

Q & A Responses

Questions are being paraphrased and shortened for space and to protect the identity of potential developers.

Answers compiled and released January 15, 2016

Q1: Will the City consider a development project of less than 32 units and if so, will the price be adjusted accordingly?

A1: Yes, the fair market value will be re-evaluated should the proposed development propose a viable development of less than or more than the 32-multi-family units envisioned for the development site.

Q2: Are any City public dollars or program funding authorities reserved for the proposed development?

A2: No public funds or program authorized funding are allocated or earmarked for this development. The successful developer(s) will be required to apply for the City's public financial assistance pursuant to current funding requirements and/or timelines.

Q3: Does the 20-page proposal limit include the exhibit/attachments to the proposal?

A3: No, the 20-pages should include information and details pertaining to the proposed development. Any attachments, reports or exhibits are outside the 20-page limit.

Q4: Can developers contact City program and funding managers to obtain information regarding the application process, fund availability, amounts and timelines?

A4: Developers may contact the various City program and fund managers regarding program and/or funding guidelines and criteria. Please note that no funds are being specifically reserved for this development.

Q5: When accessing the MHFA website, we encounter many forms; which form should we use?

A5: Complete the MHFA Common Application form, save it, print it out for inclusion in your proposal and save on CD for submission with your development proposal.

Q6: A conflict exist between the included survey of the development site and the map of the site that reflects an excluded alley from the development site; is this area a part of the development site or should the alley be excluded?

A6: The development site includes the alley and any easements reflected in the survey and should be considered a part of the development site. Any easement will be removed as required during the redevelopment of the site.

Q7: There is a discrepancy on the actual square footage of the site in the RFP document on pages 4 and 5; what is the actual/approximate square footage of the development site?

A7: The development site includes approximately 47,380 square feet, pursuant to the attached survey.