

1. According to provided dates of construction, five (5) of the sites are post-1978 construction whereby HAZMAT testing may not be required per HUD requirements. Also “certified” senior or disabled housing is exempt from Lead-based paint testing. If any sites do not *regulatorily* require lead paint or asbestos testing due to age or occupancy, does the housing authority still desire testing?

No

2. Please identify if “Elderly/Disabled” designation of housing is a certified status, or simply how LHA refers to it. This is a very important distinction both with testing requirements, but also financing restrictions (Note: Multifamily and Senior/Disabled properties *should not* be presented in the same e-Tool or report, and should be detangled prior to reporting).

Designation follows HUD assigned designation identified in PIC.

3. Is the housing authority only considering RAD assessments at this time, or is the consultant encouraged to suggest other potentially appropriate Repositioning tools for assets greater than 50 years of age (e.g. Section 18 and obtaining TPV rents)?

LHA’s goal is to convert all properties as no-debt conversions with minimal rehab. The properties are in excellent shape so Section 18 obsolescence is not on the table.

4. At the consultant’s recommendation, and housing authority’s discretion, can adjacent properties with similar needs and occupancy groups be combined for efficiencies in reporting and a reduction in fees, or does the housing authority want all sites in individual CNA e-Tools and due diligence reports?

Each site will need it’s own PCNA and E-Tool, but if we can demonstrate that combining the properties meets HUD’s definition of a single, manageable, marketable entity then we can do so. Basically as long as the HUD requirements are met.

5. Is there any planned rehab at this time? For asbestos, we can provide a screening for straight RAD conversion, or a full NESHAP renovation level study. Please clarify which is requested?

There is no planned rehab. If the properties qualify for a Tiered ER, we may not need asbestos surveys, but LHA may be interested in getting O&M plans for properties that have asbestos.

6. For the Part 50/58 environmental review, is it known that any specific sites will undergo substantial rehab per the below? This answer will indicate if any of the environmental reviews need to be a higher EA level. *If it is not known at this time, we can provide pricing for CEST level reviews assuming non-rehab.*

Substantial Rehabilitation per CFR Part 50 and 58:

- i. Unit density is changed more than 20%.
- ii. The project involves changes in land use from non-residential to residential.
- iii. The estimated cost of rehabilitation is more than 75% of the total estimated cost of replacement after rehab.

They will be CEST level reviews or possible streamlined ERs.