

## **RFQ Questions and Answers from Potential Respondents (Addendum #6)**

1. Q: Pages 2-3 of the RFQ reference a "contract architectural firm". Is a firm already under contract with HRHA to provide design input on the Lincoln Park master plan?  
A: HRHA has an indefinite quantity contract with DJG, Inc., an Architectural and Engineering firm. One of the open task orders is to provide support for this RFQ.
2. Q: Does HRHA have a separate development entity (non-profit or for-profit) for its development activities and does HRHA contemplate creating new ownership and development entities for a future tax credit application?  
A: HRHA has created an affiliate entity for development projects. It has also been HRHA's recent practice to create a separate instrumentality for tax credit projects.
3. Q: In the recently published Q & A's [Addendum #4] from the site visit, the first question asks if HRHA has issued any revenue bonds related to this project. Has HRHA ever issued any bonds for other projects?  
A: HRHA has not issued bonds for any recent projects. However, pursuant to Virginia law, HRHA has the ability to issue bonds and is open to this as a potential funding mechanism.
4. Q: From the Q&A [Addendum #4] , question #18, could you please expand on HRHA's mixed finance experience? Did HRHA hire a master planner and developer for this effort or was it solely an HRHA undertaking? When was the project completed and is it currently in operations? Did HRHA serve as managing general partner or co-general partner of the redeveloped property?  
A: HRHA recently completed a successful mixed finance project where HRHA acted as the developer and two instrumentalities of HRHA acted as the managing member and owner respectively. The units were completed and leased in 2011 and the project is currently in operation.
5. Q: Will HRHA continue to post questions and answers publically as they are received from interested applicants?  
A: Reasonable efforts will be made to answer questions and post responses related to this RFQ up to November 11<sup>th</sup> and in accordance with the Virginia Freedom of Information Act. However, the deadline for proposals remains November 21st at 2:00PM EST.
6. Q: How do I get information on any addenda?  
A: The addenda have been placed on the [www.hrha.org](http://www.hrha.org) website and any additional items will be posted there as well. Reasonable efforts will be made to respond and notify individuals and firms that have made contact via email. However, it is the respondents' responsibility to check the [www.hrha.org](http://www.hrha.org) website for updates. Thanks.
7. Q: Could you make available the sign-in sheet from the October 20 site meeting? Can we get a list of attendees and participants in the Pre- Submittal on site meeting including those on the speaker phone including relevant contact information?  
A: The sign in sheet is being posted as Addendum #5. Personal information has been redacted.
8. Q: Does the 30 page limit mean 30 sheets, two-sided (60 pages), or 15 sheets = 30 pages? Do tabbed dividers, table of contents, and front /back covers count?  
A: A "page" is defined as information printed on a single side on an 8 ½ X 11" sheet of paper. The 30 page limit may be 30 sheets of paper with information printed on a single side or 15 sheets of paper with information printed on both sides. Tabbed dividers, separators and covers are not considered pages.
9. Q: Several news items from earlier this year indicate that the city has purchased the old School for the Deaf and Blind site on Shell Road, and that the HRHA "has a proposal that would see some of the

families relocated from Lincoln Park to a new mixed-use, mixed-income development on the school site." (Daily Press, February 4, 2011). Is there a specific plan for this site, and are other uses besides housing being considered?

A: The former Virginia School for the Deaf Blind and Multi-disabled is not owned by HRHA and, as such, should not be considered in proposals for this RFQ.

10. Q: Does HRHA own property across the street on Lasalle Ave?

A: HRHA is the owner of record for two properties bordering Lasalle Ave. The property at 1012 Carolina St is a developable lot. The property at 1234 LaSalle Ave is a combination of three substandard lots identified by the City of Hampton as LRSN #2000361, 2000360 and 2000359. None of these properties are a part of the Lincoln Park Redevelopment site referred to in the RFQ.