



Waterbury Housing Authority

First Amendment to Request for Proposals Development of Real Estate: West Grove Street Redevelopment Developer Partner

General: The following constitutes an amendment to the Waterbury Housing Authority's ("WHA") Request for Proposals for Development of Real Estate. It shall be considered part of and be attached to such RFP. Except as provided herein, all terms and conditions of the RFP remain unchanged and in full force and effect.

RESPONSES TO WRITTEN QUESTIONS

Question: What capacity does the WHA have to fund predevelopment costs?

Response: Most of the predevelopment work has been completed and the housing authority has funded these costs with contemplated reimbursement from project funds.

Question: We see that this project has received a CIF award of approximately \$7.7 million. Will the full award be available for the project?

Response: YES

Question: How much has already been spent?

Response: NONE

Question: Has the WHA incurred any costs prior to the CIF award that would not be eligible for reimbursement under this grant?

Response: NO

Question: How far along are the architectural and site plans?

Response: 90%

Question: In our experience with similar projects, LIHTC investors will require a housing authority to meet the same guarantee requirements at stabilization and their joint venture partner's exit as during development. What is the WHA's total and liquid guarantee capacity?

Response: The RFP clearly states the expectation that guarantees would be provided by the development partner.

Question: The RFP mentions a desire by the WHA to host a supportive housing program at the property. Can you tell us more about the proposed program and its target population?

Response: Supportive Housing units will target populations below 30% AMI.