



4900 BLOCK OF GIRARD AVENUE AFFORDABLE HOMEOWNERSHIP RFP

Questions & Answers

1. What additional things need to be done if it's an accessible unit? Example sensory impairment?

Accessibility, Special Needs & Visibility requirements are detailed on Page 7 of the RFP. It is highly suggested that development teams share these with design partner/consultant of their team, as soon as possible, so that these specifications can be provided for adhering to these requirements.

2. What is the homebuyer packet?

PRA's Homebuyer Application Package has been included as Attachment B of the RFP. As stated in the RFP, workforce units must be made available to applicants that meet both <80% AMI and <115%, requiring that they meet PRA soft-second mortgage requirements as stipulated on page 8 of the RFP. The package provides the forms that PRA will use evaluate homebuyers for eligibility and approval before the selected developers can sell units on this RFP's properties.

3. Is there any strategy with the gap lots and or other properties that are not part of this RFP?

This RFP does not include privately owned property. Therefore, any strategy to acquire, renovate or assist privately property owners and/or homeowners would be solely led and facilitated by the redeveloper.

4. Will there be contact information provided for everyone in the pre-submission conference?

Contact information for everyone who attended the conference along with those who have emailed PRA with an expression of interest in submitting was posted the RFP's webpage on June 18, 2018.

5. Are we open to mixed use?

PRA is open to mixed use proposals.

6. Was there preference for income levels?

As stated in the RFP, workforce units must be made available to applicants that meet both <80% AMI and <115%.

7. Will there be any assistance for homebuyers?

PRA will not be provided any homebuyer assistance. However, we encourage developers to become acquainted with programs and incentives which may be available to affordable and first-time homeowners on a local and national level as a means of effective marketing.



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8. Will PRA be able to credit enhance a project?

PRA may provide up to twenty-five percent (25%) credit enhancement (CE) or guarantee directly to the financial institution on secured construction loans made to developers. The CE is essentially a letter of credit that helps to reduce a financial institution's exposure.

More information on this can found [here](#) or via the following link:

<https://www.philadelphiaredevelopmentauthority.org/sites/default/files/Credit%20Enhancement%20for%20WFH.pdf>

9. How much input does the community have regarding the developers?

Applicants should seek local community input for their plans and share their proposals with community-based organizations prior to submitting a proposal.

10. There are 3 structures standing. They need to be demolished. Are there any plans for them to be demolished?

Properties within this RFP will be conveyed in an as-is condition. Applicants are solely responsible for all due diligence, including all costs of engineering, structural, geotechnical planning and environmental studies required for construction on the Project site.

11. Can the proposals be phased?

Yes, proposals can be phased. However, should this be the case, please indicate so within the executive summary and the project timeline/milestones detail within your submission.

12. Is information regarding the fee structure posted on the website?

Yes. PRA's Schedule of Fees can be found [here](#) or via the following link:

<https://www.philadelphiaredevelopmentauthority.org/sites/default/files/Fee%20Schedule%20%28revised%2010-1-2017%29.pdf>

13. IS HTF subject to wage compliance?

If you are seeking public funds in excess of \$25,000, prevailing wage compliance shall be applicable.

The construction, reconstruction, demolition, alteration and/or repair work other than maintenance work, done under contract and paid for in whole or in part out of the funds of a public body where the estimated cost of the total project is in excess of twenty-five thousand dollars (\$25,000) will trigger prevailing wage.



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14. Will the title to lots be encumber in some way? Environmental hazards?

Properties will be conveyed with clear titles; however, the applicants are solely responsible for all due diligence, including all costs of engineering, structural, geotechnical planning and environmental studies required for construction on the Project site.

The PRA makes no warranty or representation concerning the existence of any structural deficiencies, geo-technical deficiencies and/or environmental contamination on the Project Site, or upon any adjoining land or improvements. The PRA is not now or at any time thereafter under any circumstance responsible for any of such conditions or for the analysis, care or remedy thereof.

15. Can you do an environmental study beforehand?

No. The successful applicant shall have the ability to perform all due diligence, including all costs of engineering, structural, geotechnical planning and environmental studies required for construction on the Project site once they have been awarded the development opportunity and after they have been issued a Letter of reservation issued by PRA.

16. Does PRA have a preference to single or multifamily dwellings?

No, however the PRA is seeking proposals that maximize the best and most effective use of this site.