



**RFQ – Master Developer – Trent Court Redevelopment
Teleconference, Nov. 5, 2015
Questions & Answers**

1) Q. Are there any funding sources or tools available or contemplated for this development?

A. The City of New Bern is exploring the establishment of a redevelopment commission which will offer some tools to support redevelopment of this neighborhood.

A. There may be the possibility of a HUD Choice Neighborhoods Implementation (CNI) Grant, should New Bern apply for one after the CNI [Transformation Plan](#) is complete in February 2016.

A. We will be seeking other grants and funding sources and will, of course, be looking to the expertise and creativity of the master developer to assist in identifying other funding for the redevelopment.

2) Q. Have you applied for the RAD program for all of your public housing?

A. NBHA will be renovating the Craven Terrace public housing site under the RAD program, with closing expected within the next month. Trent Court is not included in the scope of NBHA's RAD program at this time. NBHA had originally received an FY 2013 RAD portfolio award that included both Craven Terrace and Trent Court but the 218 units at Trent Court were released back to HUD.

3) Q. Do you know of any funding streams that would help fund the waterfront park?

A. In June of this year New Bern completed a Riverwalk extension in the Trent Court area where the waterfront park is proposed, using a Coastal Area Management Act (CAMA) grant. Grant funding will be sought from CAMA and NC Parks and Recreation Trust Fund (PARTF), as well as other sources.

4) Q. Is there a market study plan?

A. The residential housing market study plan by RKG Associates is at Appendix 6 of the Draft Choice Neighborhoods [Transformation Plan](#) on the New Bern CNI website. Click [here to review the market study](#).

5) Q. When will your CNI Transformation Plan be complete and submitted to HUD? Were you granted an extension? What is the expected role of developer in completing the Transformation Plan?

A. New Bern's final CNI Transformation Plan is due on February 22, 2016, which includes a 3 month extension from HUD. We would like the selected developer to prepare preliminary financials to submit with the final Transformation Plan in Feb 2016; no additional design work is proposed for finalizing the Transformation Plan.

6) Q. Is there a map of the City-owned parcels? Do you contemplate being able to use any of the 70-80 City-owned lots for this redevelopment?

A. See page 24 of the [Draft Transformation Plan](#) for a map containing the City-owned parcels. While there are a number of them in the CNI grant area, the majority are not in areas targeted for mixed-income redevelopment. These targeted areas are primarily along the major corridors/gateways leading to historic Downtown New Bern.

7) Q. Are you looking at one-for-one bedroom replacement as well as the unit replacements?

A. No, bedroom count will be based on occupancy and the wait list. Currently the majority of our residents are smaller families.

8) Q. The Trent Court site currently has 218 units. You want to increase the on-site density to 337 units?

A. Yes, to maximize the property already available and to take advantage of the riverfront location. The community believes there is room available to increase density on this site because of the emphasis on smaller units in the proposed bedroom mix.

9) Q. Is there a distinction in the mix of subsidized units on site vs. the units off site?

A. No. The mix of public housing, affordable/workforce housing, and market rate housing should be the same for development on the Trent Court site and off-site. The goal for mixed-income redevelopment is to have all three types integrated together within the same buildings/phases, on- or off-site.

10) Q. Does The Housing Authority have any other kind of funding available that could be used for redevelopment?

A. Yes, we will pledge capital funds for the redevelopment.