

MHA RESPONSE TO QUESTIONS ISSUED

December 6, 2021

Proposal No. MHA-2021-05

QUESTION 1: Given the relatively short timeframe to respond, will there be a pre-proposal conference and opportunity for our team to conduct a site visit?

RESPONSE: There will be no pre-proposal conference. You are welcome to visit the site. If you would like to visit the site, please contact Ericka Benedicto at (501) 340-4843 or by email at ebenedicto@mhapha.org and someone on staff will give you access to the properties.

QUESTION 2: Our read of the RFP is that all RAD converted, former PIH apartments, will be rehabilitated or replaced one for one. Are all units utilized to full bedroom capacity and if not, are you open to varying bedroom size and approaching HUD Office of Recapitalization/RAD Technical Assistance Manager to approve a change in bedroom count?

RESPONSE: Notwithstanding any bedroom capacity, the Housing Authority and CAHC are open to varying bedroom size and approaching HUD to approve a mutually agreed upon change in bedroom count.

QUESTION 3: Is each of the sites named in the table at Page 10, a separate AMP? Are there four AMP's? If not, how many AMP's are intended for RAD conversion?

RESPONSE: Each of the Sites named in the table at page 10 in the RFQ is a separate AMP. There are four AMP's. All four AMP's are intended for RAD Conversion or other repositioning strategies.

QUESTION 4: Over the last five years, what has been the average annual turnover rate for the four sites? How many families depart each year on average?

RESPONSE: The question regarding turnover rate and departures will be provided to the selected developer after approval of the award by the MHA and CAHC Boards.

QUESTION 5: Is MHA and its Board open to a mixed income model for revitalization? If so, does MHA have any preference regarding mixed income and mixed-use development? Are there limitations on including market rate and workforce housing, or on developing mixed use opportunities? Are there local commitments to any specific mixed income model to remediate potentially concentrated poverty?

RESPONSE: MHA and CAHC are open to a mixed-income model for revitalization. There is no preference regarding mixed-income and mixed-use development. Any limitations on including market rate and workforce housing or on developing mixed use opportunities, with respect to any QAP guidelines, ordinances, or the like, is expected to be determined in cooperation with the selected developer partner(s). There are no local

commitments to any specific mixed income model with regard to remediating potentially concentrated areas of poverty.

QUESTION 6: Is MHA open to using its Faircloth allocation for Faircloth to RAD conversion to increase HUD rent subsidized, RAD converted units and increase affordable housing opportunities for very low-income families?

RESPONSE: There is no Faircloth allocation.

QUESTION 7: Have there been any commitments to local business or other entities for mixed use tenancy? Has the Housing Authority made any commitments to local businesses for inclusion in a potential mixed-use development, especially any business that may provide resident employment opportunities?

RESPONSE: While there have been conversations with local stakeholders, there are no commitments to local business or other entities for mixed-use tenancy. The Housing Authority has made no commitments to local businesses for inclusion in a potential mixed-used development.

QUESTION 8: Understanding zoning constraints of local authorities having jurisdiction, and being sensitive to the local community, does the Housing Authority have any density constraints on housing for any potential redevelopment?

RESPONSE: To MHA and CAHC's knowledge, there are no additional density constraints beyond the applicable state and local laws, ordinances, rules and regulations. There is an expectation that the selected developer partner(s) will confirm any restrictions, such as those discovered via title review.

QUESTION 9: Is there an active Resident Association for the four sites?

RESPONSE: There are resident associations for Madison Heights I, Madison Heights II, and Homes at Granite Mountain. There is no resident association for Homes at Granite Mountain Sr.

QUESTION 10: Is there an active Community Advisory Group that includes residents and non-resident local stakeholders for these sites?

RESPONSE: There is no formal community advisory group designated for these four sites that include residents and non-resident local stakeholders for these sites; however, there are community organizations with which we collaborate for community initiatives.

QUESTION 11: Are there any known, major environmental issues?

RESPONSE: To the Housing Authority's knowledge, there are no known, major environmental issues.

QUESTION 12: Are the sites in Opportunity Zones?

RESPONSE: All four sites are in Opportunity Zones.

QUESTION 13: The RFP mentions the MHA may provide other financial sources. Please provide any information available on potential MHA capital contributions, including HUD Capital Funds, possible DDTF contributions or possible commitments from HUD CPD funds through the local Consolidated Plan.

RESPONSE: MHA may provide other financial sources, including seller financing. The amounts and sources will be negotiated with the selected developer partner(s).