

**RFQ # 2022 - 001 CO-DEVELOPER FOR DEVELOPMENT IN
FORT WALTON BEACH, FLORIDA**

ADDENDUM NO. 1

Questions and Answers

1. **Question:** What is the approximate acreage of the vacant land portion? Based on an aerial view and google earth measurements there are two areas of vacant land on the property. 1) A square shape just east of the Striving for Perfection Ministries; and 2) A polygon shape just north of the Striving for Perfection Ministries. What is the approximate acreage of each?

Answer: The property has not yet been surveyed. We submitted multiple applications in the past cycles. Bayside Breeze (82 units) and Bayside Gardens (90 units). Attached are the zoning forms for each application. The full applications can be viewed on the FHFC website.

2. **Question:** Per the City of Fort Walton Beach Code, the parking requirement is 2 spaces per unit under R-2. Based on a traffic study analysis and zoning approval, would FWBHA consider a reduction on the 2 spaces per unit requirement?

Answer: FWBHA would likely consider it once a development partner has been chosen and it is in the best interest of all parties to do so.

3. **Question:** Can density be transferred to the vacant land based on the overall property max density? For example, if max density with bonuses is 30 Units/Acre (subject to approval) on the 19.39 acres that is 581 units. Property has 124 existing units, therefore 457 developable units remaining. In theory could the remaining 457 units be allocated to the remaining vacant land?

Answer: We are unsure and look to our development partner to find the answer to questions such as this.

4. **Question:** What is the projected HUD RAD rent schedule for 2022?

Answer: This information is available on the HUD website at

<https://www.hud.gov/RAD/library/notices>

The last rents are as of 2020 with adjustments for the 2021 OCAF. The 2022 RAD rents haven't been published yet.