

**Section 8 Project-Based Request for Proposals Under Walker Settlement
Pre-Proposal Conference
July 17, 2013**

Questions and Answers

- Q. On the timeline on the previous slide it said the award would be issued on 8/21/2013. On the second slide it said a finalist would be notified on 9/1/2013. When will finalists receive responses in writing?**
- A. The RFP issued is open indefinitely. The initial round of finalists is anticipated to be notified no later than September 1st, 2013.**
- Q. Section B.2.9 refers to “Certification Indicating That No Displacement of Current Tenants will Occur.” Is there a form you want us to have signed? Or do you just want a statement?**
- A. There is not a specific form. A certification statement that reflects that no current tenants will be displaced as a result of this RFP is sufficient.**
- Q. Are there any forms besides Exhibits D & E?**
- A. Exhibits D & E are required submissions as applicable for those submitting proposals. There are no additional specific forms that must be submitted for consideration of a proposal.**
- Q. Is Exhibit D the only form that needs to be signed?**
- A. Exhibit D is the executive summary and does not require a signature. Exhibit E does require a signature and should be submitted for those proposals that have principal participants that must complete the Previous Participation Certification, for HUD-2530**
- Q. How many proposals were received during the last proposal period? Can you provide the locations?**
- A. 4 proposals met submission criteria, as follows:**
- 1. MidPark Towers
8550 MidPark Rd
Dallas, TX 75240**
 - 2. El Capitan Apartment
1842 El Capitan Dr
Dallas, TX 75228**

**3. Leigh Ann Apartments
7920 Leigh Ann Dr
Dallas, TX 75232**

**4. Garland Gardens Apartments
245 S. Barnes Dr.
Garland, TX 75042**

Q. Out of that number, how many were considered?

A. None. The RFP was cancelled.

Q. The RFP states that you are trying to provide "...in locations that provide social, recreational, educational, commercial, health care, and municipal facilities and services that are at least equivalent to the social, recreational, educational, commercial, health care, and municipal facilities and services provided to the locations in which low income white households receive HUD funded housing assistance in predominantly white neighborhoods." Can you give an example of what you are looking for?

A. The language quoted comes directly from the Walker Agreed Order. Submissions with locations having access to employment, transportation, medical facilities, parks, and schools as quoted above, will be given consideration.

Q On this round of the RFP are you going to continue accepting proposals on a continual basis?

A. The RFP will remain open until such a time that we have determined we have filled the objectives of the RFP. Proposal acceptance will continue until DHA has advertised/posted the close date for this RFP.

Q. Could this go on for years?

A. The Agreed Final Judgment states that DHA must maintain at least 119 Project Base units until December 21, 2019.

Q. Can we find the rent by postal code?

A. DHA participates in a HUD demonstration project for Zip Code based payment standards. The rent is established by both the payment standard established for the zip code the property is located and the

rent reasonable determination that will review the requested rent vs the rent for similar properties in the area of review.

Q. Are any zip codes exempt?

A. Zip Codes will be utilized only for the purpose of payment standards. There are no exempt zip codes.

Q. Will the Walker Project Based units receive the benefit of the 125% Walker Payment Standard?

A. No. Walker Project Based units will utilize the current zip code based Housing Choice Voucher Payment Standard.