



ADDENDUM ONE

DATE: March 17, 2021

TO: All Bidders

FROM: Sheila Brown, Procurement/Contract Administrator

RE: **ADDENDUM #1 Questions and Answers and Attachments**

1. Can respondents include a cover letter, and in which section should it be included if allowed?

- Yes, respondents may include a cover letter if they wish. Respondents should place the cover letter in section 2.2 under Qualifications/Experience.

2. In which section of the RFP response should the respondents include the proposed fee?

- Pricing should be under Section 2.6

3. Does MHA have a proposed fee/fee range in mind for the requested scope of work?

- No.

4. What is the proposed project start date?

- ASAP upon award of the RFP.

5. What is MHA's proposed timeline to select a consultant?

- Beginning of April 2021.

6. Can MHA share a map of the study area?

- Yes.

7. Section 2.4 mentions a request for two samples of community engagement plans. Does MHA want us to include those reports as part of the response, or can we provide links to the plans in the electronic response?

- Yes, anything including electronically should also be included in the hard copy so each scorer has the same information readily available.

8. Item 1 mentions that the RFP document contains the list of tasks, current planning schedule, and the current organizational structure. We are unable to find these, would you be able to forward them?

- Yes.

1. Page 4 of the RFP indicates that “the list of tasks and current planning schedule is attached to this RFP as is the current organizational structure”. Other than the scope of services contained on pages 4 and 5, the referenced information did not seem to be evidenced in the RFP. Can you provide that information?

- Yes this information can be provided.

2. Recognizing that the delivery of a Transformation Plan is a two-year process, has MHA defined timelines for the completion of the Transformation Plan with Content, the draft Transformation Plan, and the Final Transformation Plan?

- A timeline for the 24 months has been created, however there has not been one created for the various versions of the Transformation Plans as listed above.

3. Is MHA currently contracting with a consulting firm on planning activities related to the Choice Neighborhood Initiatives work?

- No.

4. It is noted that the Centennial Hill neighborhood is historic. Has the neighborhood been designated as a National Register Historic District?

- No. "Historic" refers to the fact that the original neighborhood, pre I-85, continued southward beyond the barrier of the interstate highway, but was bisected by the construction of that road. Since, the southern portions of the historic footprint of the Centennial Hill neighborhood has suffered from disinvestment that has led to poorer outcomes for health, education and economic advancement for the residents of the southern portion.

5. It is noted that MHA will retain a market study consultant. Has the scope of services for that firm been defined in formulating the Transformation Plan?

- No. It is expected that the awardee will use the Market Study information to inform their recommendations for the Transformation Plan and the redevelopment planning for Paterson Court, etc.

6. Recognizing that the City of Montgomery has a community-wide Comprehensive Plan, has the City conducted any neighborhood-level planning for the Centennial Hill neighborhood that needs to be factored into the Transformation Plan?

- Yes. A specific plan for Centennial Hill was created between 2008-2012.

7. What can the consultant anticipate in being an on-site presence recognizing your current restrictions under Covid-19. Will this limit early engagement with community / resident stakeholders?

- MHA will follow any guidelines set forth by the city, state, and CDC, among other entities. We would like our consultant to spend time on the ground with us and most important spend time with the residents engaging them throughout the process. The exact protocols to be taken will be determined at the time of the award with the possibility of changing from month to month.

8. Has the MHA or City engaged or identified any local community organizations, educational organizations, or economic development groups as partners for this endeavor?

- Yes.

We are grateful for your interest in doing business with our Agency and we look forward to receiving a proposal from your firm.

MAPPING TOOL DATA FOR FY2020 CHOICE NEIGHBORHOODS APPLICANTS

Version – 07/15/2020

Target Name: **Centennial Hill**

Target Area ID: 5064257

Email of User: mbostick@mhatoday.org

Name of Lead Applicant: Michaela Bostick

Address of Lead Applicant: 525 S Lawrence St. Montgomery AL 36104

Email of Lead Applicant: mbostick@mhatoday.org

Name of Target Geography: Centennial Hill

Name(s) of Target Development(s) and type of eligible housing, as submitted by user to the mapping tool:

Development-1: Paterson Court (Public Housing)

Development-2:

Development-3:

Development-4:

Estimated number of all housing units in Target Area (Census 2010): 902

Estimated population in Target Area (Census 2010): 3102

Is the Target Area within non-metropolitan county or CBSA with population below 500,000 (OMB 2018, PEP 2018): Yes

Eligible Neighborhood Threshold:

Section III.A.3 of the NOFA states that an eligible neighborhood for Choice Neighborhoods grant funds is a neighborhood with at least 20 percent of the residents estimated to be in poverty or have extremely low incomes. This tool provides the neighborhood poverty/ELI rate for the target neighborhood.

Target Neighborhood Poverty/ELI Rate (the greater of both rates): 73.56

Distress of the Target Neighborhood Rating Factors:

This Mapping Tool provides the data used for two of the rating factors under this subheading. See NOFA for awarding of points. Data sources are described at the end of this document.

Neighborhood Poverty:

Concentration of Persons in Poverty in Target Area (ACS 2018) and Concentration of Extremely Low Income (ELI) Households in Target Area (CHAS 2016).

Maximum of poverty and ELI rate: 73.56

Long-term Vacancy:

Long-term vacancy rate (greater of USPS 2019 / ACS 2018)

In Target Area: 16.41

In Surrounding County/Parish: 7.59

Need for Affordable Housing in the Community Rating Factor:

Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2016)

Target Area County ratio: 1.78

National ratio: 1.71

Eligibility to Include Tenant Based Vouchers as Replacement Housing:

Refer to section III.F.2.b of the NOFA for information related to the one-for-one replacement of housing requirements.

(i) located in a county/parish with a soft rental market: Yes

(ii) located in a Core Based Statistical Area (CBSA) or non-CBSA County where vouchers currently in use are primarily in lower poverty neighborhoods: No

Eligible for exception based on factors (i) and (ii): No

Data sources and methods:

HUD's mapping tool overlays the locally defined neighborhood/community boundaries with data associated with that area and estimates the rates of certain indicators in that area using a proportional allocation methodology. For metropolitan areas, the tool uses Census block group (as defined for Census 2010) as the smallest statistical boundary for the available data. For non-metropolitan areas, the tool uses census tract data to account for less precision in low-population areas.

If the locally defined neighborhood/community is partially within two different Census areas, the data for each factor or threshold criteria are calculated based on weighted averages of the estimates of the overlapping areas. The portion of the 2010 housing units located in each Census area serves as the weight for vacancy estimates, while 2010 population serves as the weight for poverty/income estimate calculations. The 2010 housing unit and population data are available to HUD at the block level and thus can be used as the underlying data to apportion each block group and tract's appropriate share of importance in calculating estimates for combined areas

For example, based on a user defined geography, 80 percent of the population in the locally defined neighborhood/community lives in a block group with a poverty rate of 40 percent and 20 percent of the population is in a block group with a poverty rate of 10 percent. The "neighborhood poverty rate" would be calculated as: $(80\% \times 40\%) + (20\% \times 10\%) = 34\%$.

DATA SOURCES:

The data are from a variety of sources:

1. **ACS 2018** refers to the US Census American Community Survey 2014-2018 five-year estimates. These are the most recent nationally available data for small geographies at the same Census 2010 boundaries as the other data provided, using a statistical technique that combines five years of data to create reliable estimates for small areas.
2. **CHAS 2016** refers to the Comprehensive Housing Affordability Strategy (CHAS) special tabulations HUD receives of Census ACS data. The CHAS data used for this tool are based on ACS 2012-2016 five-year estimates see huduser.gov/portal/datasets/cp.html for more information.
3. **Census 2010** refers to block-level 2010 decennial counts of housing units and population.
4. **USPS 2019** refers to the United States Postal Service long-term vacancy data as of December, 2019.
5. **PEP** refers to the US Census Population Estimates Program data that includes annual estimates of population at the county level. These annual estimates are used to calculate the average change in population over the previous four years. The most recent PEP estimates are from 2018.
6. **PSH 2019** refers to the Picture of Subsidized Housing dataset, which provides counts of assisted households by HUD program and location. This data can be found at: https://www.huduser.gov/portal/datasets/assthsg.html#2009-2019_query.

ADDITIONAL NOTES ON SPECIFIC VARIABLES:

Concentration of People in Poverty is calculated with data at the block group level from ACS 2018 for metropolitan areas and the tract level for non-metropolitan areas. This indicator represents the percent of people within the target geography who are below the poverty line. The estimated concentration of Extremely Low Income (ELI) households represents an approximation of the percent of households within the specified area whose household combined income is below 30% of the HUD defined Area Median Income (AMI). This ELI indicator is calculated with data from the block group level from CHAS 2016. The final number included in this report for "poverty rate" is the greater of these two indicators.

Long-term vacancy rates are calculated with data at the block group level with ACS 2018 and the USPS 2019, whichever source produces the greatest percentage.

For the USPS data, HUD calculates the percent of residential addresses (excluding "no-stat" addresses) that are vacant. In the USPS data, a "vacant" address is one that has not had mail picked up for 90 days or longer. The USPS Vacant addresses can also include vacation or migrant labor addresses so HUD uses ACS data to reduce vacancy counts in these cases.

Using the ACS data, HUD calculates the vacancy rate as the percent of housing units that are "other" vacant. These are units not for sale, for rent or vacant for seasonal or migrant housing. This is considered another proxy for long-term vacant housing.

In theory the USPS data should be a stronger measure of distress than the ACS data because they are for 100 percent of the units (ACS is a sample), are more current (ACS aggregates data over a 5 year period), and are intended specifically to capture addresses 90 or more days vacant. However, USPS data are particularly poor at capturing vacancy in rural areas. As such, we use the ACS as a check on the USPS data so that every location gets a vacancy rate based on the greater of their USPS vacancy rate or their ACS 2013-2018 rate. For more information on HUD's USPS dataset, see:

<https://www.huduser.gov/portal/datasets/usps.html>

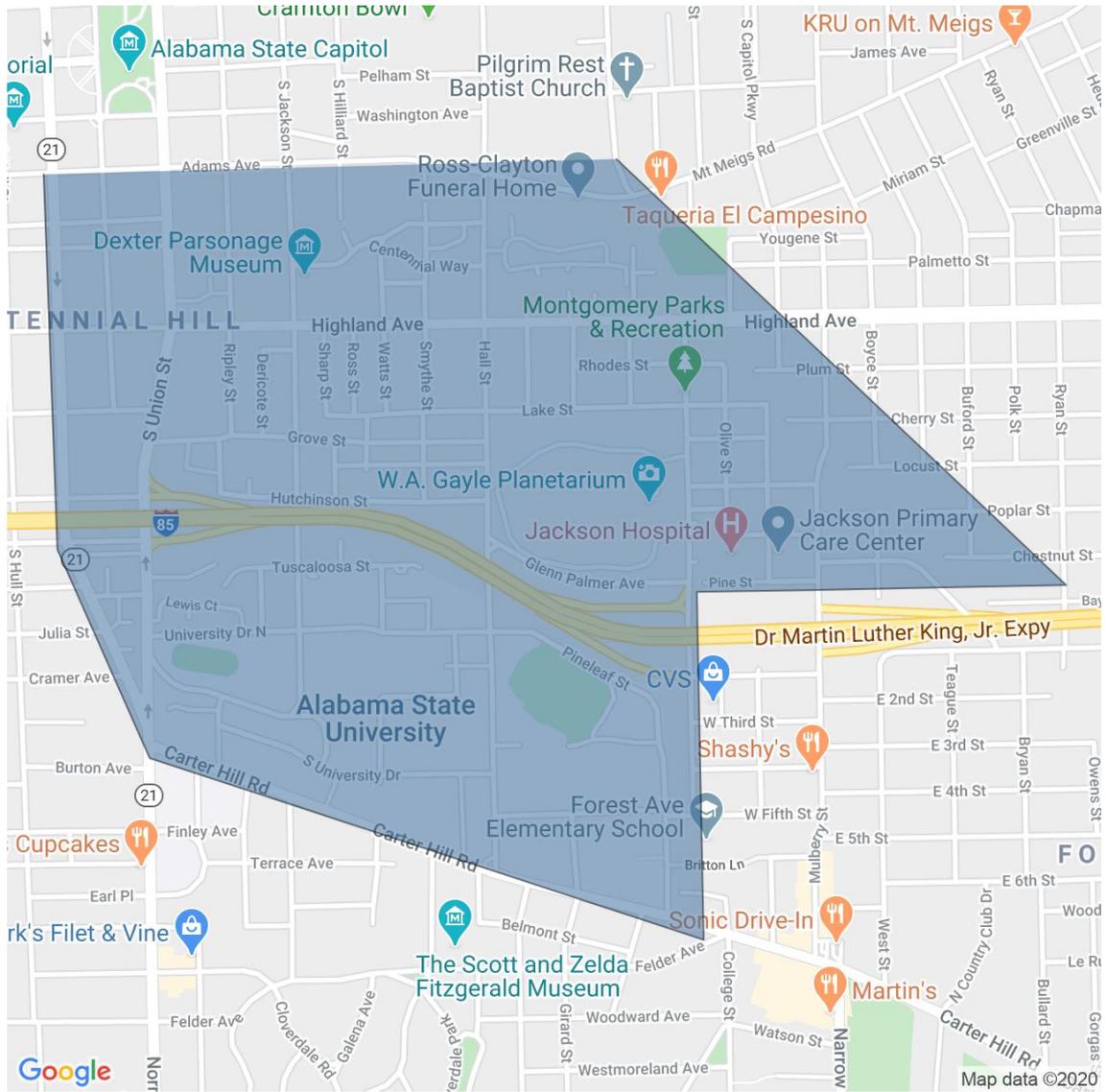
Shortage Ratio of Units Affordable to VLI Renter Households is calculated with data from the CHAS 2016. This indicator is the ratio of very low-income (VLI) renter households (those with household incomes less than 50% of the Area Median Income calculated by HUD) to units affordable and available to these households in the surrounding county or parish. A unit is considered affordable if its rent is no greater than 30% of household incomes in this category, or in other words, 15% of the Area Median Income. A unit is considered available if it is vacant or occupied by a VLI renter household.

For Eligibility to Use Tenant Based Vouchers as Replacement Housing:

Under Factor 1, a "loose" rental market is a county/parish with a rental vacancy rate that exceeds the HUD conventional range for a "balanced" rental market by a percentage point or more. The threshold rental vacancy rate for a market depends on the rate of population growth. A slow growth county (<1% per year) would be considered to have a loose rental market if its rental vacancy rate is greater than 5.9%. For moderate (1-2.9% per year) and rapid (>3% per year) growth markets, counties would be classified as having loose rental markets if rental vacancy rates exceed 7.4% or 9.0%, respectively. Data for this calculation come from PEP (population change) and ACS 2018 (rental vacancy). The rate of population change is calculated as the average annual change over with last four years (i.e. 2017 to 2018, 2016 to 2017, and 2015 to 2016.)

Under Factor 2, voucher dispersion is calculated using counts of voucher holders from PSH 2018, while poverty and extremely low income rates are from ACS 2018 and CHAS 2016, respectively. Voucher counts are aggregated at the Census Tract level and CBSA level (or County level for non-CBSA counties.) To qualify for this standard, at least 50 percent of all voucher holders within a CBSA (or non-CBSA county) must reside in Census Tracts with poverty rates (or extremely low income rates) at or below 20 percent.

Project Map Snapshot for 5064257



HOUSING AUTHORITY OF THE CITY OF MONTGOMERY

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MHA Staff Involvement: President/CEO, Resident Services Director, Real Estate Coordinator, Consultants, TBD

City of Montgomery Involvement: Planning Director, Economic Development Director, Staff, TBD

CENTENNIAL HILL ADVISORY BOARD (CHAB)

Organizations to be Involved Include but are not Limited to: Alabama Governor Kay Ivey, U.S. Senator Doug Jones, Auburn University, Alabama State University, Jackson Hospital, Central Alabama Regional Planning Commission, Paterson Court Resident Council

Housing, People and Neighborhood Committees

To be staffed by MHA Personnel and Consultants, TBD

Proposed CNI Planning Grant Organizational Structure

