



Subject	Questions	Responses
Affordability Goals and Age Restrictions	We understand that the goal for developing the property at 1013 Halifax is to provide replacement housing for seniors. What are the affordability goals? And age restrictions?	The anticipated business plan is to build new affordable units that will serve as replacement options for an existing public housing development serving elderly and disabled residents. Ideally, the property will be a mixed income development with PBV and non-subsidized rental units. This final affordability mix is subject to further due diligence, review, and negotiation with the selected development partner.
Unit Type Requirements	Is there a requirement for 1:1 replacement. What is the amount of units by bedroom type?	RHA is committed to maintaining affordable housing by ensuring that any public housing units removed or redeveloped are replaced at a minimum of one-to-one. In addition to the Halifax site, The Agency is evaluating potential sites for new construction and opportunistic acquisitions to serve as replacement housing options.
Section 18 Timeline and Approval	Has the Section 18 report been sent to HUD? What is the anticipated timeline for approval and relocation?	RHA is in the process of preparing the disposition application. It is anticipated that the application will be submitted closer to the end of 2Q25
Reasoning for avoiding LIHTC	Understand that preference is to avoid LIHTC. Is this due to proximity to railway? Would this also include 4% financed with tax exempt bonds?	All responses are permitted. RHA prefers development partners that demonstrate the ability, experience, and vision to utilize diverse funding executions beyond LIHTC (4% or 9%), to the extent possible. The final capital stack will be determined based on reasonableness and viability of financing.
	The RFQ makes clear that RHA is not interested in tax credit execution. Is this specially regarding a 9% tax credit execution (given the difficulty of obtaining an award)? Would RHA be open to a tax credit execution that involves tax-exempt bonds and 4% credits. Through this structure, the timeline would be faster and in-place prior to the pre-development process being complete.	
Use of RHA Bonds	Would the use of RHA-issues municipal bonds be available in a land lease situation?	Yes, RHA is open to evaluating the feasibility of issuing tax-exempt bonds to support the project. Questions related to the ground lease require additional information and will be subject to further review from counsel.
	Would RHA be interested in issuing tax-exempt bonds to support the project?	
RHA PBVs	It is our understanding the RHA will consider providing more than 25 PBV's.	Yes
Preliminary Studies	Does the RHA have any preliminary studies on number of units, unit type, etc.	No studies are available currently.

Land Price	What price is RHA seeking for the land, if any?	This will be based on negotiation with the selected developer.
Evaluation Weights	If a developer can present a development that incorporates non-LIHTC financing but not modular construction methods, will that development plan receive the same consideration as one with modular construction?	RHA will consider all complete and on-time responses. However, we cannot respond directly to the question as we won't provide additional detail on the criteria beyond what is stated in the RFQ. We encourage all responses to demonstrate their best qualifications for this project.
Submission Clarification	Can you confirm what exactly RHA is expecting next Friday per page 4 of the RFQ? Our understanding is RHA is looking solely for our team's qualifications, is that correct? We are not submitting anything related to the project specifics yet. That would come after the "pre qualified respondents selected" date on April 25th correct?	You are correct, we're only looking for qualifications information for next Friday, April 4th, which, for clarity, is the information listed under Requested Information on page 8-10. April 25, 2025 is the date that RFQ respondents will be selected. And the specifics of the project will be the focus of the subsequent RFP that is planned for release on Wednesday, May 9th, 2025.
Audited Financial Statements	The RFQ indicates you all would like 3 year of audited financials, reference letters and equity/debt LOIs but we can only submit 6 pages in this section. There is no way we can possibly do that with a 6 page limit. Typically, we would supply financials upon request as we do not want them to be published publicly and not that in the RFQ. Is that acceptable to RHA?	If respondents need a different method of submission of financial statements, they may submit their documents separately from the RFQ submission using the following methods: - By email: Send your attachments to Mathieu Torres, Procurement Manager, mtorres@rhanc.gov. The subject must read: RFQ-2025-RED-001_Fin. Stmt_CONFIDENTIAL. - By regular mail: Hard copy package consistent with directions in the RFQ. Hard copy packages should include two folders: 1)One for Financial statements clearly marked RFQ-2025-RED-001_Fin. Stmt_CONFIDENTIAL and 2)One for the main submission (57 pages max) - By regular mail: Electronic file in a flash drive If the financial statements exceed the 6-page limited cited in the RFQ, Respondents will not be penalized.
Survey	Is a survey of the parcel available?	No survey is available currently
Rent Comps/Market Studies	Have any rent comps or studies/market studies been completed?	Rent comps and market studies haven't been conducted at this point
Appraisal	Is there an appraisal for the parcel (either for fee simple or leasehold value)?	There hasn't been an appraisal conducted

Team Organization #6 Page Limit	Team Organization #6 requests an too much information for a 2 page response. Especially when requesting educational back ground and employment history. This response is 50% of overall scoring. Would RHA consider additional pages for this request?	We will need to maintain the maximum page amount as we're working to limit the review and subsequent response time back to the respondents. Though, the evaluation committee may reference materials in the Appendix for further information. Just keep in mind, materials that only appear in the Appendix will not influence a firm's score, so the Appendix should be used as an expansion of content from the previous sections and not space for additional, new content for evaluation.
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