
Addendum

Solicitation #: RFQ Q23032

Addendum Title: ADDT'L QUESTIONS AND RESPONSES - ADDN 3

Date and Time Issued: 04/11/2023 06:38 AM PDT

Good Morning,

Please find the attached Questions and Responses that have been provided regarding your inquiries related to this solicitation.

Thanks and have a good day!

Kind regards,

Linda Simpson
Contracts Administrator

Filename	Size
 RFQ Q23032 ADDN 3 MASTER DEVELOPER OF 3 SITES.pdf	109.62 KB

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Addendum Delivered To



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

ADDENDUM NO. 3

April 11, 2023

REQUEST FOR QUALIFICATIONS, RFQ Q23032

**MASTER DEVELOPMENT OF THREE SITES
DUNCAN & EDWARDS, OLD ROSE GARDENS AND 28TH AND SUNRISE AVENUE
LAS VEGAS, NV**

All Proposers bidding this solicitation are hereby advised to incorporate the following changes/clarifications and related information in their proposals for the above-referenced project. All conditions described in the project SOW and Specifications shall apply in full force.

SNRHA RFQ Questions and Responses:

1. In the RFQ, it is mentioned that SNRHA has set aside funds to help provide Supportive Services to the projects. Can you provide detail as to what the budget of the Supportive Services will be? For how many years? Can we provide our own Supportive Services or will SNRHA be the one providing the services?

There are no specific services requirements under any of the proposed funding programs. However, SNRHA is committed to offering supportive services at each of its developments.

For Old Rose Gardens, SNRHA will employ a part-time Resident Services Coordinator who will assist residents with remaining financially and physically self-sufficient by implementing referral services, programs, activities and social supports that enable them to age in place. The Resident Service Coordinator will also assist residents in accessing resources available in the community, including home health care and homemaker assistance, taxi vouchers, energy assistance, rental rebates, and emergency food. The Resident Services Coordinator will also seek out, coordinate and schedule outside activities and programs with local agencies and recreation centers and coordinate transportation with weekly routes offering access to grocery and drug stores, post offices, malls, special events, etc.

Residents will also be provided with a number of social supports including monthly newsletter containing information on on-site services, community resources, maintenance tips, and social activities. Property management, in partnership with the resident council, will organize holiday lunches, entertainment, game clubs, outings and activity classes.

At the Duncan and Edward and 28th and Sunset properties, SNRHA will offer its Family Self-Sufficiency (FSS), pre-employment and vocational job training, job referrals, Section 3 job referrals, and Homeownership Training services to all residents.

SNRHA will be providing the services through its Supportive Services Department, which provides information and referrals, lead workshops, and assist families with meeting their economic self-sufficiency goals and through contracts or Memoranda of Understanding (MOUs) with many community partners. All services will be offered free of charge to the residents

If the Developer Partner(s) intends to manage the property, the expectation would be that the Developer Partner(s) would provide supportive services and outline those services as a part of their proposal, and SNRHA could supplement services as noted above.

2. Besides the HMNI funding, have any of the other sources of funding already been awarded to the projects?

No. The HMNI funding, along with projected tax credit equity and permanent debt, supported by Section 8 HAP contracts, should be sufficient to finance the projects. If there are shortfalls, the selected Developer Partner(s) will be expected to apply for additional gap funding sources available in Nevada, including, National Housing Trust Funds, HUD HOME funds, FHLBSF AHP funds, Transferrable State Tax Credits, etc.

3. What is the Construction Scope of Work that the construction costs on the Proforma based on? Are the construction amounts based on Davis Bacon Wages or based on Nevada State Prevailing Wages that was originally required during the initial HMNI application?

The construction budgets in the projections are very preliminary, based upon other recent new construction projects in Las Vegas. The Nevada Housing Division recently clarified that Davis Bacon Labor Standards will apply to HMNI funds, not State Prevailing Wages. The projections in the RFQ assume Davis Bacon wages.

4. Has a RAD application or a RAD to Faircloth application already been submitted/approved? Will SNRHA be the ones to submit these applications?

No, the Mixed-Finance applications leading to Faircloth-to-RAD HAP contracts have not yet been submitted. SNRHA has contracted with EJP/Praxis to prepare these applications, based upon information provided by the selected Developer Partner(s) in due diligence.

5. Will the selection of the Lenders/Syndicators/Investors need to go through a separate SNRHA procurement process? Or can the Master Developer do the vetting process?

The selection of Lenders/Syndicators/Investors does not need to go through a separate SNRHA procurement process, but SNRHA expects that the selected Developer Partner(s) will carry out open, competitive procurement of debt and equity, will share the submissions, and include SNRHA and its consultants in the final selection process.

6. Will SNHRA be providing the maintenance staff during regular operations or can the Master Developer use their own?

It is SNRHA's intent to provide property management services to the completed projects. If the selected Developer Partner(s) is proposing an alternative management/operations approach, it should make this clear in its proposal.

7. It was stated in the RFQ that additional zoning revisions will be required for the Duncan/Edwards property. Can you add additional details as to the zoning currently is and what will be needed? Have any steps/works already taken place for the change in zoning?

The current zoning for the site is R-E (Residence Estates District) The proposed zoning is R-3 (Medium Density Residential). SNRHA has not begun the rezoning of the site. It may start this process prior to the selection of the Developer Partner, based upon a preliminary site plan, in order to accelerate the development process.

15. Is the developer responsible for any shortfalls?

SNRHA will work with the selected Developer Partner(s) to ensure that the projects are financeable and that the developers are properly compensated per the closing projections. However, once the project financing closes, it is SNRHA's expectation that the selected Developer Partner(s) will properly manage the projects to limit exposure to financing shortfalls as a result of cost increases and/or construction delays.

END OF ADDENDUM NO. 1

8. Up to how much in Capital Funds can SNRHA provide for each of these projects?

There is currently no Capital Funds allocated to these projects and no anticipated need for Capital Funds. As noted above, if there are shortfalls, the selected Developer Partner(s) will be expected to apply for additional gap funding sources available in Nevada, including but not limited to: National Housing Trust Funds, HUD HOME funds, FHLBSF AHP funds, Transferrable State Tax Credits, etc.

9. It is stated in the RFQ that: Property Management – SNRHA intends to manage each of the three developments. SNRHA will also take the lead on marketing and lease up of these units, tenant certifications, 1st-year file review and reporting to the investor and public agencies. Can the Master Development propose providing those services?

The applicant can propose to manage the properties itself. However, SNRHA may give preference in its selection to applicants that propose to develop the properties on a turnkey basis. SNRHA expects that the compensation package to SNRHA will differ based upon the proposed approach.

10. It is stated in the RFQ regarding the Guarantees: Guarantees – Provide all guarantees required for the successful financing of the Project, including completion guarantees, operating deficit guarantees, and tax credit adjuster or recapture guarantees and guarantees of performance under the Master Development Agreement. Can this be negotiated?

No. SNRHA will provide no financial guarantees during construction and lease up. To the extent that SNRHA's role as operator of the properties and eventually owner has an impact on the timing of lease-up and conversion, SNRHA will compensate the selected Developer Partner(s) for downward timing adjusters and other guarantees.

11. Can we respond to just one project?

Yes.

12. Do you have plans (arch or site plans) for 28th and Sunrise?

No.

13. Are there any perm lenders in place?

No.

14. Can the Developer also be the General Contractor?

Yes. However. Identify of Interest General Contractors will likely be subject to additional review by HUD, including the completion of an independent cost comparability study.