

Pre-Submission Meeting
October 20, 2020

The following information was discussed, and questions answered at the pre-submission meeting.

1. The Township of Neptune Housing Authority (the "TNHA") would like to see the current 60 affordable family units replaced; this could be through a project containing a mixture of affordable and market units; affordable and commercial or affordable, market and commercial. While the 60-unit replacement desire is a starting point the TNHA is not opposed to a slight decrease or an increase to that amount.

Currently the project contains a mixture of 1, 2, 3, 4 and 5 bedrooms. The TNHA would like the replacement units to be a variety of 1, 2- and 3-bedroom units. However, the TNHA does not wish to have a senior project built to replace the current family units.

The TNHA would like the project to reflect the buildings currently in the neighborhood with them being no more than three story tall. They would also like the property to contain a community room/meeting space of some type.

2. The TNHA would like the ability to participate in the management of the property. We understand that the TNHA does not have experience with the administrative management of a tax credit transaction but would be interested in sharing management duties whereby they could continue to maintain the property and/or provide some sort of site services.
3. The TNHA does have the full support of the Township for this redevelopment. The TNHA is willing to assist the developer with its discussions with the Township and that would include discussions regarding the PILOT.
4. The TNHA as retained a surveyor and that work is currently being completed. When the survey is completed it will be shared via the website. We do not know at this time when that work is expected to be completed.
5. The TNHA will also be completing a title review of the site. We do not know at this time when this work is expected to be completed. When it is completed it will be shared via the website.
6. The TNHA would be willing to discuss the possibility of using some of its current HCV in the transaction.
7. The THNA would be agreeable to the use of tax credits through the "Supportive Housing" allocation.
8. The TNHA is aware that the new development will require tax credits. There is an understanding that site may sit vacant while tax credits are allocated. The TNHA is working to get a developer in place early in 2021 so that an application can be ready for the 2021 NJHMFA cycle. However,

based on its current condition the TNHA feels it would be in the best interest of the community to have the buildings removed as quickly as possible. The TNHA will continue to maintain the open space prior to construction; it is located between two properties currently owned/operated by the TNHA so we do not believe security will be an issue.

9. Currently the TNHA is working with a relocation specialist team. It is anticipated that the current residents of the site will be relocated by mid to late summer. Because this is a family site, we are cognizant of children being in school and do not want to disrupt and already un-conventional school year.

We have had discussions with current residents regarding the ability to return to the new units. The TNHA would like for these residents be given a preference to return; there is an understanding by the residents that they will need to qualify to return to the new project.

10. The TNHA is currently working on completing a Section 18 application for HUD and anticipate this application being submitted by the end of the year.
11. The TNHA anticipates the residents being located by the middle to the end of summer 2021 and the demolition of the site to soon follow.
12. The 1130 Heck Avenue site is situated between 2 TNHA buildings; these buildings are currently going through the RAD processing with an anticipated conversion in first quarter 2021. Exterior work is anticipated to be completed to this building through the RAD conversion.

We have received the following questions with regards to the RFQ:

1. For the documents listed under A. (1-14) "Other Required Submission Documents" on page 13 of the RFQ, does the Housing Authority have forms made they want us to complete, or are we to create our own? Please complete your own certifications where needed and complete the HUD forms specified.
2. For Submission Format numbers 9, 10, and 11 on page 12, are there forms created for this the team should sign, or are we to create our own? Please provide/form own statement.
3. Under References (p. 12) they say: "Provide a list of at least three (3) but no more than six (6) past or current partners, to include a **resident partner or participant**" How do you define 'resident partner or participant'? A 'resident partner or participant' would include resident associations and/or community-based groups which the developer partnered with during completion of a development project.
4. The links on page 21 for the HUD 5369-B & HUD 5370-C are broken. Can you please confirm the correct links to these forms?

<https://www.hud.gov/sites/documents/5369-B.PDF>

<https://www.hud.gov/sites/dfiles/OCHCO/documents/5370-C1.pdf>