



Finance and Administrative Services Department – Purchasing Division

RFP Addendum No 1

August 4, 2023

ORANGE COUNTY RFP No 367-OC 5392
2023 Affordable Housing Bonds Funds, CIP Funds, and Surplus Property Application

To All Interested Applicants:

Please see the following questions and responses below.

1. What is the timeline for when the project has to be completed by?

Response: projects must begin 6 months from being funded and must be completed within 18 months.

2. In terms of when the project should be completed, if we were looking to apply for funds for the infrastructure for a housing project and that infrastructure would be completed within the time frame. But the housing would be done after 18 months after the application was approved. Is that acceptable? Or do you need all the housing for the entire project to be completed within 18 months. Does the money need to be spent within 18 months or does the actual housing on the ground need to be completed and moved in within those 18 months.

Response: Infrastructure must include actual construction on the site where the housing will be built. Extensions for projects are permitted-typically a six-month extension can be given by the County Manager and anything beyond that would require approval of the BOCC. The housing needs to be completed in the timeframe allotted.

3. Would the attorney be able to provide the terms and conditions of the grant? Is it in the form of zero (0) interest loan with the deferred payment after 30- 40 years. How are they going to structure the funding?

Response: Fixed subsidy and in the form of a grant. Affordability of 99 years will be required.

4. All of us on the development team at CASA were very excited to see the County put out this RFP. I'm following up on my question from the meeting regarding CASA's Homestead Horizons project. It is part of the larger Homestead Gardens collaborative with the Town of Chapel Hill, Self-Help, Habitat, and Community Home Trust. CASA has already secured funding from the Town of Chapel Hill as well as a grant from The Oak Foundation. I was hoping you could check with the County's attorney to make sure the uniqueness of Homestead Horizons wouldn't make it ineligible. Below is a short description of the project.

The ToCH is ground leasing the land for the Homestead Horizons project to CASA for a term of at least 99 years. CASA plans to develop approximately 32 units of rental housing for households under 60% AMI with a priority for households who are at risk of homelessness. CASA will be master leasing this community to UNC Horizons, who serves families with young children headed by mothers in recovery from substance use. The typical family served in Homestead Horizons will earn less than 30% of AMI and would face homelessness in Chapel Hill were it not for this housing.

Response: Will the ground lease permit the affordability requirements be incorporated?

If yes, then I don't see any other concerns that would eliminate them from consideration.

End of Addendum No 1.