

**New Bern Co-Developer RFQ Pre-Submission Conference**  
**Questions/Answers**  
**January 21, 2025**

**Q: What is the plan to secure a People Component lead? Who will contract the People Lead?**

A: NBHA is presently drafting a solicitation to procure a People lead, and NBHA will contract directly with the selected People Lead.

**Q: Can you share more information about the available grants and FEMA money?**

A: The first FEMA source is \$9 million committed in December 2023 to create a master plan (including A&E, etc.). The second tranche of FEMA money is up to \$40 million to cover the redevelopment of Trent Court's public housing units (not market rate). Neither of the FEMA sources are time limited. And, in addition to the FEMA funds, we'll be applying for a HUD Choice Neighborhoods Implementation Grant, which we expect to be up to \$50 million. But we also expect the selected Developer Partner to pursue additional funding sources, to include but not limited to LIHTC, AHP, etc.

**Q: Does the PHA have money to help fund the public housing replacement units?**

A: Yes. NBHA has reserves that can be used, along with FEMA's \$40 million that will be available to use for the public housing redevelopment.

**Q: Could you talk about any other funding sources at the local level for this project?**

A: There are a variety of resources that can go toward the redevelopment of the CN neighborhood, including NCDOT and City funds. Additionally, the Boys & Girls Club is investing \$8 million in a new facility and is considering additional neighborhood expansion. Also, the local MPO is applying for RAISE Grant funds for Neuse Blvd., which would be other potential funds to leverage.

**Q: How do you anticipate the design process to go with the City and Zoning Department?**

A: The team has had great meetings with the City's planning, zoning, and historic preservation representatives. There are challenges with current zoning requirements, but the City has expressed a desire to work together with us to solve barriers and design creative solutions. The City and NBHA are also looking for additional in-neighborhood sites since we'll be bound by zoning and flood plain restrictions on the Trent Court site, requiring some offsite development.

**Q: Is the property on the National Register of Historic Places?**

A: No, but it is in a locally controlled historic district.

**Q: Has the housing authority contemplated a strategy in the event there is not a CNI application round this calendar year?**

A: NBHA and the City will move forward with the redevelopment of Trent Court with other available funding (FEMA) and will apply for a Choice Neighborhood Implementation Grant when a NOFO is published.

**Q: Could you provide an estimate of the amount of the FEMA commitment that would be available for affordable housing development costs?**

A: There is approximately \$40 million of FEMA funds for public housing redevelopment.