



## **ADDENDUM #1**

**February 18, 2022**

**RFP Title:** Property Conveyance of 0 Chapanoke Rd for Affordable Housing Development  
**Owner:** County of Wake – Melissa England, Procurement  
**RFQ Bid No.:** #22-019

---

---

The following items provide answers to questions that were submitted for RFP #22-019. Wake County answers are in blue.

---

---

1. Can we get the survey with topo in CAD?  
[See attachment to Addenda.](#)
2. Is there a title report?  
[See attachment to Addenda.](#)
3. Is it permissible for an applicant to submit a couple of different proposals for the staff to consider?  
[Yes, vendors may submit as many different proposals that they would like to be considered. A separate proposal should be submitted for each unique partnership and/or development option.](#)
4. Can you send the survey?  
[See attachment to Addenda.](#)
5. Is the survey available in CAD?  
[See attachment to Addenda.](#)
6. Also, there appears to be parking on Subject site from the adjoining property to the east. Is there an existing easement that allows for that? Secondly is there an existing shared drive access with adjoining property?  
[Yes, there is an easement allowing for the shared parking lot on the east property line and there is an existing shared access to that parking lot with the property to the east. See attachments to Addenda.](#)
7. Can Wake County make available Phase I/Environmental assessment, geotechnical, surveys now vs. waiting for developer selection?  
[See attachment to Addenda.](#)
8. Are all of Wake County's AHPD programs available to support this opportunity?  
[Yes, please include which programs are intended to be used in submittal.](#)
9. Can the aforementioned funding sources be layered with the City of Raleigh's affordable housing bond?  
[Yes, proposals must meet all funding requirements of existing programs.](#)
10. Is the 30% unit set aside for eligible Wake Tech student presumed to be all affordable? Or can some be mixed income/market rate?  
[Yes, the 30% unit set aside is presumed to be all affordable. If a market rate unit is proposed, a rent subsidy tied to the unit \(i.e. project based/tenant based voucher\) will need to be proposed to maintain affordability.](#)
11. Are there specific ideas, desires for commercial/retail component or are they more aspirational?  
[Uses should meet all City of Raleigh BRT corridor and plan visions. Space for education/multipurpose uses are desired. The City's Equitable Development Around Transit \(EDAT\) Guidebook provides the corridor planning vision: <https://raleigh.nc.gov/equitable-transit-development> .](#)

12. Is the County looking for more urban vs. suburban architecture/design?  
The architecture should align with the City of Raleigh's vision for this corridor explain in the Equitable Development Around Transit (EDAT) Guidebook. According to the guidebook, this property in an Emerging Urban Center BRT station area which calls for a urban character and architecture  
<https://raleighnc.gov/equitable-transit-development> .
13. Can the 1,000 SF of space to be built and programmed for Wake Tech also 'flex' as community space?  
The ultimate use and programming of the space will need to be negotiated with Wake Tech.
14. The property to the east appears to have parking on this property. What's going on there?  
There is an easement allowing for the shared parking lot on the east property line and there is an existing shared access to that parking lot with the property to the east – see the posted survey and Cross Access Easement documentation on the website.
15. What are the setbacks? Especially, next to the neighbors parking at the site.?  
Please refer to the City of Raleigh's UDO for specific zoning requirements:  
<https://raleighnc.gov/services/zoning-planning-and-development/unified-development-ordinance-udo>
16. Minimum parking requirements?  
Please refer to the City of Raleigh's UDO for specific zoning requirements:  
<https://raleighnc.gov/services/zoning-planning-and-development/unified-development-ordinance-udo>
17. Looks like cemetery is accessing their storage building across the subject property. Is there an easement in place to create access point onto S Wilmington St. ?  
There is an access easement allowing access to the property to the north. Please refer to the posted survey which shows a 40' access easement.
18. What other sources of subordinate financing are available to support this project? Please provide a list which includes the type and amount.  
The County provides loan funds under the WC Affordable Housing Development Program Loan Funds. Please refer to the Wake County Bids & Notices webpage at <https://www.wakegov.com/departments-government/finance/current-business-opportunities>. Also refer to the North Carolina Housing Finance Agency (NCHFA) at <https://www.nchfa.com/rental-housing-partners>.
19. Tax credit investors and other financing partners often require a lease term of at least 75 years. Would this be an issue?  
All terms proposed will be considered.
20. Is there a specific timeline that the developer would have to adhere to for completing construction and lease up?  
All timelines will be considered.
21. The current North Carolina Qualified Allocation Plan (QAP) requires that projects meet the standards and requirements of Energy Star MF (instead of Energy Star 2.0) as verified by an independent, third-party expert. Would this satisfy the energy efficiency requirement in the RFP?  
Yes.
22. The RFP's financial assumptions include a 5% contingency for "hard construction and soft costs." To confirm: it is anticipated that there would be a 5% contingency on all soft costs in addition to 5% contingency on hard costs as required by the QAP?  
No, the 5% contingency is for both hard and soft costs combined.
23. What type of programming is envisioned for education space? any specific building code requirements (ceiling heights, hallways, etc.) or facilities (lighting, plumbing, separate bathrooms, etc.)?  
There are no specific building code requirements at this time.
24. Have any test fits been done for the site so far, and are those available for review?  
Yes. Information from the site analysis is provided as an attachment on the website.
25. Are there any other known environmental factors (besides the wetlands) that could be a hinderance to developing housing on the site or using federal HOME funds for said development?  
There are no environmental factors knows to the County that would hinder a development.
26. What is the reasoning behind not sharing the Phase One in advance?  
See attachment to Addenda.

27. Is the adjoining property owner aware of the parking and pavement that encroaches onto the site?  
Yes, please refer to the Cross Access Easement that is posted on the website. Both the subject lot and adjacent lot with shared parking/access area were developed by the same entity.
28. For the student 30% set aside, is there a preference on unit mix (studio, 1, 2 or 3 bedrooms)? And is there a preference on AMI band?  
There is no preference on unit type. The deepest feasible affordability is desired.
29. Has Wake Tech surveyed its student population to determine if there is a sufficient number of that would qualify for the exemption to allow for the development of a community financed by housing credits?  
The student population has not been surveyed against tax credit requirements to the County's knowledge.

All other information remains as issued

End of addendum