



1000 Carthage Street | Sanford, NC 27330  
Mailing Address: P.O. Box 636 | Sanford, NC 27331  
919-776-7655  
[www.sha-nc.org](http://www.sha-nc.org)

RFP 21-001  
Developer Partner  
Addendum #1

Question 1: Does SHA feel the current unit configuration (studios, 1B, 2B) at Stewart Manor is optimal or could a reconfiguration better serve its community?

**Response: Per page 6 of the RFP, SHA requests your vision or ideas for developing Stewart Manor, the vacant parcel and possibly its central office location. Do we demolish and rebuild on the Stewart Manor site or on the multiple sites. Please provide your ideas/vision.**

Question 2: What is SHA's long-term strategy regarding ownership? Is there a preferred exit strategy and timeline for the co-GP?

**Response: Please refer to pages 6 and 7 of the RFP. The exit strategy, etc. will be determined and outlined in any proposed legal documents.**

Question 3: What is SHA's desire to construct additional new units? If so, how many new units and can SHA anticipate making vouchers available?

**Response: Per page 6 of the RFP, SHA requests your vision or ideas for developing Stewart Manor, the vacant parcel and possibly its central office location. Do we demolish and rebuild on the Stewart Manor site or on the multiple sites. Please provide your ideas/vision.**

Question 3: Does SHA currently have a waiting list and if so, how long? What is the % of family vs. senior households on waiting list?

**Response: SHA waiting lists are separated by community. The current Stewart Manor waiting list has 55 applicants which are elderly and/or disabled.**

Question 4: What is the size of the vacant lot? Is this parcel of land currently appropriately zoned for MF development?

**Response: The vacant lot, which is currently a baseball field, is found as parcel number 9642-46-9613-00. Additional information can be found at (Lee County: <https://taxaccess.leecountync.gov/pt/search/commonsearch.aspx?mode=realprop>)**

Question 5: Is SHA aware of any additional local soft funding sources?

**Response: SHA may have capital fund dollars available.**

Question 6: Has SHA already secured a RAD CHAP for Stewart Manor?

**Response: SHA does not have a RAD CHAP award for Stewart Manor. SHA has not decided definitively if it will pursue a RAD conversion for Stewart Manor. Per page 6 of the RFP, SHA requests your vision or ideas for developing Stewart Manor, the vacant parcel and possibly its central office location. Do we demolish and rebuild on the Stewart Manor site or on the multiple sites. Please provide your ideas/vision.**

Question 7: Regarding the potential renovation of SHA office space, what is SHA intent (additional units, continued office, etc.) and expected timing associated with this potential redevelopment?

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Question 8: Do you have engineering studies or other studies of Stewart Manor that could be made available?

**Response: Currently there are no engineering studies available for Stewart Manor.**

Question 9: Do you have unused Housing Choice Vouchers that could be Project Based?

**Response: Our HCV Administrative Plan states that up to 20% of our tenant-based voucher allocation could be project-based.**

Question 10: Do you have information on the central office location: Size, condition, zoning?

**Response: The building, constructed circa 1978, is a two-story structure with approximately 7,537 square feet on each floor. Three sides of the building's basement floor are below grade. Additional information can be found at (Lee County: <https://taxaccess.leecountync.gov/pt/Datalets/Datalet.aspx?sIndex=0&idx=1>).**

Question 11: Much more could be accomplished through economies of scale by incorporating the remaining sites into this RFP – Linden Heights, Utley Plaza & Foushee Heights. Will you consider amending the RFP to incorporate the remaining public housing properties owned by SHA?

**Response: Per page 6 of the RFP, SHA requests your vision or ideas for developing Stewart Manor, the vacant parcel and possibly its central office location. Do we demolish and rebuild on the Stewart Manor site or on the multiple sites. Please provide your ideas/vision. If you want to show a vision or ideas which include Linden Heights, Utley Plaza and Foushee Heights, please feel free to do so.**

  
Shannon Judd, CEO/Procurement & Contracting Officer

01/15/2021

Date