



**REQUEST FOR QUALIFICATIONS FY 2025-01 CDs**  
**CO-DEVELOPER PARTNER**  
**Request for Information (RFI) Tracker**  
*Version 2 – 2/13/25*

RFI No.	RFI Date	RFQ / Other	Question Asked	BHA Answer	Answer Date
1	1/24/2025	Other	It looks like BHA only has 100 units in PIC for public housing units – can BHA confirm if both properties and all 110 units are eligible for Section 18?	We can not confirm that all units are eligible for the distinct categories under Section 18. We can confirm that all units are eligible for RAD and RAD/Section 18 Blends. All of BHA’s public housing units exist in PIC.	1/28/2025
2	1/24/2025	RFQ	What time is the submission due?	5:00pm EST on February 18, 2025.	1/28/2025
3	1/24/2025	RFQ	Do you anticipate one developer or multiple developers?	Subject to review of proposals by the BHA Evaluation Committee. The RFP permits one or multiple co-developer partner awardees.	1/28/2025
4	1/24/2025	RFQ	What are the expectations for the vision for the property?	The properties are located in coastal communities. BHA’s desire is to improve the overall quality of housing for tenants. BHA expects the co-developer partner(s) to contribute to developing the vision consistent with 3.1.4.3 of the RFP.	1/28/2025



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5	1/24/2025	Other	Can you share occupancy rates for the properties?	Marsh Pointe- 99% Sandalwood Terrace-98% (as of 1/28/25)	1/28/2025
6	1/24/2025	Other	Will you also include occupancies for your entire portfolio?	97% (as of 1/28/25)	1/28/2025
7	1/24/2025	RFQ	Are you looking for long term property management?	Property management terms will be negotiated with BHA after a co-developer partner selection(s) is made.	1/28/2025
8	1/24/2025	Other	Do you have a preference for whether the projects are financed with 4% or 9% credits?	BHA has no preference between 4% or 9% financing.	1/28/2025



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9	1/24/2025	Other	Does BHA anticipate 4% or 9% funding in 2025?	Opportunity has likely passed for 9% financing in 2025. BHA would like to submit a 4% financing application this year. 2026 financing options are being considered.	1/28/2025
10	1/24/2025	Other	Are you a Moving to Work (MTW) housing authority?	No.	1/28/2025
11	1/24/2025	RFQ	Do we need to include drawings and financial underwriting as a part of the submission?	Per 3.19 of the RFP, proposers may submit sample drawings/conceptuals from prior projects. Per 3.1.4.4 of the RFP, proposers are requested to provide sample financial plans from similar projects of comparable size and complexity.	1/28/2025
12	1/24/2025	RFQ	Could you go over the expected ownership structure of the property? Any expected fees?	Ownership structure and fees will be negotiated with BHA after a co-developer partner selection(s) is made.	1/28/2025



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13	1/24/2025	RFQ	Referring to RFI 13, would that include acquisition price of the properties?	Yes, any acquisition price will be negotiated with BHA after a co-developer partner selection(s) is made.	1/28/2025
14	1/24/2025	RFQ	Does BHA intend to manage the properties long term?	Property management terms will be negotiated with BHA after a developer partner selection(s) is made.	1/28/2025
15	1/24/2025	Other	Can BHA provide a property management organizational chart?	To be provided by BHA.	1/28/2025
16	1/24/2025	RFQ	Any site visit scheduled?	No, however, exterior of properties are publicly accessible.	1/28/2025
17	1/24/2025	Other	Does the BHA have any financial resources to contribute to the development?	BHA financial resources will be discussed and may be considered during negotiations after a co-developer partner selection(s) is made.	1/28/2025



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18	1/24/2025	Other	Could you provide a site survey?	BHA will provide a tax map, and survey if available, for the properties.	1/28/2025
19	1/24/2025	Other	Are environmental reports available?	BHA will provide any available environmental reports for the properties.	1/28/2025
20	1/24/2025	Other	Does BHA have a preference of a family or senior property?	No.	1/28/2025
21	1/24/2025	Other	Does BHA handle relocation or the developer?	BHA does not anticipate providing full relocation services. Relocation services may be negotiated with BHA after a co-developer partner selection(s) is made.	1/28/2025
22	1/24/2025	Other	Is this BHA's first RAD or Section 18?	Yes.	1/28/2025



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23	1/24/2025	Other	Have you started the process with HUD?	HUD is aware of the RFP, and the process will continue after a co-developer partner selection(s) is made.	1/28/2025
24	1/24/2025	RFQ	Is MBE, WBE participation expected?	Yes, refer to 2.5.1.10 of the RFP.	1/28/2025
25	1/24/2025	Other	Can you confirm whether BHA will engage a HUD repositioning consultant?	Yes, Sheila Jones of Selenium Consulting Partners. She is present during this Q&A Session.	1/28/2025
26	2/07/2025	Other	Does BHA have a unit mix report to share for Sandalwood Terrace and Marsh Pointe?	Yes, BHA will upload a unit mix report to the website and add the additional question to the RFI tracker.	2/07/2025
27	2/07/2025	Other	What is the zoning classification for each project?	Beaufort County should be able to provide the zoning classification.	2/07/2025



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28	2/13/2025	RFQ	<p>Section 3.1 Proposal Format, Section 3.1, page 17 states so that the Agency can properly evaluate the offers received, all proposals submitted in response to the RFQ must be formatted in accordance with the sequence noted within the table below. Each category must be separated by numbered index dividers and labeled with the corresponding tab reference. Does BHA want all the subsections tabbed as well?</p>	<p>Section 3.1 requires each category to be separated by numbered index dividers and labeled with the corresponding tab reference noted in Table No.4. The Table references 12-tab numbers. The Proposer can determine whether they want to provide additional organization beyond this requirement.</p>	2/13/2025