



Punta Gorda Housing Authority

Request for Qualifications

For

Development Partner Services

ADDENDUM 2

Issued Date: 3/4/2025

Question 1. Is PGHA seeking general responses on conceptual development projects, for the Gulf Breeze Apartments re-syndication, Oak Tree Village redevelopment and/or other opportunities, or is PGHA seeking specific, detailed proposals? (The question received went on to request a large amount of data about Gulf Breeze and Oak Tree Village.)

Response: *The Punta Gorda Housing Authority acknowledges they have received a request for a significant amount of project level details about Gulf Breeze Apartments, Oak Tree Village and any other vacant land owned by PGHA. PGHA is not seeking detailed project plans for the redevelopment of Gulf Breeze, Oak Tree Village or specific parcels of vacant land as a response to this proposal. Please review the RFQ Part II Developer Responsibilities and provide a response to the RFQ based on the services requested and the scoring criteria for which responses will be evaluated as listed in Section 5.5 Evaluation Criteria. Project level details will be provided post-award to the selected firm(s)*

Question 2. What is the status and expected timeline to secure Section 18 Approvals for the demolition and redevelopment of Oak Tree Village?

Response: *PGHA has started an application with HUD Special Applications Center (SAC) and has been in communication with the Miami Field Office about the intent to demolish Oak Tree Village. Approvals are expected in 2025.*

Question 3. How many of the units at Oak Tree Village remain operational?

Response: *Oak Tree Villages has 30 apartments which have all been vacated and are not habitable.*

Question 4. Are any of the current or displaced tenants from Oak Tree Village expected to return upon the completion of the redevelopment?

Response: *All former residents of Oak Tree Village have been provided a Tenant Protection Voucher (TPV). While no guarantee of return has been promised, PGHA would like to offer former residents the option to return to subsidized units on the redeveloped site.*

Question 5. Would PGHA prefer that a proposed unit mix and set asides to replace Oak Tree Village be designated to accommodate current / displaced tenants?

Response: *There are no further relocation responsibilities remaining for those families who once lived at Oak Tree Village. The Oak Tree Village property includes a diverse bedroom mix. Any future unit mix should be responsive to a market study, PGHA waiting lists, and any requirements dictated by Section 18 approvals.*

The submission deadline for the Punta Gorda Housing Authority Request for Qualifications for Development Partner Services is 5:00 PM EST April 10, 2025. Any submission received after the deadline will be considered non-responsive.

End of Addendum 2