



Housing Authority of Bossier City, Louisiana

Request for Qualifications

For

Development Partner(s)

For

**Implementation of Rental Assistance Demonstration (RAD) Program and Other
Redevelopment**

ADDENDUM 3

Issued Date: 11/25/2020

This addendum to the Request for Qualifications described above is being issued to respond to questions received both during the Pre-Submission Conference and in writing on or before the deadline of November 24th, 2020.

1. Will the HABC non-profit affiliate play a role in the development, and if so, might it serve as co-guarantor?

The role of HABC and its affiliate are subject to negotiation and HABC discretion. With regard to guarantees, HABC's expectation is that the selected Development Partner would meet all responsibilities established in Part II of the RFQ, including the provision of guarantees to implement all aspects of redevelopment fully and expeditiously. Given this expectation, HABC nor its affiliate will provide guarantees for any resulting projects.

2. Are developers permitted to include contractors as part of their submission?

Part II of the RFQ establishes expected responsibilities of the Developer, including hiring and overseeing a qualified General Contractor. Developers are encouraged to submit proposals including a comprehensive development team to implement any agreed upon

redevelopment strategy. Submissions including a qualified and experienced general contractor as part of the development team will be scored favorably.

3. Is there consideration for HABC to be part of the structure of the property management?

To ensure the immediate success and long-term viability of the property and to be eligible for financing resources, HABC expects that all qualified respondents will have experience in affordable housing property management and will include a qualified and experienced property management company as part of their submission. HABC is interested in assuming property management at a later date, as negotiated and compliant with requirements for all funding sources.

4. Has HABC selected counsel?

HABC is represented by qualified development counsel.

5. Will HABC be providing relocation services or can the developer include a relocation services provider in their RFQ submission?

Respondents may include a relocation service provider or consultant as part of their development team in their submission. If relocation becomes necessary HABC shall have discretion in any final selection and engagement of any proposed relocation service provider or consultant.

6. Will the developer be able to make recommendations on the structure of any RAD CHAPs?

While RAD CHAPs have been awarded, HABC is not opposed to variant CHAP configurations or RAD alternatives, so long as they meet agency goals and priorities and comply with HUD rules and guidance.

7. For financing, is HABC looking into 4% or 9% LIHTC options?

In keeping with the RFQ, the selected Development Partner(s) will be responsible for developing and executing a redevelopment plan in consultation with the housing authority and its representatives. This plan should include proposed financing options including, but not limited to, Low Income Housing Tax Credits.

8. Will HABC be looking to include historic designations to the properties?

Currently no HABC property has a historic designation. HABC does not intend to advocate for or secure such a designation, unless required by the State Historic Preservation Office or similar authorities.

9. Will HABC provide tenant support services or will the property manager need to provide the services?

HABC intends to provide supportive services post-closing.