

**Question & Answers Regarding Land Bank West Poplar RFP
April 4, 2017**

Q: Please provide the size of the vacant parcels.

A: The square footage for each parcel is outlined below:

Location	Land Area (sqft)
655 N 11Th St	2189
663 N 11Th St	1406
1022 Melon St	1242
645 - 47 N 11Th St	3569
625 N 11Th St	1041
661 N 11Th St	1444
623 N 11Th St	1023
659 N 11Th St	2133
634 N 11Th St	1515
640 N 11Th St	1625
1021 Wallace St	1651
1110 - 14 Wallace St	6558
1019 Wallace St	2671
632 N 11Th St	1422
627 - 29 N 11Th St	1955

Q: What is the process once the RFP is awarded?

A: The disposition process will begin immediately following the selection of a developer. That process is as follows:

- VPRC Committee (meets monthly)
- Purchase and Development Agreement provided to Developer
- City Council Resolution
- Land Bank Board of Directors
- Settlement

Q: What is the timeline for “shovel in the ground”?

A: It is anticipated that settlement will occur in the Fall 2017 and construction should commence within three (3) months of settlement.

Q: Is there any union involvement which would affect this project?

A: The RFP does not mandate union labor.

Q: What is the required square footage of each (3 bedroom/1.5-2 bathroom) unit?

A: The RFP does not dictate the minimum square footage, only that the units be 3 bedroom/1.5-2 bathroom.

Q: Do the units have to be for sale or are rental units are accepted/ encouraged?

A: All units must be homeownership with a maximum sales price of \$230,000.

Q: I have been looking for affordable housing for myself and am interested in developing the property as a residence for myself. If i were to meet the eligible income guidelines can I develop to own?

A: You may submit a response to the RFP. Please note a response to the RFP must be for all parcels listed and a comprehensive scattered site development must be outlined. Parcels will not be sold individually.

Q: Can the program be for 2 bedrooms?

A: This particular RFP calls for 3 bedrooms/1.5-2 bath.

Q: I have plenty of experience working for and with MBE & WBE's. Would this experience meet your requirements?

A: Businesses must be a registered MBE/WBE's.

Q: I don't have the ability to provide "statement of qualifications including projects completed, total development costs, number of units, year completed and type of project. The Statement of Qualifications must include a section detailing the Developer's experience dealing with public funds and/or properties." However, I have produced construction documents for HUD/ Low Income House and acted as an architect for such projects. Will

the Land Bank consider this type of activity acting as an architect, not a developer as meeting these qualifications?

A: Without a statement of qualifications including projects completed, total development costs, number of units, year completed and type of project the response to the RFP would be deemed incomplete and the selection committee would be unable to score and rank the proposal.

Q: If you are not chosen to develop one of the available properties, is the \$1,500.00 deposit returned?

A: Yes.

Q: Will developers be held to their proposals? Can proposal designs change? Including building footprint number of stories etc.?

A: All respondents should be prepared to implement their development as proposed. While we recognize that plans may require modifications, footprint, layout and number of stories should remain the same. The selection committee takes into account scale and contextual design when reviewing proposals.

Q: How are proposals distinguished for ranking as many are probably similar in scope?

A: Proposals will be evaluated based on financial capability, project responsiveness (concept design quality & development timeline), readiness to proceed and development team capacity. Not one factor, but rather a combination of all of the factors, will determine the successful developer.

Q: Are there any federal grant dollars available for the program?

A: No.

Q: Will the Land Bank apply for zoning variances or request an ordinance to change zoning for the parcels?

A: No, the selected developer will need to obtain necessary variances.

Q: Who will be responsible for verifying homebuyer eligibility?

A: All prospective homebuyers will be required to meet with and submit all documentation to a certified Housing Counselor who will determine income eligibility. The Housing Counselor will keep a list of all interested, income certified buyers.