Below are the questions received regarding the Lancaster Housing Authority RFQ for Affordable Housing Financial and Development Advisor prior to 5 pm on November 20, 2019:

1. What are LHA’s affordability targets for the rental projects, as a percentage of LA County AMI?
   a. The desire is to obtain a recommendation for affordability targets as to what is in the Authority’s best interest and what will pencil, while considering funding sources and what specifically those funding sources mandate.

2. For the sites that are for the development of single family homes, please advise on any variations from the target affordability.
   a. See answer 1.

3. Regarding the cost proposal, costs will vary based on the scope and size of the project, including unit type, with which the consultant is assigned. Does LHA have any preference for specific types of housing units, such as large family rental, senior, or special needs?
   a. Plans for most of the projects, including the two top priority ones (HNR1 and HNR3), are nearly construction-ready. The units approved include 3-4 bedroom duplexes ranging from 1500-1700 square feet (HNR1) to 3 to 4 bedroom single-family homes ranging from 1400-1800 square feet (HNR3).
   b. As stated in the RFQ, pricing will also be requested on a per project basis, once specific scopes per project are determined. LHA is really looking for a fee schedule for reference as it relates to common tasks/staff associated with work on these types of projects.

4. Would LHA consider mixed income for any of the affordable housing sites, particularly HNR – 4, which is for the development of 323 single-family homes. Particularly with regard to the larger single-family developments, would any market rate units be allowed?
a. LHA would welcome integrated, mixed income projects.

5. Are there sources of local funds available, such as an annual HOME allocation, an inclusionary housing fund, etc.?
   a. Yes

6. Does the agency prefer the proposer team to collaborate with others to comprehensively cover all of the 5 categories listed on pages 4-5 as well as the areas listed on Exhibit A on page 10 of the RFQ document?
   a. Collaboration with other teams could be more efficient but not necessarily preferred.