



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

ADDENDUM #2 to Public Housing Notice 2017-26

To: All Local Housing Authority Executive Directors and other Interested Parties
From: Amy Stitely, Associate Director, Division of Public Housing & Rental Assistance
Subject: **ADDENDUM #2 – Modernization to Independence (MTI) Program NOFA**
Date: December 18, 2017

NOTICE OF FUNDING AVAILABILITY (NOFA)

MODERNIZATION TO INDEPENDENCE (MTI) PROGRAM

- 1. DHCD has issued several documents pursuant to this Addendum #2:**
 - a. Responses to questions about the NOFA received since the issuance of Addendum #1 (see attachment), including the December 11, 2017 Bidder's Conference.
 - b. Contact list of parties attending Bidder's Conference, and/or requesting receipt of any Addenda to the NOFA (see attachment).
- 2. PLEASE NOTE: THIS ADDENDUM AND ALL FUTURE ADDENDA TO THIS NOFA AND RELATED DOCUMENTS WILL BE POSTED ON DHCD'S WEBSITE BELOW THE ORIGINAL PUBLIC HOUSING NOTICE #2017-26, which can be found here: <https://www.mass.gov/service-details/public-housing-admin-notices>**
- 3. Email notification of the posting on DHCD's website of any new addenda to this NOFA will only be sent to housing authorities, developers, and any other interested parties who request to be placed on a NOFA contact list and who provide their name, address, email and phone contact information to Paul McPartland, DHCD Asset Management Coordinator, at paul.mcpartland@state.ma.us**

End of Addendum #2

**Mixed Income NOFA – Addendum #2
Responses to Bidder’s Questions Received Through 12/15/17**

1. **Q:** The January 11, 2018 deadline for responses to this NOFA does not provide enough time for a housing authority to publicly procure a developer partner, which we would need to do to fully respond to the NOFA with the redevelopment plan we have in mind. Have you considered extending the deadline by several months to allow time for such a procurement?

A: Given the limited pot of funding that is immediately available and our interest in expending it promptly, we do not plan to extend the deadline for responses to the NOFA. We understand that this may rule out some potential applications that require developer assistance, but we wish to target projects that are well-developed and can proceed quickly with this additional funding.

However, the interest in this program appears to be stronger than anticipated, and we are therefore considering whether we should seek additional resources for a future funding round. We are therefore requesting – but not requiring - that any LHA that will not be able to meet the January 11 deadline provide us with a conceptual outline of their proposed plan. The level of detail for the outline is at the LHA’s discretion, but thoughts about the legal ownership structure anticipated, the rough scope of work planned, and the sources and uses expected to complete the plan, for both for capital and operating costs, would be particularly appreciated.

Submission of such an outline will not be considered a requirement to receive funding in any potential future funding round, but would be helpful to DHCD in determining the size and structure of any future NOFA.

2. **Q:** Can we substitute an alternative agreement in place of the Memorandum of Understanding included as Attachment F?

A: No, we would like all LHAs using a developer partner to execute the Attachment F document. It ensures that certain conditions we are concerned about are addressed, so we don’t have to carefully review and perhaps redraft a variety of different proposed legal agreements.

3. **Q:** Do you have a sample Request For Services that I can use to procure a developer partner?

A: DHCD published a “Draft Developer RFP” to procure a developer partner as part of the Mixed Income Demonstration NOFA (now called the Partnership to Expand Housing Opportunities (PEHO) program). That RFP can be adapted for this

program. It was published as part of Public Housing Notice (PHN) 2015-29. A link to this PHN can be found here:

<https://www.mass.gov/service-details/public-housing-administration-notices-archive-2011-2015>

A link to the Draft Developer RFP itself can be found here:

<https://www.mass.gov/files/documents/2017/01/rv/15-29att2.docx>

In addition, please note that the land disposition developer agreement found with PHN 2015-29 may also be adapted, if needed, for the purposes of responding to this NOFA.

4. **Q:** For the purposes of a M.G.L. c. 30B procurement of a development partner, how do we estimate the value of this procurement?

A: DHCD's January 26, 2016 Memorandum entitled "Procurement, Leasing and Contracting Issues in Connection with Mixed-Income Public Housing NOFA and RFP", originally drafted for that NOFA, is also applicable to this MTI NOFA and addresses this issue. A copy can be found at the link below:

<https://www.mass.gov/files/documents/2017/01/ub/15-29att4.pdf>

5. **Q:** Your Minimum Threshold Criteria state that the units must remain subject to MGL c. 121 and DHCD's regulations. Does that mean an LHA can't federalize state public housing units under this program (convert state public housing units to federal public housing units)?

A: No, in the case of federalization DHCD will waive the c.121B compliance requirement, as authorized by MGL. c. 121B sec. 34 (2nd paragraph).

Mixed Income Demonstration Program: Contact list of Interested Parties
December 18, 2017

Sharon LeBarnes
Executive Director
Pittsfield Housing Authority

Frances Pheeny
Executive Director
Franklin County Regional Housing &
Redevelopment Authority

Thacher Tiffany
Beacon Communities

David J. Hedison
Executive Director
Chelmsford Housing Authority

Kate Bennett
Deputy Administrator, Planning and Sustainability
Boston Housing Authority

Joseph Bamberg
Director of Real Estate Development
Boston Housing Authority

Peter Proulx
Executive Director
Leominster Housing Authority

Patrick Dober
Executive Director
Brookline Housing Authority

Gary Wallace
Executive Director
Lowell Housing Authority

Adam J. Garvey
Chief Financial Officer
Lowell Housing Authority

Margaret Donnelly Moran
Director of Planning & Development
Cambridge Housing Authority

Susan Connelly/Laura Shufelt
Massachusetts Housing Partnership