

Question of Southridge RFQ

A. Clarification of acreage?

The correct acreage is 11.023

B. At this time, West Palm Beach is seeking RFQ for a co-developer. WPBHA anticipates utilizing tax credits with a form of release of DOT from HUD. WPBHA will consider demo dispo, RAD, or a hybrid to maximize our vouchers which could increase PBV vouchers. Although our administrative plan includes both demo dispo and RAD conversions, WPBHA does not anticipate any application of funding until the 2022 tax credit cycle.

C. Has the WPBHA determined whether to redevelop of Southridge will take place under Section 18 demolition/disposition? **To be determined**

D. Has WPBHA's board approved the redevelopment and is it included in the agency's administrative plan? **Demo dispo and RAD are in plans.**

E. Has WPBHA submitted a demolition/disposition request to HUD or otherwise started discussion with HUD concerning the redevelopment? **No**

F. Please advise if the WPBHA intends to handle all efforts related to demolition and environmental remediation, including (i) obtaining permits/approvals from the City of West Palm Beach and US HUD, and (ii) contracting for and paying for the demolition and remediation work. **To be determined**

G. What is the expected timing of demolition approvals from the City of West Palm Beach and US HUD, and in particular, assuming the selected co-developer is successful in obtaining invitation(s) into credit underwriting for the redevelopment of the complete Southridge site in March/April 2022, is it anticipated that demolition permits/approvals would be issued in time to permit commencement of demolition in the Fall of 2022? **No**

H. What is the plan for rental assistance? Will the WPBHA or US HUD provide existing Southridge residents with tenant vouchers to use in their replacement dwellings? Or will the WPBHA -provide existing Southridge residents with project-based vouchers at 110% FMR (project-basing the Tenant Protection Vouchers that are anticipated to be provided by HUD in connection with the Section 18 demolition/disposition) to use in their replacement dwellings? **To be determined**

I. Will there be a requirement for any of the existing Southridge residents to be temporarily relocated to another property and moved back to Southridge after construction

completion? If so, please describe how many residents, etc. **Yes, numbers and timing to be determined**

J. Does the WPBHA anticipate handling all temporary and permanent relocation efforts required for Southridge, or will you need the selected co-developer to assist in this regard?

If you will be seeking assistance from the co-developer, please describe. **To be determined**

K. Do you anticipate that there will be a requirement for the provision of any public housing units in Southridge, post-redevelopment? If so, please describe. **To be determined based on best composition for funding**

L. Does the WPBHA have a phasing preference for any particular portion of the property? **No**

M. If there is no phasing preference, is the WPBHA open to the development of an elderly phase at the same time as a family phase (each of these phases would apply for different FHFC funding sources)? **Yes**