

**REQUEST FOR QUALIFICATIONS FOR
DEVELOPMENT PARTNER(S)
RFQ 2021 PORTFOLIO PRESERVATION**

**FOR DEVELOPMENT SERVICES RELATED TO
PRESERVING AND REVITALIZING AFFORDABLE HOUSING**

**TROY HOUSING AUTHORITY
DEBORAH A. WITKOWSKI,
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TROY, NEW YORK 12180**

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IF A QUESTION WAS SUBMITTED THAT WAS NOT RESPONDED TO PLEASE CONTACT AND SHOW HOW IT WAS SUBMITTED AND WE WILL ADD TO THESE RESPONSES.

Questions/Inquiries Received By May 20, 2021 at 4:00 p.m.
Answers to Be Posted at www.trohousing.org on or before June 1, 2021
Response Due Date: June 7, 2021; 4:00 p.m.

Questions Presented and Responses:

1. Would you be able to post **Executed RAD Conversion Commitments (RCCs) and Housing Assistance Payment (HAP) Contracts** for analysis by interested parties in the RFQ?

These will be provided via a link on our website entitled Documents Related to Questions Received for RFQ related to Portfolio Preservation.

2. Would you be able to post **Trailing 16 month operating (Income and Expense) statements for the properties, including rent schedule and rent rolls** for analysis by interested parties in the RFQ?

RENT SCHEDULE	Studio	1BR	2BR	3BR	4BR	5BR
Sweeney	NA	\$611.00	NA	\$926.00	\$1,023.00	NA
Corliss	NA	\$596.00	\$728.00	\$904.00	\$997.00	NA
Grand	\$554.00	\$666.00	\$813.00	\$1,010.00	NA	NA
Griswold	NA	NA	\$715.00	\$888.00	\$982.00	\$1,129.00
Phelan	NA	\$611.00	\$746.00	\$926.00	\$1,023.00	NA

The other requested documents will be provided via a link on our website entitled Documents Related to Questions Received for RFQ related to Portfolio Preservation.

3. The RFP lists leveraged debt, historic tax credits, LIHTCs, and subordinate soft debt as possible funding sources. **Is RAD funding also an eligible source to finance the renovation?** Or, alternatively, are they ineligible to receive RAD funds to the previous RAD conversion?

We are not aware of any RAD funding available to finance renovations. Through the Rental Assistance Demonstration (RAD) Program our former Public Housing units have shifted to the Project Based Voucher Platform. The only funding we are aware of through RAD is the Housing Assistance Payments (HAP) that subsidize the tenant portion of the rent up to the actual contract rent.

4. Can THA provide more detail about any **quantitative requirements for accommodations for special needs populations?**

Per HUD requirements 5% of the units at each site are required to meet Uniform Federal Accessibility Standards (UFAS) and 2% of the units at each site are required to be adapted to persons with Hearing or Visual (H/V) Impairments. Such units should be disbursed within the site (not clustered) and they should be proportioned to the bedroom size configurations at each site.

Presently, the Troy Housing Authority has adapted the required number of units at each site for Hearing or Visual (H/V) Impairments.

Site	Required UFAS Units
1. Griswold Heights	19 (4 are underway), 15 are still needed
2. Corliss Park	9
3. Sweeney Apartments	1
4. Phelan Court	4
5. Grand Street Apts.	2

Funding sources may have additional requirements or incentives for serving special needs populations. Proposers may want to express how they will address these, or propose to take advantage of these, within their responses to this Request For Qualifications (RFQ).

5. Can THA offer any detail about the **current capital needs of the five properties?**

The previously provided RAD Physical Condition Assessments (RPCA) and RAD Tools provided a 20 year component replacement schedule with cost estimates for each property.

6. Could you please provide **site plans or surveys** for the five properties?

To the extent available these will be provided via a link on our website entitled Documents Related to Questions Received for RFQ related to Portfolio Preservation.

7. Could you provide details of any **current mortgage(s) on each property** and the **outstanding balances on the Siemens Energy Performance Contract on each property?**

There are no mortgages on any of the properties. The Outstanding Balances of the Siemens Energy Performance Contract on each property are:

Property	EPC Annual Payment by Property	Balance at end of 2021
Catherine M. Sweeney	\$15,527.77	\$128,103.00
Corliss Park	\$114,464.27	\$944,331.00
Grand Street	\$27,126.27	\$223,789.00
Griswold Heights	\$255,354.01	\$2,106,671.00
Margaret W. Phelan	\$58,413.98	\$481,915.00
Totals	\$470,886.30	\$3,884,809.00

8. Could you provide any **Phase 1 Environmental Site Analysis reports**?

None are available for any of the properties that are the subject of this RFQ.

9. The Gill Group reported that there is no evidence of asbestos containing materials for all five sites. **Are there asbestos reports that support this or is this an assumption** based on a visual inspection? And if there are Asbestos Containing Materials Surveys, could they be provided to the applicants?

To the extent available all asbestos related documents will be provided via a link on our website entitled Documents Related to Questions Received for RFQ related to Portfolio Preservation. Note that there are none available for Sweeney Apartments.

10. Does the THA have a **development priority for the five sites**?

THA is interested in preserving and revitalizing each of the five sites so that they can continue to provide high quality affordable housing to the Troy community. We are eager to hear how our potential development partners propose to solicit and refine input from various stakeholders (THA, tenants, the community, funding sources, etc.) to create a development plan that meets this objective.