

**East Parkside Leidy Avenue et al 081219 – Q&A
September 3, 2019**

- 1. If there are squatters in a property and we incur L&I violations, but we cannot correct the violations due to the squatters. Can we write a letter as to why we will not get clearance?**
Yes, you can provide a letter as part of your application.

- 2. Have you seen homes built outside of the 2 and 3 bedroom size?**
According to the RFP, the Land Bank encourages proposals that include residential units of two (2) or three (3) bedrooms and contain quality urban design, sustainable design, and conformity to existing zoning.

- 3. Is there a min/maximum sq. ft for single family homes or condos?**
The RFP does not require a minimum or maximum square footage for single family homes or condos. However, zoning may require a minimum or maximum square footage.

- 4. Can the units be rented and if so for how long?**
The 40% of units that are not subject to the affordability requirements set forth in Section III of the RFP may be rentals. There is no restriction as to how long these units can be rented.

- 5. Is there a rental cap for AMI?**
The 40% of units that are not subject to the affordability requirements set forth in Section III of the RFP may be rentals. There is no restriction on rent for these units.

- 6. Can the facades of the properties be different than what's existing in the neighborhood?**
Yes, but, according to section X of the RFP, the Land Bank encourages proposals that complement the existing neighborhood character, demonstrate appropriate scale with the surrounding residential uses, make use of structures that are sensitive to the pedestrian environment through building facades that are engaging and put "eyes on the street", enhance walkability and provide quality buildings by respecting the rhythms found in the size, placement, and proportion of entries and windows in other buildings, among other things.

- 7. Do you have to develop each lot? Can one lot be a garden?**
The Land Bank expects the developer to develop the project in accordance with plans approved by the Land Bank, which may include a garden. Please note that proposals for the purchase of less than the entire development site will not be considered.

8. Why are there two meetings with the Land Bank board of directors?

In section XII of the RFP, approval of the Land Bank Board of Directors is listed twice. It should only be listed once in #5. The reference in #2 is a typo.

9. Does art percentage apply?

No, the Percent for Art requirement does not apply.

10. I was reviewing the RFP for East Parkside and I noticed on page 4 that "First floor must consist of commercial space and/or community amenities". I assume this is an error since the current zoning is RSA-5 and on page 12 "The Land Bank encourages efforts to comply with the existing underlying zoning".

This is an error. There is no requirement for commercial space or community amenities in this RFP.

11. Regarding the proposed new construction for the 21 parcels in the East Parkside neighborhood, are your maximum sales prices \$185,000-\$230,000 based on single-family dwellings or single-family dwellings with multiple units i.e. condos and apartments?

The limitation on sales price set forth in section III of the RFP is applicable to single-family dwellings and each unit in a multi-family dwelling.

12. Based on my reading of the RFP it appears that 60% of the units must be listed for sale as affordable. Is it the case that they must be sold?

Yes.

13. If so, is there an opportunity to rent the units during the sales/marketing period?

No.

14. What options does the developer have to mitigate the loss, if the units are not selling?

The developer should consider market conditions in their development plan. The Land Bank is not responsible for market conditions.

15. One of the requirement is "First floor must consist of commercial space and/or community amenities". This appears to be somewhat of a scatter site RFP, where some of the lots (i.e. 1223 N 42ND ST) are in the middle of the block, and it would be impractical or impossible to achieve this requirement. Can you be more specific as to the application of this specific requirement? Can you please also define "Community", are you referring to the public community, or the community limited to the residents who will occupy the proposed development.

This is an error. There is no requirement for commercial space or community amenities in this RFP.



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16. In the project design portion of the RFP, the RFP encourages that the developer utilize existing zoning; however, it seems that there is a conflict in the mandatory requirement of having a commercial space on the first floor and the RSA-5 (single family) zoning that is in place for all of the lots in the RFP. Does the landbank anticipate an imminent zoning district change which will rezone some or all of the proposed lots, prior to development?

This is an error. There is no requirement for commercial space or community amenities in this RFP.