

**WORK ORDER PROPOSAL REQUEST (WOPR)
FOR
NAPIER AND SUDEKUM REDEVELOPMENT CO-DEVELOPER**

Solicitation NO.2022-CON-WOPR01

ADDENDUM 4



**METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
Nashville, Tennessee**

February 9, 2023

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Updated Information:

1. References to RFP in previous Addendum shall be taken to mean WOPR.
2. The response to Q1 from Addendum 3 is replaced with the following:
A1. MDHA appears not to have undertaken a formal 8bb transfer however, our consultant and legal team has. Regardless, MDHA anticipates that the RAD Transfer of Assistance requirements will be expected to apply with respect to this redevelopment.

Questions:

- Q1.** Per the RFP we understand that in 2017 MDHA converted Sudekem and Napier to RAD. Under RAD, an owner cannot redevelop a site for a minimum of 10 years after conversion, therefore, we would like to clarify MDHA's intended strategy to redevelop the properties.
- A1.** **The RAD Notice actually says: "In general, a Project Owner may only request a transfer of assistance to HUD after 10 years from the effective date of the initial HAP Contract."**

Since the RAD Notice was issued, HUD has established procedures for post-conversion activities. In practice, HUD has already been extremely cooperative with MDHA in approving new construction to converted units on and adjacent to converted properties.

- Q2.** Understanding the RAD restrictions in Q1, please clarify/confirm if MDHA has received special pre-approval from HUD or a special exception to redevelop Sudekem and Napier before the ten-year period timeline is up.
- A2.** **No, see #1.**
- Q3.** Based on Q1 above and assuming no special dispensation has been approved by HUD, is MDHA willing to amend the milestones laid out in the Aspirational Milestone schedule which indicates that an initial groundbreaking phase would begin in March 2024 and would include possible demolition of existing units?
- A3.** **No, see #1. MDHA is interested in respondents to propose a aspirational milestone schedule in accordance with the WOPR and MDHA views the project to be dynamic and will allow for modifications as needed.**
- Q4.** As both Sudekem and Napier were converted to RAD, they are no longer in the public housing program and eligible for repositioning under any of HUD's repositioning tools such as Section 18. If MDHA moves forward with redeveloping the site, what are MDHA's preferred methods/ financing tools for developing new units?
- A4.** **MDHA will consider a proposed workplan that it can reasonably accommodate and show significant public benefits.**
- Q5.** Has MDHA closed out their public housing program through a submission of the HUD5837 and removal of all of the units from the PIC system? Has a close out audit been completed?
- A5.** **No. MDHA converted all units and has been developing Faircloth to RAD units.**

Q6. If MDHA has closed out its Public Housing program as noted in Q5, under HUD guidelines, a PHA is no longer eligible to access its Faircloth authority. If this is the case for MDHA, does MDHA intend to build new units with non-RAD PBRA and/or PBV units?

A6. See response to Q5.

Q7. Please confirm the occupancy and vacancy for the existing housing on site. Please provide by building and unit size to the extent possible.

A7.

Unit Size	Napier Vacancies	Sudekum Vacancies
1 bedroom units	7 of 120	
2 bedroom units	8 of 193	18 of 235
3 bedroom units	2 of 65	10 of 146
4 bedroom units		1 of 52
5 bedroom units		0 of 10

Q8. Please confirm the level of obsolescence for the existing buildings that went through RAD conversions. Please confirm if any of the HUD RAD blends were utilized as part of the RAD conversation. If so, can TPVs be assumed as of right pursuant to HUD's guidance here:

https://www.hud.gov/program_offices/public_indian_housing/repositioning/rad_section18

A8. No. The conversion was completed prior to the RAD Notice change allowing RAD TPV blends.

Q9. Please confirm the payment standard that should be referenced for any assumed Tenant Protection Vouchers.

A9. MDHA doesn't qualify for TPVs. Current HCV payment standards are shown on attached.

Q10. Please provide the payment standard for project-based vouchers.

A10. PBVs may go up to 110% of HUD-FMR per our administrative plan. For further information on HCVs please see the attached.

Q11. Section 2.2 paragraph j states that existing residents will have right to occupy new public housing/RAD units, without further rescreening once they are completed. If residents are returning to RAD/PBV units that are also LIHTC units, will they be required to also meet LIHTC income and other requirements? Which will require income and other verification.

A11. Tenants will have to meet any LIHTC income and other requirements which will require income or other verification as needed.

Q12. Can MDHA please provide an occupancy list based on unit type (1, 2, 3, 4, to 5 bedrooms)?

A12. See response to Question 7.

Q13. Can you please provide demographic information on the current residents at Napier Place and Sudekum Apartments, including household composition, age, race/ ethnicity, household income, monthly rent, employment status, average tenure at current development and in all MDHA housing, and what types of public assistance and other fixed income (Social Security, SSI, pensions, veterans' benefits, survivor's insurance, other government programs) residents are receiving?

A13. MDHA will provide the above information to the Selected Proposer in order to adhere to the response to Q11.

Q14. Why did MDHA elect to convert the developments to PBVR rather than PBV contracts?

A14. **The decision had already been made. MDHA is open to discussion about PBRA versus PBV for any future conversions.**

Q15. Can we assume that the current PBRA HAP Contracts can be reconfigured to “move with the residents” to the new buildings, or will rent subsidy in the new units be provided through Choice Mobility (i.e., the residents porting their vouchers over to the new units)?

A15. **It is our intention and preference to have subsidy provided through HAP contracts.**

Additional Information

1. Acknowledge addenda No. 1, No. 2, No. 3, No. 4 in your WOPR response.
2. The submission deadline for responses remains February 17, 2023 at 2:00p.m. Central Standard Time.

Attached

- Schedule of Voucher Payment Standards



Metropolitan Development and Housing Agency

Rental Assistance Department

302 Foster Street • Nashville, Tennessee 37207

Mailing Address: P O Box 846 Nashville, Tennessee 37202

Telephone (615) 252-6500 • TDD (615) 252-8599 • FAX (615) 252-6614

www.nashville-mdha.org section8@nashville-mdha.org

Schedule of Voucher Payment Standards

Effective 1/1/2023

**Amounts Include Utility Costs. Utility Allowance Schedules for Tenant-Paid Utilities
May be Found under Downloads at:**

<http://www.nashville-mdha.org/rental-assistance-voucher-program/>

Number of Bedrooms	Fair Market Rent Effective 10/1/22	HCV Payment Standard
0 BR	\$1218	\$1218
1 BR	\$1245	\$1245
2 BR	\$1406	\$1406
3 BR	\$1758	\$1758
4 BR	\$2173	\$2173
5 BR	\$2499	\$2499