

RFQ for Co-Developer Q and A

1. Does the housing authority anticipate that the County could offer the financing required to achieve the Local Government Area of Opportunity funding preference under the FHFC RFA for 9% LIHTC developments in medium counties? **Yes**
2. Does the housing authority anticipate that the City (ies) could offer the financing required to achieve the Local Government Area of Opportunity funding preference under the FHFC RFA for 9% LIHTC developments in medium counties? **Yes**
3. Does the housing authority have any properties currently under contract with developers? If so, please provide? **Yes Merrillwood 40 unit senior development in Alachua FL on city of Alachua Public Housing Site**
4. Has the housing authority applied for RAD? **No**
5. Which sites have a Declaration of Trust (DOT)? **All Public Housing Sites are under (DOT) .The Sunshine inn is not.**
 - o Has the housing authority submitted any applications for Demolition/Disposition to the Special Applications Center of HUD for a modification of the existing DOTs? If so, what is the current status of each? **Yes Completed Demo application to demo 17 units in our Alachua Merrillwood site as well as pending application for 2 fire units on our Waldo site**
6. Is there a detailed summary analysis of the existing units, by bedroom mix, bed/bath types and unit size? **Yes see enclosed summary.** Are you able to provide a current rent roll and income and expense statement? **Not at this point in time.**
7. What is the current demographic at each site, i.e.: family, elderly, disabled, and homeless? **All Public Housing is HUD designated Family. See enclosed demographic**
8. Is there a waiting list, if so, how many households are currently on each site's waiting list? **2,000 on P.H List.**
9. Is there replacement housing requirement for any of the sites, and if so, how many? **No**
 - o If there is not a replacement requirement, does the housing authority have a minimum number of assisted units that the developer should plan for? **No**
10. Will the housing authority or the selected developer partner be responsible for a relocation plan for the sites? **The Housing Authority will be responsible for all relocation of residents.**
 - o If the Developer is responsible, will vouchers be provided to the residents for temporary relocation? Does the Authority have vacant units in their portfolio to support temporary relocation?
11. Are there any surveys or third-party reports available for any of the sites that can be provided, i.e. Environmental, Plan & Cost, Market study? **Yes Environment reports and surveys that can be reviewed post Contract award ...**
12. Does the housing authority have any available funds, HOME, CDBG and if so, is there an expenditure date? **No**
13. Do any of the sites meet the Florida Housing Finance Corporation definition of Preservation as currently drafted, see below? **Yes**
14. Do any of the sites meet the Florida Housing Finance Corporation definition of Redevelopment as currently drafted, see below? **Yes**
15. At this juncture, without any knowledge of the size and scope of the development(s), it would be difficult to submit an informed financing proposal. Would a range of financing options and potential fee structures be found responsive? **Yes**
16. Requested preferred insurance renewal property schedule. **The ACHA no longer does business with preferred insurance; thus we have enclosed the update schedule with the new insurance vender FHARMI and placed on ACHA website.**