

Questions and Answers

RFQ 25-10 Co-Developer for Redevelopment

As of November 24, 2025 at 4:30 pm, the following list of Questions were received. This is the final list of Questions and Answers that will be made part of this solicitation prior to the submittal date.

This list will be posted by 4:30 pm on November 25, 2025, at the West Palm Beach Housing Authority's website located at www.wpbha.org, under the "Business" tab along the top of the homepage. The document itself can be found by hovering your cursor over the "business" tab along the top of the homepage, and clicking on "Solicitations", then locating the Co-Developer RFQ.

Q1: In the connection with the Twin Lakes RFQ-25-10, do you have a copy of the survey for the property? (10/31/25)

No. There is not an updated and accurate survey of the Property in question, although the two parcels which encompass all of the units at this location, are listed in the solicitation.

Q2: Would you mind clarifying what is the Mandatory Checklist referenced in the RFQ? 11/11/25

The checklist was mistakenly omitted, but has been created as part of Amendment 1 to the solicitation. Amendment 1 will be posted to the website alongside the solicitation as shown above.

Q3: Would you also kindly be able to indicate any vacant units at Twin Lakes from your master list? 11/13/25

Please assume that there are no vacant units. The redevelopment is not imminent and the rent roll and vacancies will likely change between the due date for submittals and the redevelopment itself.

Q4: Please advise whether the WPBHA would object to requesting an increase in the zoning designation of the Twin Lakes property from the current MF 20 (+/- 18.53 acres) and SF14 (+/- .4 acres) to MF-32 or a higher density (subject to approval from the City of West Palm Beach).

No objection.

Q5: Please advise whether the current RAD use agreement can be amended to encumber only the land that accommodates the newly constructed 120 RAD units. For example, in the event

the newly constructed 120 RAD units are located on 7 acres, can the current RAD use Agreement be amended to only encumber the subject 7 acres (with the remaining +/-11.53 acres not being subject to a RAD Use agreement)?

Yes, it will be amended to encumber only the land that accommodates the newly constructed RAD units.

Q6: Would the WPBHA have an objection regarding the first phase of the development having more than 120 units (with 120 units being RAD units and the balance being non-RAD units)?

No objection is allowable by HUD.

Q7: Please confirm that the HUD Declaration of Trust (DOT) has been terminated on the Twin Lake property. If the DOT has been terminated, please provide a copy of the recorded termination.

There is no Declaration of Trust, it has been replaced by a RAD Use Agreement. The Partial Release from DOT and the Recorded RAD Use Agreement for Twin Lakes shall be posted on the website along with this Q&A List. They are not, however made part of this solicitation, and are not required to be made part of a respondent's submittal.

Q8: Please provide a copy of the RAD Use Agreement (i.e., RAD Restrictive Covenant) related to Twin Lakes.

Answered in Number 7.

Q9: Please provide a copy of the existing Twin Lakes RAD HAP contract.

The Twin Lakes RAD HAP Contract shall be posted on the website along with this Q&A List. They are not, however made part of this solicitation, and are not required to be made part of a respondent's submittal.

Q10: Please advise whether the existing Twin Lakes RAD HAP contract is funded with (i) project-based vouchers (PBV) or (ii) project based rental assistance (PBRA).

PBRA

Q11: Please advise if there is any existing financing that would need to be satisfied in connection with the re-development of Twin Lakes. If this is the case, please provide any promissory note(s) and recent loan statements so we can determine outstanding obligations and estimated future interest costs, etc.

The Twin Lakes Development owes an inter-fund balance to the WPBHA of \$2,026,331, as of the date of this posting.

Q12: Please advise whether rental assistance payments and tenant relocation assistance funding would be available for the households in the RAD units during the relocation and new construction period.

Yes, tenant relocation assistance would be available for the households in the RAD Units.

Further, residents have the right to return to an assisted unit in the redeveloped property.

Q13: Our understanding is that the RAD units are not eligible for Tenant Protection Vouchers from HUD. Please advise if this is correct.

Correct. PBRA RAD units are not eligible for Tenant Protection Vouchers.

Q14: To determine whether all or a portion of the newly constructed RAD units will be eligible for housing tax credits, information is needed regarding current incomes of existing households. Please provide any non-confidential information available that can assist in determining the number of current RAD households at the following income levels:

- a. Earning 60% or less of AMI
- b. Earning greater than 60% of AMI, but not more than 80% or less of AMI
- c. Earning greater than 80% of AMI (*new housing for these households would not be eligible for housing tax credits*)

100% of the current households at Twin Lakes are below the 60% of AMI Threshold.

Q15: Please advise whether RAD or other applicable regulations prohibit the payment of monetary incentives to current occupants of Twin Lakes, for them to choose to voluntarily move out of the property permanently. If there is no such restriction, please advise whether the WPBHA would not be in favor of offering monetary move-out incentives to the current residents of Twin Lakes.

Tenants may be incentivized and the WPBHA has no objection to a mutually agreed upon incentive program made available to tenants.

Q16: Has there been any communication with HUD about the contemplated re-development of Twin Lakes? If so, are you able to share any HUD feedback at this time?

No, there have been no direct discussions with HUD regarding this matter.

Q17. Exhibit A refers to 24 CFR Part 135. Could you please confirm the project will be subject to the new Section 3 regulations under 24 CFR Part 75? Further, Exhibit A (Page #24) refers to Contract Threshold Amounts for Construction or Service Contracts in for \$25,000 or more and Section 3 Involvement as a % of Total Labor Dollars at 5% of the labor dollars. Please confirm these monetary thresholds will be replaced with the Section 3 worker participation benchmarks in the new regulations under 24 CFR Part 75?

Yes. The incorrect references to Part 135 are replaced with the new regulations under 24 CFR Part 75 (October 2025). This will be reflected as part of Amendment 2 to the solicitation.

Q18. Per the existing 120 RAD units:

- Are these the result of a prior conversion of Public Housing units to RAD units? **YES.**
- Are these RAD units with PBV HAPs or PBRA HAPs? **PBRA**
- What is the rent schedule of the HAPs for those 120 RAD units?
- What is the current occupancy of the 120 RAD units? **This question has been answered.**
- Are any of these units designated as having an elderly preference? **No.**

Q19. Per the resident relocations associated with the redevelopment of the RAD units:

- Will WPB manage any needed resident relocation process? **The WPBHA will work in conjunction with the Co-Developer to provide tenant relocation assistance.**
- Are there available WPBHA units within which residents can be temporarily housed? **This is unknown at this time, as the redevelopment is not imminent. The WPBHA has not commenced setting-aside temporary units.**

Q20. Regarding the 5-BR units, is the intention of the Housing Authority to:

- Rebuild these regardless of the households' right-sized needs? Or only rebuild the bedroom count sizes that match the needs of the current households? **The first phase of the redevelopment must include all of the BR sizes of the existing development, in the same number as currently exists (see Schedule -1 of the RFQ).**
- If a right-sized household is in need of a 5-BR, is the Housing Authority interested in any of these options?: **No.**
 - Splitting household into two separate smaller units, assuming each unit has a responsible adult living in the unit?

- Moving off-campus to separate 5-BR units?

Q21. Can the redevelopment of the RAD units be programmed to occur in two phases, leaving some original RAD residents living in temporary off-site units for more than one of the development phases? NO. The first phase of the redevelopment must minimally accommodate a unit-for-unit replacement.

Q22. Will the WPBHA serve as Property Manager? Yes. As to the request for Respondents provide a financial structure allowing for the WPBHA to share in various fees, the WPBHA would receive 100% of the ongoing Property Management fees.