

ATTACHMENT A – RAD DEVELOPMENT CONSULTANT RFQ
QUESTIONNAIRE FORM

**Attachment A
Development
Partner
(Smith Homes)
Questionnaire Form**

Greensboro Housing Authority
12/2/2020

Firm's Name: _____

Name of Lead Team Member: _____

Address of Main or Corporate Office: _____

CRITERIA		
	Explanation / Comments	Maximum Points
EXPERIENCE and CURRENT ACTIVITY		
MAX 110 POINTS		
1	LIHTC Financing Experience: Please provide documentation that demonstrates evidence of past experience performing development services and direct ownership in projects that were awarded 9% LIHTCs and were completed within the past five (5) years. If projects received NCHFA LIHTC awards, please provide evidence of participation in the awarded projects, role and percentage of ownership.	10
2	How Many Projects : In regards to the question above, what is the total number of projects has your firm assisted in financing and development in the past 5 years? (List the type of project i.e. urban, rural, multi-phase, transit oriented development, mixed-use, etc.)	10
3	9% LIHTC: What is the total number of 9% LIHTC projects completed by your your firm/team or qualified member of your firm/team within the past 10 years, which included multiple phases or multiple stages of development (ie demolition, infrastructure, residential and non-residential construction)?	10
4	How Many Projects : What is the total dollar value of the properties financed in the projects listed in Question 3?	10
	In regards to the question above, how many projects contained multiple financing sources (more than 2 sources of funds)? Did any project contain infrastructure financing or local government funding?	10
5	RAD Experience: Does your firm have previous HUD RAD program experience (ie experiencing preparing RAD applications, milestone submissions, closing, project close-out completions)? (provide a list of the projects, location, the public housing authority and level of participation (ie development partner, purchaser, ground leasee, etc.)	10
6	Current Activity / Experience: How many projects are your firm scheduled to submit for 9% tax credits in the 2021 credit round (excluding the project listed in this RFQ)?	10
7	Current Activity / Experience: How many 9% LIHTC awards did your firm receive in 2020? Please list the location and size of the projects	10
FINANCIAL CAPACITY and BUSINESS LIABILITIES		
8	Financial Capacity of Developer - Do you have the financial strength and capacity to perform financing underwriting and development services? If necessary, does your firm/team have the capacity to partner with the Sponsor to perform developer services and financial guarantees?	10
9	Business Liability and other activity: Has your firm/team or principals of your firm/team been involved in any of the following activities: a) Current financial default of more than sixty (60) days duration b) Mortgage assignment or workout arrangement c) Foreclosure d) Bankruptcy e) Litigation relating to financing or construction of the project, which is pending or which was adjusted with a finding of liability against the developer, including mechanic's and material men's lien litigation f) Real Estate Tax Delinquencies	5

FIRM'S CAPACITY and READINESS		
10	Capacity and Readiness: Does your firm/team have the capacity to complete 9% Tax Credit Application within the milestone of the 2021 LIHTC Funding Round of NCHFA? Please provide resume of key members assigned to the project.	5
11	Capacity and Readiness: What is your firm's/team's approach to providing consulting services for development, financing, construction management, and HUD Program management? Please provide cost proposal / quote of services.	5
12	BONUS - Capacity and Readiness: Is your firm a Section 3 or Minority/ Women Owned Business concern? Does your firm have the capacity or plan to procure Section 3 subcontractors or employment for this procurement? Please provide explanation and detailed plan.	5

Name of Authorized Representative - Please Print _____

Signature: _____

Date: _____