



**THE REPOSITIONING AND REHABILITATION OF
THE CITY OF WELLSTON'S PUBLIC HOUSING INVENTORY
REQUEST FOR PROPOSALS: SOLICITATION NO. HASLC-W-20-P-01**

CLARIFICATIONS

Question: Will the Developer Partner be permitted to demolish only 15 units and required to preserve all of the remaining 186 units, or can a DP propose the demolition of more than 15 units along with new construction?

Answer: It is preferred that proposers align with the development plan outlined in the RFP, which includes preservation of 186 units. Please note that the City of Wellston envisions this redevelopment of its public housing as the first phase of a city-wide revitalization. The City thus prefers a DP who can begin this first phase in the near future with a 4% LIHTC, and who will also think creatively about repositioning and converting these public housing units in a way that will maximize the City's future opportunities for improvement.

Question: What is the timeline for this project?

Answer: The Development Team and the City of Wellston intend to move forward as expeditiously as possible. There is no exact timeline at present. Given the unpredictability of the Covid-19 pandemic, the City intends to be flexible and to work with the selected DP to set a reasonable and workable schedule for this project.

Question: What other development is going on in Wellston right now, specifically the construction on Sutter and Kienlen?

Answer: Equity Homes has purchased and rehabbed the building on Kienlen across from the housing authority building. They will use that building as their office. The construction on Sutter is part of an Equity Homes project to build 45-homes there.

Question: We understand residents have already begun to be issued tenant protection vouchers and have begun moving out of their units. Does this mean the Section 22(b)(3) Streamlined Voluntary Conversion process has already been initiated? If so can you please provide any documentation related to this?

Answer: On December 6, 2019, the Housing Authority of St. Louis County (HASLC) submitted an application for Voluntary Conversion. HUD approved this application on January 13, 2020. The application and approval are posted to HASLC's website at <https://www.haslc.com/housing/wellston-ha/>.

As of the date of HASLC's application for Voluntary Conversion, HUD was informed that 131 units were occupied, and 69 of the remaining 70 units were occupied as dwelling unit within the previous 24 months. Therefore, HASLC is eligible to request and receive a maximum of 200 replacement TPVs. Individuals who are eligible for the Tenant Protection Vouchers mentioned above have had the opportunity to use the TPV to relocate. That process started approximately at the beginning of April 2020.

A total of 186 vouchers will be available to be used for Project-Based Assistance. They will be a combination of unused TPVs and additional vouchers from HASLC's allocation.

Question: Do the residents who have already been issued tenant protection vouchers have priority return status?

Answer: Yes. In HASLC's voluntary conversion application, HASLC informed HUD that the tenants living in the Wellston public housing at the time of conversion who then opt to use the TPV to relocate outside Wellston would be given the option of returning after the properties were converted and rehabilitated. HASLC has and will communicate with the tenants regarding their right to return.

Question: Do you have a census (family size, age of head of household, other household member ages, household income) with non-personally identifying information you can provide of the tenant base at the start of the issuance of the tenant protection vouchers (and indicating who has priority return status, and who does not, if applicable)?

Answer: Noted above are the occupancy rates as of the date of the voluntary conversion application. Public data regarding the resident characteristics as of January 2019 is posted to HASLC's website at <https://www.haslc.com/housing/wellston-ha/>.

Question: Is the "Wellston NP" that is referred to in the RFP going to be set up prior to selection of the Development Partner? Is this entity in any way related to the Wellston Housing

Authority or Wellston Housing Corporation, Inc.? Any additional information on how this NP will be structured, who will be on the board and who will be employed is helpful in understanding how to best respond to the RFP.

Answer: The “Wellston NP” will not likely be established prior to the selection of the DP. However, it is anticipated that this organization will include representatives from the City of Wellston and St. Louis County.

Question: If the proposal response being submitted contains financing gaps, are there any county resources (HOME, CDBG, CARES Act, etc.) that may be able to be applied for to help support the development? If so, are there any amounts that are estimated to be available, whether on a competitive or non-competitive basis?

Answer: County resources including HOME and CDBG may be available to support the development. Proposers can include these potential sources in their submission. There is not a specific amount set aside at this time.

Question: Are there any surveys, environmental reports or other studies of both the current housing stock or generally the utility and infrastructure conditions in Wellston you can provide access to?

Answer: There have been various surveys and studies of the properties conducted over the last few years. Those studies are available on the Housing Authority of St. Louis County’s website at <https://www.haslc.com/housing/wellston-ha/>.