouraged to check the Q&As prior to submitting a response.

June 5, Re: Site Location

Question: Is the subject property located on the East or West side of Dixie Street? Would it be possible to share the address?

Answer: The subject property described in the RFQ published on June 5, 2024, is Elder Circle, located on the west side of Dixie Street, 1 Roop Street, Carrollton, GA 30117.

June 7, Re: Property Size

Question: The site location map states the property is a 4-acre track, where are the additional 7-acres?

Answer: The site map (tax parcel) on the CHA website demonstrates the location of the Site. As describe in the RFQ, the property is 11.27 acres in size and a boundary survey is now available on the CHA website.

June 13, Re: Site Density, Relocation, Contract Rents, and Included Structures

Question: Has there been any discussion to date with the city regarding zoning and the density?

Answer: CHA has discussed matters related to density with the city, but not issues related to zoning.

Question: What is the expectation for the number of PBV units to be put back in/allocated to the newly constructed LIHTC community?

Answer: CHA is undecided as to how many, if any, of the Site's PBVs will remain with the property, assuming an allocation of LIHTCs. The final decisions

regarding the use of PBVs on the Site will be negotiated with the selected Development Partner.

Question: What are the current contract rents?

Answer:

<u>Number of Bedrooms</u>	<u>Contract Rent</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
0	\$455	\$55	\$510
1	\$496	\$77	\$573
2	\$587	\$99	\$686

PBV HAP Contracts permit an annual increase in contract rents. CHA is currently awaiting HUD approval of an increase for calendar years 2024 and 2025.

Question: Does the CHA have any vacancies throughout its existing portfolio to temporarily relocate existing residents?

Answer: CHA housing programs operate based on waiting lists and therefore we do not currently maintain vacancies for temporary relocations.

Question: Will the portion of the Site with the existing CHA office and “Elder Community Center” be a part of the redevelopment area?

Answer: The Site includes the current location of the CHA Main Office and Elder Circle Community Center.

July 10, Re: HAP Contract

Question: Are you able to upload the HAP contract for Elder Circle?

Answer: The CHA HAP Contract consists of [HUD Form 52530A, Parts 1 & 2](#) (Section 8 Project-Based Voucher Program Housing Assistance Payments Contract), and [HUD Form – 52621](#) (Rental Assistance Demonstration (RAD); Rider to the Section 8 Project-based Voucher (PBV) Housing Assistance Payments (HAP) Contract).

July 16, Re: Labor, Budget, Property Management

Question: Is this project subject to Davis Bacon, E-Verify, Section reporting?

Answer: It is CHA's understanding that Davis Bacon doesn't always apply to LIHTC projects, but there may be a requirement when mixing certain federal funding sources, such as PBVs. A specific response to this question would need to come from GA DCA and DOL.

Question: Is it possible to request the operating budget for the property?

Answer: CHA does not adhere to HUD's Asset Management model for accounting (sometimes called "project-based accounting," but not to be confused with PBVs). Being the case, unfortunately CHA does not have an individual operating budget for Elder Circle (CHA's FY23 audit report is now available for review).

Question: Is there currently a manager and maintenance staff on the property?

Answer: CHA does not have individual managers or maintenance staff at each PBV property. Instead, CHA operates from one administration office located at 1 Roop Street (Elder Circle). CHA's maintenance staff and facility are at different locations, separate from any of CHA's PBV properties.

Question: In addressing the relocation side of the development plan, is the RAD Project-Based Vouchers' conversion complete for these 49 units?

Answer: Yes. CHA converted all former Public Housing units to RAD PBV in 2016.

July 22, Re: Guarantees

Question: Since CHA is looking to have final say over a development concept, do you also plan to provide guarantees for the project?

Answer: No. CHA does not anticipate providing financial guarantees for the project.

July 24, Re: Team Member References, Elder Circle Community Center and CHA Admin Office

Question: In regard to Development Team Members (Financing, Legal, Property Management): "Provide at least five applicable references for each entity.

Are you saying you would like five references for our bank, accountant, attorney, etc, within our response?

Answer: Yes, however, submittals will not be disqualified based on the number of references for Team Members so long as those provided are sufficient to measure the respondent's history with a proposed Team Member and the Team Member's experience with LIHTCs.

Question: Will the CHA Offices remain on the Site and need to be renovated as part of the project? Can the Community Center be demolished as part of the new construction? If so, does this building need to be rebuilt for the Housing Authority to utilize?

Answer: Currently, CHA does not insist on a specific outcome for the Community Center and Admin Office.