



Philadelphia  
Redevelopment  
Authority



# Request for Proposal

## Affordable Homeownership

### 4900 Block of Girard Avenue

#### June 1, 2018

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### **Attachments:**

- A. Parkside-Lancaster Redevelopment Area Plan
- B. PRA Homebuyer Application Package
- C. Property Application Form
- D. Homeownership Development Pro Forma
- E. City of Philadelphia Economic Opportunity Plan
- F. Certificate of Non-Indebtedness
- G. Campaign Disclosure Forms
- H. Tax Clearance and Conflict of Interest Form
- I. Scoring Sheet



# 1. Application Process

The Philadelphia Redevelopment Authority ("PRA") is pleased to issue this Request for Proposals ("RFP") for publicly owned parcels on the 4900 Block of West Girard Avenue.

## **Prebid Meeting**

A prebid meeting will be held at PRA's offices (1234 Market Street, 16th Floor) at 10:00 A.M. on Thursday, June 14, 2018. This meeting is not mandatory; however, all applicants wishing to submit a response to this RFP ("Applicants") must either attend this meeting or express their intention to submit by the deadline specified below.

## **Intention to Submit**

All Applicants must either attend the pre-bid meeting or express their intention to submit either in hard copy mail or email to [RFP@pra.phila.gov](mailto:RFP@pra.phila.gov) by June 14, 2018 at 5:00 P.M. The names and contact information for all attendees at the prebid meeting and those who responded with intention to submit will be posted on PRA's website as public information.

## **Questions**

All questions and requests for additional information should be directed in writing to [RFP@pra.phila.gov](mailto:RFP@pra.phila.gov). Questions will only be accepted until Monday, June 18, 2018 at 5:00 P.M. Questions and/or requests for additional information and the PRA's responses to them will be posted on the PRA website.

## **Submission Deadline**

Applicants must submit proposals no later than August 1, 2018, at 3:00 P.M.; absolutely no proposals will be accepted after that time.

## **Related Parties**

An Applicant, whether an individual or business entity, may submit only one response to this RFP. Individuals that are related to each other or business entities that are legally related to each other or to a common entity may not submit separate proposals. The PRA, in its sole and absolute discretion, retains the right to reject any proposal where: 1) Applicants or principals of Applicants are substantially similar or substantially related parties; or 2) the PRA has determined that the Applicant has violated these conditions or the spirit of these conditions.

## **Submission Process**

Proposal submission will be accepted in either of the following:

1. Online Submission – via PRA's website (<http://www.philadelphiaredevelopmentauthority.org/>);  
or
2. Hard Copy Submission – Submit 3 original copies of the proposal and one electronic copy on a USB Flash Drive to the PRA via hand delivery or registered mail. Files on the USB Flash Drive may only be in Microsoft Word or Adobe PDF. Applicants may hand deliver or send proposals via registered mail to:



## **Schedule**

The timeline for this Development Opportunity is as follows:

Notice of RFP Opportunity Posted	June 1, 2018
Pre-Bid Meeting	June 14, 2018, 10:00 AM
Submission of Intention to Submit (if Applicant did not attend the pre-bid meeting)	June 14, 2018, 5:00 PM
Questions and/or Requests for Additional Information Due	June 18, 2018, 5:00 PM
Proposals Due	August 1, 2018, 3:00 PM
Applicant(s) Selected - (Estimate Only)	August 30, 2018

PRA reserves the right, in its sole discretion, to alter this schedule as it deems necessary or appropriate.

## **2. Introduction and Description of Project Site**

PRA is soliciting proposals from nonprofit affordable housing developers (Applicants) for development on the 4900 block of West Girard Avenue (the "Project Site") in the Cathedral Park neighborhood of West Philadelphia. The Project Site is approximately 54,000 square feet spread over thirty-one (31) properties that include twenty-nine- (29) vacant lots and two (2) three-story vacant structures along the 4900 block of West Girard Avenue. The Project Site is composed of vacant lot properties owned by the City of Philadelphia Department of Public Property ("DPP") and PRA; it does **not** include privately-owned land on the block. Properties under the ownership of DPP will be transferred to the ownership of PRA prior to entering into a Redevelopment Agreement with the selected Applicant.

This RFP includes potential public subsidy to support the proposed project. Subsidy may take the form of hard or soft loan, grant, or some combination thereof. Preference will be given to proposals that request the minimum required amount of subsidy, that are creative in their approach, and that maximize PRA's ability to recoup its principal investment. The amount of financing requested and the form of the subsidy investment shall be proposed by Applicants in their response to this RFP.



RFP PROPERTY LIST		Status		Zoning	SF*	
		Vacant Land	Vacant Structure			
Address	Ownership					
1	4915-17 W Girard	PRA	x	RM-1	3241	
2	4919 W Girard	DPP	x	RM-1	1691	
3	4921-29 W Girard	PRA	x	RM-1	7136	
4	4931 W Girard	DPP	x	RM-1	1029	
5	4933 W Girard	DPP	x	RM-1	1056	
6	4935 W Girard	DPP	x	RM-1	1088	
7	4937 W Girard	DPP	x	RM-1	1134	
8	4939 W Girard	PRA	x	RM-1	1168	
9	4941 W Girard	PRA	x	RM-1	1200	
10	4943 W Girard	DPP	x	RM-1	1237	
11	4945 W Girard	PRA		x	RM-1	1274
12	4947 W Girard	PRA	x		RM-1	1305
13	4949 W Girard	PRA		x	RM-1	1347
14	4951 W Girard	PRA	x		RM-1	1376
15	4953 W Girard	DPP	x		RM-1	1408
16	4955 W Girard	DPP	x		RM-1	1450
17	4957 W Girard	PRA	x		RM-1	1472
18	4967 W Girard	DPP	x		RM-1	2080
19	4969-73 W Girard	PRA	x		RM-1	5178
20	4981 W Girard	PRA	x		RM-1	1904
21	4983 W Girard	DPP	x		RM-1	1936
22	4985 W Girard	DPP	x		RM-1	1968
23	4987 W Girard	PRA	x		RM-1	2004
24	4989 W Girard	DPP	x		RM-1	1057
25	4989 1/2 W Girard	DPP	x		RM-1	1088
26	4991 W Girard	DPP	x		RM-1	1120
27	4991 1/2 W Girard	DPP	x		CMX-2	1120
28	4993 1/2 W Girard	DPP	x		CMX-2	1237
29	4995 W Girard	DPP	x		CMX-2	1440
30	4997 W Girard	PRA	x		CMX-2	1296
31	4997 1/2 W Girard	DPP	x		CMX-2	1203
<b>TOTAL</b>		<b>29</b>	<b>2</b>		<b>54,513</b>	

\*Estimated square footage based on data from Office of Property Assessment (OPA)



The Project Site is located in City Council District 3 and the area includes the following seven (7) Registered Community Organizations (RCOs):

1. Cathedral Park CDC
2. HMC Square Community Association, Inc.
3. Parkside Association
4. Parkside Area Community Association
5. West Philly Pride
6. 44<sup>th</sup> Democratic Ward
7. 44<sup>th</sup> Ward Republican Committee

According to the Zoning Code, “If there is more than one RCO whose registered boundaries include the applicant's property, the district councilmember whose district includes the applicant's property shall select one of those RCOs as the Coordinating RCO, or may select two or more RCOs whose registered boundaries include the applicant’s property to serve jointly as the Coordinating RCO.”

With the exception of the five properties closest to 50<sup>th</sup> Street and zoned Neighborhood Commercial Mixed-Use (CMX-2), the current zoning at the Project Site is for Multi-Family Residential Uses (RM-1) as listed on the previous page. The permitted uses for CMX-2 include household living (but usually not on the first floor), commercial offices, professional services, retail, groceries, sit-down restaurants, educational facilities, government offices, and artist studios. The permitted uses for RM-1 include single family, two-family, or multi-family dwellings to accommodate moderate to high density residential buildings.

### **About the Area**

Cathedral Park is a small neighborhood in West Philadelphia bounded by Cathedral Cemetery and Girard Avenue on its south side. Collectively, this area bounded by Lancaster Avenue to the North and East, N. 52<sup>nd</sup> Street and Carroll Park, and W. Girard Avenue and Mill Creek to the South. The Centennial District containing the Philadelphia Zoo, the Please Touch Museum, Mann Music Center and portions of Fairmount Park is less than a mile away to the North and East of this neighborhood. To the South and East is the Lancaster Avenue business district.

The area is well served by public transportation including close proximity to SEPTA’s trolley routes 10 and 15, providing access to Center City and destinations in West Philadelphia, as well as connections with the Market/Frankford line, SEPTA regional rail and Amtrak service throughout the Northeast Corridor at 30<sup>th</sup> Street Station.

The public schools servicing Cathedral Park are the Rudolph Blankenberg School (K-8) and Overbook High School (9-12) as well as several charter schools in the neighborhood such as the Global Leadership Academy, Inquiry Charter School, and Discovery Charter School. A number of recreation facilities located in and around the area include the West Mill Creek Playground and Shepard Recreation Center in the nearby Haddington neighborhood, which is also where this area’s public library branch is located.

Three (3) commercial corridors/centers are near the Cathedral Park neighborhood: Lancaster Avenue, North 52<sup>nd</sup> Street (south of Lancaster Avenue and north of Wyalusing Avenue), and ParkWest Town Center along North 52<sup>nd</sup> Street between Lancaster Avenue and Parkside Avenues. The closest supermarket to the site is the ShopRite in ParkWest Town Center. There are many corner convenience stores and a small number of restaurants, bars and takeout restaurants throughout the area; however few venues for purchasing fresh food and produce.



### 3. Scope of Work

PRA is soliciting proposals for a developer to construct affordable homeownership which include mixed development as required by zoning on the Project Site. Proposals must be designed to serve very low-, low-, moderate-, and middle-income households (those making below 115% of area median income). The site must be developed in accordance with the Parkside-Lancaster Redevelopment Area Plan (Attachment A). The controls of the Redevelopment Area Plan will run with the site for twenty five (25) years following execution of a Redevelopment Agreement with the selected Applicant. Any proposed changes to the Urban Renewal Plan must be clearly identified in the Applicant's narrative. Proposals should exhibit strong urban design and high-quality architecture, taking into consideration community context.

#### **Eligibility & Site Condition**

Applicants must be nonprofit organizations or partnerships. The Project Site will be conveyed from PRA to the developer with clear and insurable title. Consistent with City policy for the disposition of publicly-owned property for affordable housing, the Project Site will be conveyed to the developer(s) at nominal value, free and clear of all liens and encumbrances. All properties will be conveyed in as-is condition. If one or more properties are not included as part of an Applicant's final proposed assemblage, the Applicant must provide a clear and concise statement explaining their rationale. If your proposed project will require a change in zoning or entitlements, please indicate as such in the Executive Summary narrative.

#### **Public Subsidy & Leveraging**

It is anticipated that a successful proposal will construct affordable housing units on all available parcels as permitted by zoning. Therefore, public subsidy is being offered with this RFP by PRA and the source of these funds is the Philadelphia Housing Trust Fund (HTF). The amount of City funds awarded for development will depend on the project selected. The HTF funds will be available to the developer upon the completion of the construction of the housing units at the time of settlement with the homebuyer. **Note:** HTF dollars are available only to nonprofit developers.

PRA reserves the right to award funding to developments using the mix of funding sources it deems most appropriate for the development and to meet the overall goals of the City's affordable housing program. Applicants should include public subsidy as a line item in their Sources/Uses budget and identify the prospective amount of this subsidy, as well as whether the subsidy is requested in the form of a hard or soft loan, grant, or some combination thereof. Preference will be given to proposals that request the minimum required amount of subsidy, that are creative in their approach, and that maximize PRA's ability to recoup its principal investment. Developers are also encouraged to leverage other sources of funds for this development. Additional sources of funds may invoke other programmatic or construction requirements. Priority will be given to projects that leverage the PRA's financing.

Projects submitted to the RFP should be generally consistent with the Homeownership Selection Criteria, Appendix pp. 13-16 in the City's *Year 42 Consolidated Plan*, which can be accessed at [www.phila.gov/dhcd](http://www.phila.gov/dhcd).

#### **Disposition Price**

Since the feasibility of this project relies on public subsidy, the properties will be sold to the selected redeveloper at nominal disposition price.



### **Design Consideration**

Developers are encouraged to incorporate sustainable design and construction techniques and maximize energy efficiency and indoor air quality in both new construction and renovation projects. Strategies may include:

- Energy audits and modeling (EnergyWorks)
- Construction & Demolition Waste Recycling
- “Green Lease” language to overcome split incentive
- Certification or consistency under LEED, EnergyStar, Enterprise Green Communities or other third-party rating system

### **Development of Affordable Homeownership Units**

The property’s current RM-1 zoning has a 38-foot height limit. Please specify any zoning changes requested in the project narrative. Development must be affordable housing only. Please clearly specify the makeup of the affordable housing units with information including how many units, to which income levels they will be restricted, the duration of the restriction period, and the size and number of bedrooms in these units. Preference will be given to proposals that target median incomes levels in accordance with Pennsylvania Housing Finance Agency (PHFA) Low Income Housing Tax Credit (LIHTC) guidelines.

### **Accessibility, Special Needs & Visitability**

A minimum of ten percent (10% )of the total number of units must be accessible to individuals with mobility impairments and a minimum of four percent (4%) must be accessible to individuals with sensory impairments. Visitability is a requirement for HTF-funded new construction developments. “Visitable” shall mean the following amenities in a dwelling unit:

- One zero-step entrance to the dwelling that will permit a visitor using a wheelchair to enter the main level floor of the dwelling through a doorway entrance that has a minimum 32” opening.
- A usable path of travel throughout the interior main level floor that is no narrower than 36” at any point except for interior doorway openings with a minimum 32” opening.
- A powder room on the main level floor that has a doorway entrance with a minimum 32” doorway opening, sufficient space to close the door while inside the powder room, a minimum 30” x 48” floor space clearance, and reinforced walls for future installation of grab bars to provide access to the toilet if necessary.

### **Parking**

Applicants must explain what exceptions to the parking requirements of the requested zoning classification they may seek, and/or strategies for addressing parking solutions on or near the Project Site.

### **Sale in As-Is Condition**

Applicants are solely responsible for all due diligence, including all costs of engineering, structural, geo-technical 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, and the PRA is not now or at any time hereafter under any circumstance responsible for any of such conditions or for the analysis, care or remedy thereof. The Project Site will be transferred in its “as-is” condition and the selected Applicant is solely responsible for all structural, geo-technical and environmental





repairs, stabilization and/or remediation required for construction on the Project Site. Any plans submitted pursuant to this RFP should consider and address the foregoing obligations and requirements.

### **Homebuyer Eligibility & Approval**

The use of PRA subsidy to develop the Project Site requires that all homebuyers receive a PRA soft-second mortgage secured in a second lien position. In executing the agreement of sale to purchase, all homebuyers must submit a PRA Homebuyer Application (Attachment B) for the soft-second mortgage. The amount of the subsidy will be depend on the project selected.

The PRA soft-second mortgage will require all homebuyers to submit the following information for approval (See Attachment B):

- Homebuyer Income Eligibility Form
- Declaration of Evidence of Citizenship or Eligible Immigration Status
- Conflict of Interest Disclosure Form
- Copies of current pay stubs (30 days)
- Copies IRS 1040 Forms, and W-2 forms (last 2 years)
- Verification of Employment
- Certification of Zero Income for every household member with no income
- Current bank statements (60 days)
- Other documentation as required by PRA in connection with the PRA soft-second mortgage application.

## **4. Proposal Submission Requirements**

Responses to this Request for Proposals must contain the information described below and conform to the following format:

### **A. Executive Summary and Application Package**

A written narrative of the proposed development should be provided in the form of a cover letter addressed to PRA Department of Real Estate & Development Finance. The narrative should be no longer than two (2) pages in length and should concisely summarize and describe the proposed development. This summary should seek to address all of the evaluation criteria. At minimum, it should include the project name, developer, type of housing being developed, number of units at each affordability level, number of accessible and visitable units, total project costs, amount of HTF subsidy requested and the requested form of that subsidy (hard or soft loan, grant, or some combination thereof). **Note:** Public funds will only be available to the developer upon the completion of the construction of the housing units at the time of settlement with the homebuyer.

Applicants must also submit a complete Property Application Package Form (Attachment ).

### **B. Financial Summary**

Applicants must demonstrate the development team's capacity to carry out the proposed development, as well as the financial feasibility of the proposed project within current market conditions. The amount of financing requested and the form of the subsidy investment shall be proposed by Applicants in their response to this RFP. Creativity and innovative financing approaches are encouraged. Submissions must provide:



- A written narrative of the project financing plan which describes the total development cost, the sources of permanent financing and uses of funds, and price point at which properties are anticipated to be sold.
- Applicants should include public subsidy as a line item in their Sources/Uses budget and identify the prospective amount of this subsidy, as well as whether the subsidy is requested in the form of a hard or soft loan, grant, or some combination thereof. Preference will be given to proposals that request the minimum required amount of subsidy, that are creative in their approach, and that maximize PRA's ability to recoup its principal investment.
- Project financials including development budget(s), construction cost breakdown, sources/uses, assumptions, and operating pro forma(s) demonstrating feasibility through predevelopment, construction, and exit. A Homeownership Development Pro Forma has been included with this RFP for reference as Attachment D.
- Evidence of the development team's capacity to finance the total cost of the development project as outlined in the Property Application Package Form. Evidence should include signed letter(s) of interest and/or preliminary term sheets from prospective financing sources that include terms of financing, that reference this specific project, and that reference the pertinent amount of financing as listed on the project budget. Please provide written evidence of interest from as many sources listed on project sources/uses budget as possible.
- A list of potential funding applications with dates of anticipated submission and expected awards. Sources of funds that may be unclear or unfamiliar to the City/PRA should be described in a brief narrative.
- Home Sales Analysis including all settlement costs, completed for each unit based on projected price point at which properties are anticipated to be sold. Applicants should provide evidence, such as market comps, to demonstrate that their specified sale price is viable within market conditions.
- Any other information that may support the Applicant's financial position and financial viability of the proposed project.

### **C. Development Plans**

The proposed project should take into consideration the local context and provide for an attractive, well-designed development that enhances the quality of the built environment and improves the overall quality and physical appearance of the community. Where possible, projects are encouraged to complement the buildings and architecture in the surrounding neighborhood and support past private or public investment in the community. All proposals must indicate what entitlements they may be seeking, including, but not limited to, zoning, easements, exceptions from public entities, street changes, and/or utility alterations (new or relocated). PRA encourages Applicants to incorporate sustainable design features and building materials. Applicants should consider building performance objectives and building design guidelines that integrate energy efficiency. Plans submission should include but are not limited to:

- Detailed scope of work with corresponding construction budgets including line item costs that are as specific as possible.
- Site plan showing extent of proposed development with different project components clearly labeled and in relation to the parcels of land that are available.
- Description of completed properties (house type, square footage, number of bedrooms and bathrooms, parking, lot size, etc.)
- Scaled floor plans.
- Elevations and renderings as appropriate.
- Description of building and finish materials.



#### **D. Development Schedule and Milestones**

Please include a detailed schedule broken out into a predevelopment and construction. In the predevelopment schedule please list important milestones and dates, beginning with due diligence activity, securing required government approvals, and financing commitments. Please provide anticipated closing dates for financing and land transfer from PRA. In the construction schedule show critical milestones such as construction commencement and completion dates, including anticipated phasing of unit completion (if applicable).

#### **E. Applicant Team Qualifications**

Please provide a description of each member of the development team, including but not limited to the developer, contractor, architect, and key consultants. Describe the legal entity that will be the developer and indicate how a qualifying nonprofit entity will be the controlling interest in the project to comply with HTF funding requirements. Within this narrative, please outline the experience of the development team, overall approach and tasks to complete the work and quality control process. Be sure to include past relevant experience of the team members including past performance and record of successful housing development activity, completed or currently being undertaken by team members particularly within the Philadelphia and on publicly owned land (if applicable). Ventures that further the development team's long-term mission or business plan will be considered.

Applicants must submit audited Financial Statement for last two (2) fiscal years (if audited statements are not available, please provide internally prepared statements including income statements and balance sheets).

The proposal must contain information regarding any litigation (pending or threatened) in which the development entity or any members of the development team are involved and any judgments that have been rendered against the Applicant entity or any member of the development team that may affect the ability to successfully execute the proposed project for the properties.

#### **F. Population Served**

Proposals must indicate the population to be served by this development, including an estimate of the number of housing units to be sold to each income level. Applicants must provide estimates based on the following income categories: <80% AMI, <115% AMI. If the project is to provide affordable homeownership opportunities, a sales and affordability analysis for each price point must be provided in the budget section of the proposal.

#### **G. Community Engagement**

Applicants should seek local community input for their plans and share their proposals with community-based organizations before responding to this RFP. Proposals must describe the actions that have been taken to identify the community group(s) that represent the neighborhood where the project will be located and to notify these groups of the proposed plans. Please summarize any comments received from the community.



## H. Economic Opportunity and Inclusion Narrative

The development team should demonstrate their experience working with Certified M/W/DBE firms—defined as Minority Business Enterprises (MBE), Woman Business Enterprises (WBE), or Disabled Business Enterprises (DBE). Firms must complete the “City of Philadelphia Economic Opportunity Plan” form (Attachment E). In addition, Applicants must provide a narrative describing the team’s track record in M/W/DBE inclusion. The narrative must also discuss the team’s plan and track record for engaging minority workforce. Applicants should note whether key partners, consultants or contractors who are part of the Applicant team are certified M/W/DBEs.

## I. Proposal Deposit

Proposals must include a proposal deposit of one thousand dollars (\$1,000) (the “Proposal Deposit”) in one of the following forms, in order of preference: a cashier’s check, certified check, or money order made payable to the “**Philadelphia Redevelopment Authority.**” The Proposal Deposit of the selected Applicant for the Properties will be credited toward the security completion deposit and ultimately refunded at project completion with the issuance of a Certificate of Completion. The Proposal Deposits of unsuccessful Applicants will be refunded within thirty (30) days after rejection notices are transmitted. Interest earned, if any, on deposits of unsuccessful Applicants will not be returned.

## J. Certificate of Non-Indebtedness

All proposals submitted in response to this RFP must contain a fully executed Certificate of Non-Indebtedness to the City of Philadelphia. A copy of this Certificate is attached as Attachment F.

## K. Campaign Disclosure Forms

Each member of the development team must complete the Campaign Disclosure Forms attached as Attachment G.

## L. Conflict of Interest Form

All proposals submitted in response to this RFP must contain a fully executed Conflict of Interest form. A copy of this form is attached as Attachment H.

## K. Fine Arts Requirement

Affordable housing projects are exempt from PRA’s Percent for Art requirement.

## 5. Evaluation/Selection

PRA will initially conduct a Threshold Review of each proposal submitted to determine its compliance with the Proposal Submission Requirements. Only proposals that comply with these requirements will be considered for evaluation. If no proposal meets these requirements, the Authority may allow all Applicants to supplement their submissions to conform to these requirements.

Proposals selected pursuant to the Threshold Review will be evaluated by a Proposal Review Committee using the evaluation factors listed below and based on the values shown in Attachment I: Scoring Sheet.



Proposals will be evaluated in their entirety; no one factor, but rather a combination of all of the following factors will determine the successful Applicant. PRA may ask one or more Applicants to give a presentation, and may elect to request supplemental information from all Applicants or a pool of finalists. Final selection will be made by PRA and is subject to approval by the PRA Board and Philadelphia City Council.

The following criteria will guide PRA in using its professional judgment to determine which Applicant has submitted the best proposal. In addition to any other factors that PRA considers relevant in the evaluation of these responses, the following are the evaluation factors:

**1. Financial**

- Financing plan
- Creative financing proposal that minimizes the need for grant subsidy
- Demonstration of project feasibility
- Evidence of Applicant team capacity
- Ability to leverage public investment

**2. Project**

- Quality of design concept, including architecture, urbanism, and sustainable design
- Appropriateness of proposed use program.
- Alignment with local community and context, and alignment with community/district plans
- Development timelines and readiness to proceed

**3. Applicant**

- Competence and experience of team
- Track record on similar projects
- Suitability for this specific development opportunity
- History of team partnership
- Capacity to undertake this project given developer's capacity and other current projects
- Experience working with PRA and other public entities

**4. Social Impact**

- Affordability and marketability
- Population served – including unit mix, household incomes, and accessible units
- Suitability of proposed project to provide high-quality affordable housing for the community

**5. Economic Opportunity and Inclusion**

- Goals for M/W/DBE inclusion
- M/W/DBE Firms comprising the development team
- Commitment to M/W/DBE Workforce
- Track record of M/W/DBE inclusion and minority workforce inclusion

The disclosure statements and other documentation submitted to PRA are important sources of information upon which PRA may base its selection and approval of an Applicant. Accordingly, any substantive misstatement or omission in any such disclosure statement or documentation shall be sufficient for PRA to reject the proposal.

Upon completion of the review and evaluation, PRA will recommend a course of action to PRA Board of Directors. PRA shall make the final decision with respect to development proposals and shall notify all Applicants of the results and return Proposal Deposits to unsuccessful Applicants.



## 6. Disposition Process

After the PRA reviews the proposals and an Applicant's proposal is selected, the PRA Board, City Planning Commission and City Council approval must be obtained before the PRA can execute the Redevelopment Agreement and construction can commence. Following is a general sequence of events in this approval process:

1. PRA review and approval of schematic architectural plans, and all financial documents (including budgets, sources and uses, pro forma, financing letters, term sheets, and Applicant financial statements)
2. Execution of Redevelopment Agreement by the successful Applicant. At this time the Proposal Deposit is credited toward the deposit required under the Redevelopment Agreement;
3. City Planning Commission approval of the Redevelopment Agreement;
4. PRA Board approval of the Redevelopment Agreement;
5. City Council approval of the Redevelopment Agreement;
6. Execution of the Redevelopment Agreement by PRA;
7. Settlement and transfer of title. At this time PRA requires proof of construction financing;
8. Pre-construction conference;
9. Construction period;
10. Review of the completed development to determine compliance with Agreement. If the development is found to be in compliance with the Agreement, PRA issues a Certificate of Completion and the security completion deposit is returned.

The successful Applicant shall be responsible for securing and paying all costs associated with all permits, licenses, approvals, lot line relocation, or variances necessary to comply with the development controls, City code, and the approved architectural plans.

## 7. Events of Disqualification or Default

Subsequent to the selection of an Applicant, and before execution of a Redevelopment Agreement, the PRA may treat any of the following as an event of disqualification or default:

1. Unilateral withdrawal by the selected Applicant;
2. Failure to proceed substantially in accordance with the proposal as submitted;
3. Failure by the Applicant for any reason whatsoever to timely execute the Agreement when tendered;
4. Material misrepresentation, omission, or inaccuracy contained in any document submitted either as part of the Request for Proposals, or subsequent thereto. For the purposes of this section, the PRA places particular importance on the information required by the Applicant's Statement of Qualifications and Financial Responsibility and the Applicant's Statement for Public Disclosure;
5. Failure to provide in a timely manner the additional material required after selection throughout the PRA disposition process.

### **Remedies**

Upon the happening of an event of disqualification or default by the Applicant, PRA shall have the right, at its election, to:

1. Rescind its selection of the Applicant; or
2. Declare null and void an Agreement that may already have been executed; and/or
3. Retain the Proposal Deposit as liquidated damages.



## 8. Reservation of Rights

By submitting a proposal in response to this RFP, an Applicant affirmatively acknowledges: (i) its acceptance of the terms and conditions of this RFP; (ii) the PRA may exercise in its sole discretion the following rights; and (iii) the PRA may exercise the following rights at any time and without notice to any Applicant.

1. to reject any and all proposals;
2. to supplement, amend, substitute, modify or re-issue the RFP with terms and conditions materially different from those set forth here;
3. to cancel this RFP with or without issuing another RFP;
4. to extend the time period for responding to this RFP;
5. to solicit new proposals;
6. to conduct personal interviews with any Applicant to assess compliance with the selection criteria;
7. to request additional material, clarification, confirmation or modification of any information in any and all proposals;
8. to negotiate any aspect of a proposal, including price;
9. to terminate negotiations regarding any and all proposals at any time;
10. to expressly waive any defect or technicality in any proposal;
11. to rescind a selection prior to contract execution if the PRA determines that the proposal does not conform to the specifications of this RFP;
12. to rescind a selection prior to contract execution if the PRA determines that the specifications contained in this RFP are not in conformity with law or that the process in selection of a proposal was not in conformity with law or with the legal obligations of the PRA;
13. in the event a contract is awarded, the successful Applicant or Applicants shall procure and maintain during the life of the contract liability insurance in an amount to be determined prior to the award of any contract;
14. in the event a contract is awarded, all Applicants agree to perform their services as an independent contractor and not as an employee or agent of the PRA;
15. in the event a contract is awarded, all Applicants agree that no portion of performance of the contract shall be subcontracted without the prior written approval of the PRA; and
16. each Applicant agrees to indemnify, protect and hold harmless the PRA from any and all losses, injuries, expenses, demands and claims against the PRA or the City of Philadelphia sustained or alleged to have been sustained in connection with or resulting from (i) the submission of the Applicant's proposal; (ii) the delivery by the Applicant to the PRA of any other documents or information; and (iii) any other conduct undertaken by the Applicant in furtherance of or in relation to the Applicant's proposal. Each Applicant agrees that its duty to indemnify and hold harmless shall not be limited to the terms of any liability insurance, if any, required under this RFP or subsequent contract.

**The PRA is under no obligation whatsoever to Applicant as a result of this RFP. The RFP does not represent any commitment on the part of the PRA to Applicant or the project. In no event shall the PRA be responsible for any cost, expense or fee incurred by or on behalf of Applicant in connection with the RFP. Applicant shall be solely responsible for all such costs, expenses and fees.**

**NOTICE: The PRA is subject to the Pennsylvania Right to Know Law. Any information provided in your response to this Request for Proposals may be subject to disclosure to the public. Documents provided in response to this RFP may also be required to be disclosed by applicable law, subpoena, and/or court order.**





**4900 Block of Girard Request for Proposals (RFP)**  
**List of Interested Parties**

Name	Company	Address	City, State	Zip	Phone	Email	Sector	MBE	WBE	DSBE
Aazim Muhammad	Sister Clara Muhammad CDC	4700 Wyalusing Avenue			215-487-8686	<a href="mailto:aamuhammad215@yahoo.com">aamuhammad215@yahoo.com</a>	Neighborhood CDC	x	x	x
Francis M. Minnis	Progressive Change CDC; Resident of Cathedral Park	5200 Warren Street	Philadelphia, PA		267-231-2800	<a href="mailto:frances@progchange.com">frances@progchange.com</a>	CDC	x	x	
Patrick Isaac	Community Ventures	1501 Cherry Street	Philadelphia, PA	19102	215-564-6004, 104	<a href="mailto:pisaac@community-ventures.org">pisaac@community-ventures.org</a>	Nonprofit housing developer			
David La Fontaine	Community Ventures	1501 Cherry Street	Philadelphia, PA	19102	215-564-6004	<a href="mailto:dlafontain@community-ventures.org">dlafontain@community-ventures.org</a>	Nonprofit housing developer			
Hassan Abdellah	Tristate Master Builders LLC.	4700 Wyalusing Avenue		19131	646-361-4522	<a href="mailto:Hassan@bentleyg.com">Hassan@bentleyg.com</a>	Builder	x		
Ernst Valery	SAA/EVI Development	1707 N. Charlest Street	Baltimore, MD	21201	917-757-4389	<a href="mailto:evalery@saaevi.com">evalery@saaevi.com</a>	Real estate development	x		
Cloyd Wallace	Cic Bros. Construction Tristate Master Builders	7414 Normandy Lane	Elkins Park, PA	19027	267-249-1896	<a href="mailto:info@ccbrosllc.com">info@ccbrosllc.com</a>	Construction Management; Builder; Developer	x		
Thomas M. Reese	Master Builders Trouble Shooters Resources LLC	161 Black Cherry Circle	Elkins Park, PA	19027	267-228-8402	<a href="mailto:worship710@gmail.com">worship710@gmail.com</a>	Master Plumber			
Zachary Frankel	Frankel Enterprises	1845 Walnut Street			215-313-7243	<a href="mailto:zachary@frankelre.com">zachary@frankelre.com</a>	Developer			
Robert DiFerdinando	A.P. Construction Inc.	1 Crescent Drive Suite 104	Philadelphia, PA		215-688-0533	<a href="mailto:bobd@apconstruction.com">bobd@apconstruction.com</a>	General Contractor			
Sara Lepori	Commerce	1515 Arch Street			215-683-2045	<a href="mailto:sara.lepori@phila.gov">sara.lepori@phila.gov</a>	Government - not an EOI just attending			
Aiisha Herring-Miller	Commerce	1515 Arch Street			215-683-2152	<a href="mailto:aiisha.g.herring@phila.gov">aiisha.g.herring@phila.gov</a>				
Joseph Sherick	Stone Sherick	230 N. 2nd Street #3D	Philadelphia, PA	19123	215-627-8877	<a href="mailto:joe@sherickPM.com">joe@sherickPM.com</a>	Consultant		x	
Sean Niebaur	Dommus	346 E. Walnut Lane	Philadelphia, PA		215-849-4444	<a href="mailto:sniebauer@domusinc.net">sniebauer@domusinc.net</a>	GC			
Mark Frog Harris	Cathedral Park CDC	PO Box 11796	Philadelphia, PA	19101	215-685-5346	<a href="mailto:markfrogharris@verizon.net">markfrogharris@verizon.net</a>	CDC			
Lindsay Durkalec	Econsult Solutions, INC	1435 Walnut Street, Suite 400	Philadelphia, PA	19102	215-277-7177	<a href="mailto:durkalec@econsultsolutions.com">durkalec@econsultsolutions.com</a>	Consultant			
Bernardino Allegretti	Innova Services Corp.	1548 South 16th Street	Philadelphia, PA	19146	215-446-9941	<a href="mailto:ballegretti@innovaservices.com">ballegretti@innovaservices.com</a>				





## **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.



## **4900 BLOCK OF GIRARD AVENUE AFFORDABLE HOMEOWNERSHIP RFP Questions & Answers**

### **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.



## **4900 BLOCK OF GIRARD AVENUE AFFORDABLE HOMEOWNERSHIP RFP**

### **Questions & Answers**

#### **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.

# **ATTACHMENT A**

**Parkside-Lancaster Redevelopment Area Plan**

Philadelphia City Planning Commission  
April 1997

Parkside-Lancaster Redevelopment Area Plan

April 1997

I. Introduction

The Parkside-Lancaster Redevelopment Area is a 230-acre section of West Philadelphia, adjacent to Fairmount Park. The precise boundary is shown on page 3: Parkside Avenue, the SEPTA R-6 right-of-way, 52nd Street, Lancaster Avenue, Girard Avenue, and Belmont Avenue. Properties on both sides of Lancaster Avenue, the 4700 block of Girard Avenue and Belmont Avenue are included in the redevelopment area.

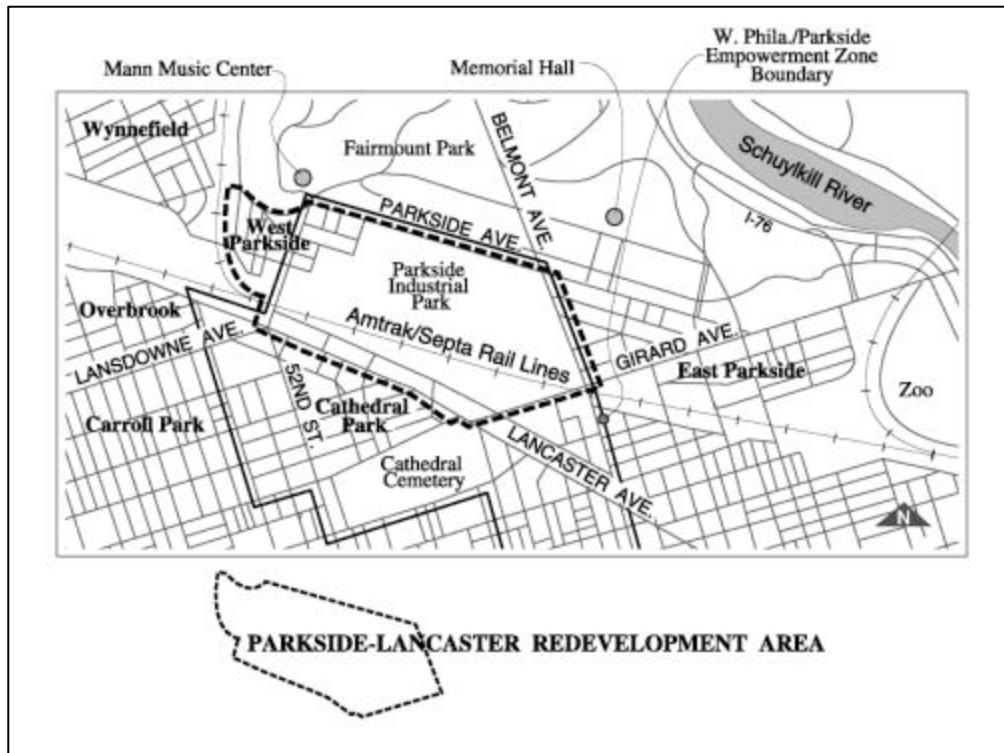
The Parkside-Lancaster Redevelopment Area has been created to facilitate property rehabilitation and redevelopment in the West Parkside neighborhood of West Philadelphia. The major impetus is a proposal from the Parkside Association of Philadelphia in conjunction with Community Ventures for rehabilitation of scattered vacant houses in the neighborhood. The Parkside Association of Philadelphia is the community group of long standing representing the citizens of West Parkside. The rehabilitation proposal is supported by the Office of Housing and Community Development.

The redevelopment area includes several distinct sub-areas. First is the neighborhood of West Parkside. This is a compact residential area situated on either side of 52nd Street (north of the R-5 rail line) and bordered by industrial areas, railroads and Fairmount Park. Approximately 2,000 persons live in West Parkside. Most of the approximately 550 homes in West Parkside are two story row homes, well suited for single family use. The homeownership rate, estimated from census data to be 55%, is a strength of the area. Housing rehabilitation, site improvement and home improvement loan programs were targeted to this neighborhood at different times during the 1970s and 1980s. Because of the high homeownership and previous public investment, and also due the successful efforts of the local community group, there are several blocks which are in good condition -- showing clear signs of homeowner upkeep and improvements to the streetscape. However, there are also a few residential blocks that appear to be in decline.



A second section of the redevelopment area is the Parkside Industrial Park. This is a 60-acre property, entered from the intersection of 49th & Parkside, that had been a large rail yard for the Pennsylvania and Penn Central Railroads. Three companies have constructed new buildings in the industrial park, and some 40 acres of vacant land are available for additional development. The Parkside Industrial Park is owned by Philadelphia Industrial Development Corporation (PIDC). The industrial park is part of the larger Parkside industrial area which includes many older industrial and commercial properties along Merion, Lancaster, Belmont and Parkside Avenues.

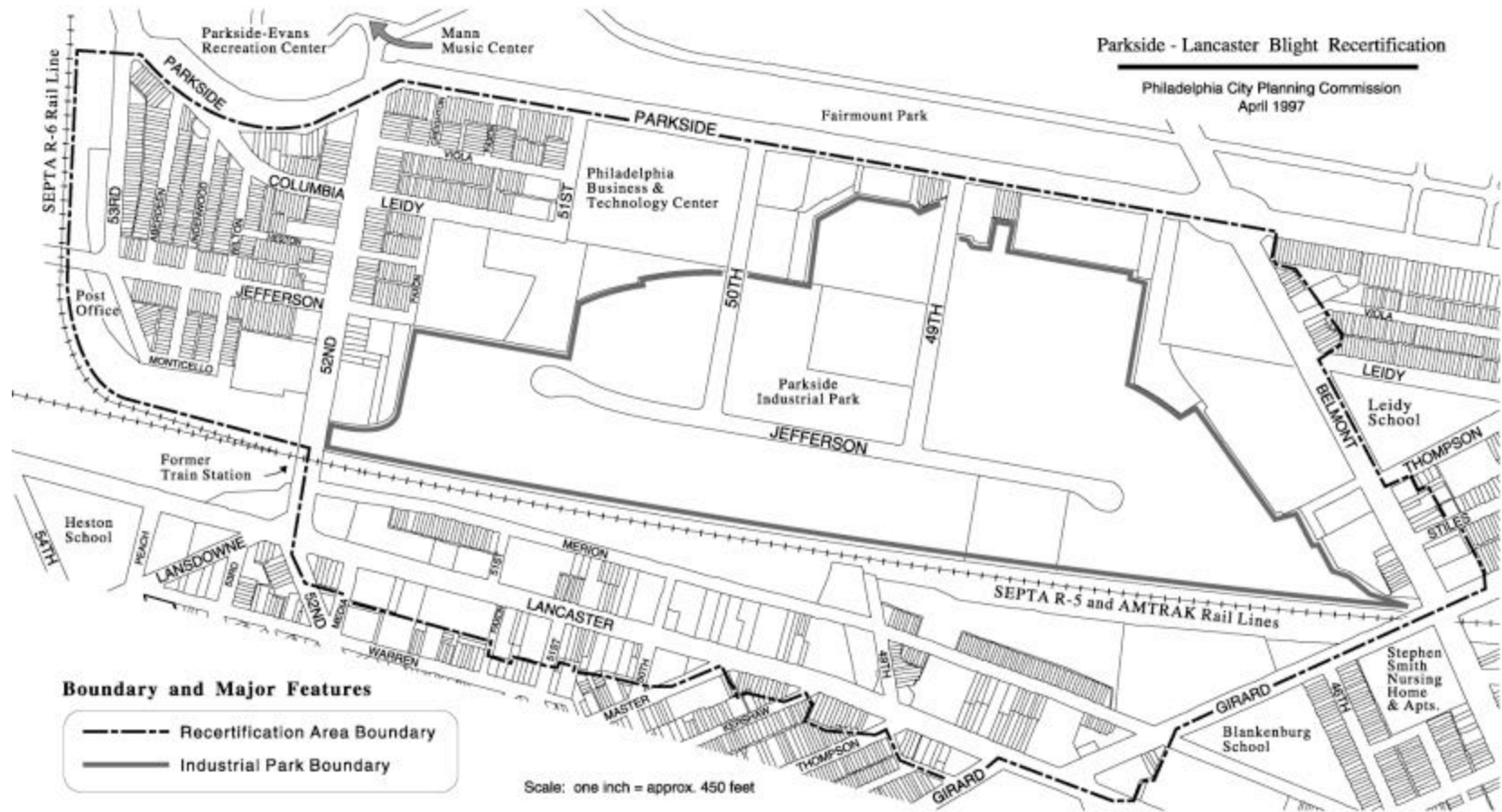
Another portion of the redevelopment area is an edge of the Cathedral Park neighborhood -- the properties on the south side of Lancaster Avenue between Girard Avenue and 52nd Street. These properties are a mixture of storefronts, mixed commercial and residential buildings, row housing and a few large commercial uses. This is where the Cathedral Park neighborhood, located to the south and west, begins to interface with the Parkside industrial area.



Similarly, the properties on the east side of Belmont Avenue constitute an edge of the East Parkside neighborhood. East Parkside is listed as an historic district on the National Register of Historic Places. This portion of the neighborhood contains commercial properties, a school and fire station, and a few homes.

Most of the Parkside-Lancaster Redevelopment Area is within the Philadelphia/Parkside Empowerment Zone and the West Parkside Enterprise Zone.

There are challenging problems in the neighborhood that need to be addressed. Vacant houses are scattered throughout the area, tax delinquency is at a high level, and the estimated 70-year-old housing stock is increasingly difficult to maintain. Vacancy and physical deterioration are concentrated along the major streets, many older industrial and commercial properties are vacant or





underutilized, and an abandoned train station (elevated) is a noticeable blight near the heavily-traveled intersection of 52nd & Lancaster.

Despite the problems, this area has important advantages as it strives to remain a desirable place to live and work: it is adjacent to Fairmount Park and the Mann Music Center, it has good highway access and bus/trolley service, it contains land and buildings which are a major resource for economic expansion and growth, and it is part of the Empowerment Zone and Enterprise Zone (which provide incentives for economic and community development). This Redevelopment Area designation will provide another tool and yet another advantage, facilitating the stabilization and revitalization of the area.

This Redevelopment Area Plan contains reuse proposals that are intended to maintain the quality and character of the community and rehabilitate the housing while adding some new residential, mixed-use and commercial uses at appropriate locations. These proposals are in accordance with The Plan for West Philadelphia and the City's Comprehensive Plan.

## II. Objectives

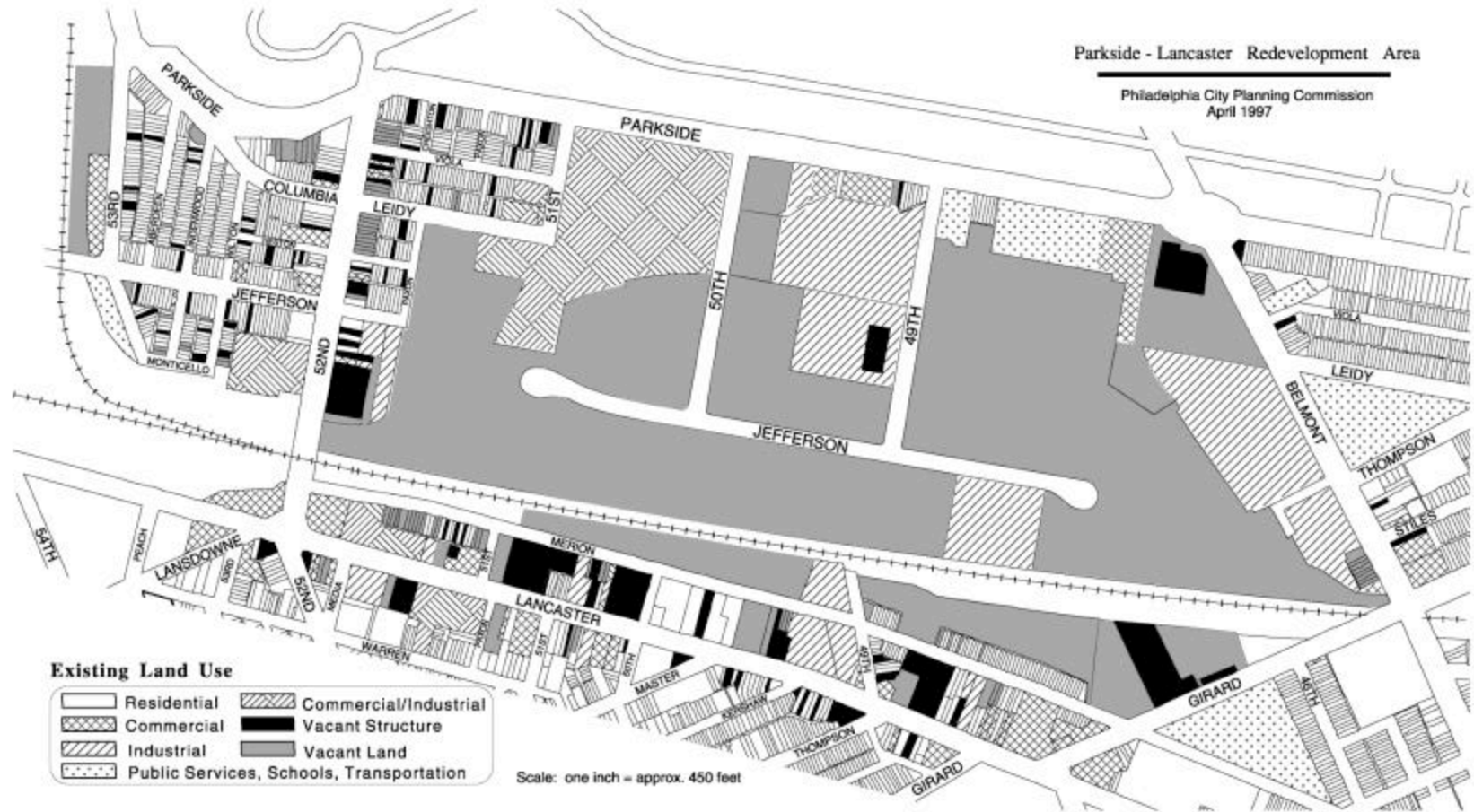
The general goal of the West Parkside Redevelopment Area Plan is to provide a framework for present and future redevelopment proposals. Clear planning policies for land use, zoning and capital program investment will permit the full potential of the study area to be realized.

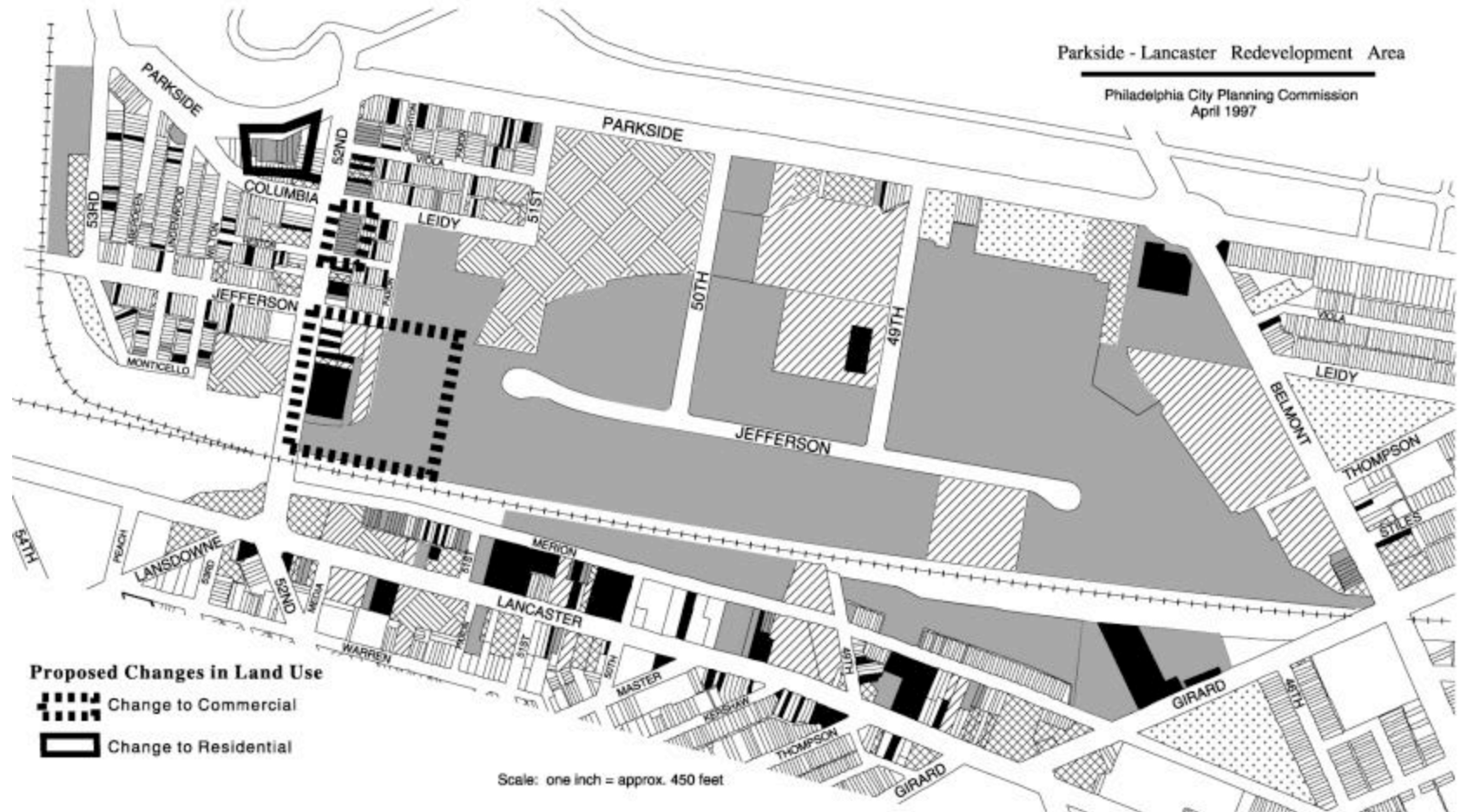
The plan has three specific objectives:

- (1) to encourage rehabilitation of vacant homes,
- (2) to eliminate the blighting influence of undesirable land uses by encouraging the redevelopment of vacant land and buildings, and underutilized properties, and
- (3) to replace substandard or economically obsolete buildings with new construction where rehabilitation is impractical.

## III. Existing Conditions

The subject properties were recertified as blighted on April 17, 1997 by the Philadelphia City Planning Commission. Designation for redevelopment is warranted by the following criteria having been satisfied:





- Unsafe, unsanitary, inadequate conditions.
- Economically undesirable land use.

These conditions have a deteriorating effect on the neighborhood.

Of the 958 properties in the study area, 209 are vacant, and vacancy is concentrated on the main streets: 52nd Street and Lancaster Avenue. Many properties have unsafe and unsanitary conditions which are representative of economically undesirable land use. Tax delinquency is pervasive (38% of privately-owned properties are two or more years tax delinquent). Property values are low: the value of West Parkside's single family homes is about half of the city-wide median value.

#### IV. Existing Land Use

Industrial use and vacant land are predominant land uses because of the large amount of industrial property that is available for future development. The land use along the Lancaster, Girard and Belmont Avenue boundaries is a combination of housing, stores and industrial property.

Within the West Parkside neighborhood, the predominant land use is residential. Fifty-second Street has a different land use pattern, where most of the properties are mixed use or vacant. Parking lots are located on the west side of 51st Street south of Viola Street; these lots are used by employees who work in the Philadelphia Business and Technology Center on the opposite side of 51st Street. Vacant property is widely scattered along most of the streets in the redevelopment area, but vacant land use accounts for more than half of the properties located along the east side of 52nd Street. On the Existing Land Use map, some of the vacant properties in West Parkside are actually gardens or landscaped yards. Therefore in this portrayal of West Parkside's existing land use, the "Vacant" category includes land that is undeveloped and land where open space improvements are considered an interim use until more substantial development can be realized.

#### V. Proposed Land Use

The "Proposed Changes in Land Use" plan is designed to facilitate housing rehabilitation, while also laying the groundwork for appropriate treatment of the major opportunity sites.

*Philadelphia City Planning Commission*

The plan anticipates that many of the vacant homes scattered throughout the neighborhood will be rehabilitated and brought back into productive residential use.

Along 52nd Street, mixed-use commercial/residential development is proposed. A large vacant lot, on the east side of 52nd Street between Columbia Avenue and Heston Street (1621-39 N. 52nd Street), is proposed for new construction of a mixed use building and/or parking. Vacant buildings on 52nd Street north of Jefferson Street are supported for commercial/residential rehabilitation or redevelopment.

On the east side of 52nd Street, from Jefferson Street to the railroad overpass, properties are proposed to be consolidated and redeveloped for retail commercial use. This site (1573-97 N. 52nd Street and 5166 Jefferson Street) is currently occupied by a vacant post office, vacant commercial and residential buildings, vacant land, and several occupied properties used for housing, commercial and industrial purposes. Existing zoning is C-2 Commercial and R-9 Residential. It is possible that the future retail commercial project will occupy a larger site, extending to the south and east into industrial park property that is currently vacant and zoned L-3 Industrial and G-2 Industrial.

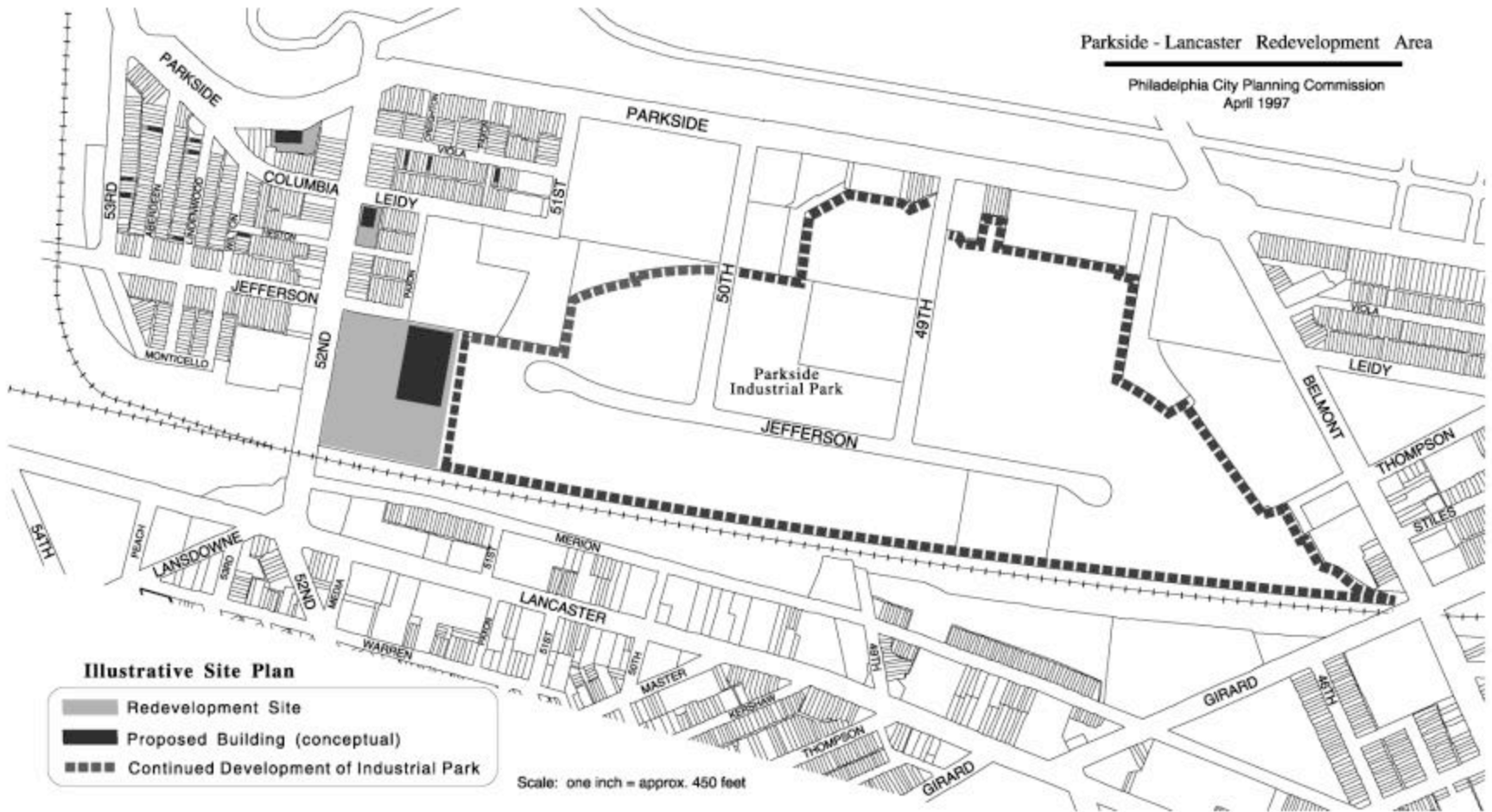
The cluster of vacant lots on the south side of Parkside Avenue between 52nd Street and Columbia Avenue (5216-30 Parkside Avenue) is recommended for new residential development, preferably for senior citizens.

The proposed land use categories include the following provisions:

- Mixed commercial/residential use shall be permitted under the Commercial land use category.
- New community centers and educational centers shall be permitted under the Residential and Commercial land use categories.
- New parking lots as a primary use shall be permitted in the Commercial land use category, provided that the parking lots are well landscaped.

## VI. Illustrative Site Plan

The Illustrative Site Plan depicts the rehabilitation of scattered vacant houses, the construction of a mixed-use building and/or parking at 1621-39 North 52nd Street, the construction of a residential building(s) at 5216-30 Parkside Avenue, and the creation of new retail commercial facilities at 1573-97 N. 52nd Street.



Industrial land will remain an important feature of this area. The Parkside Industrial Park is already owned by a public agency, PIDC, which develops industrial parks in a planned fashion. It is expected that the Parkside Industrial Park will continue to develop, adding jobs and businesses that will benefit adjacent neighborhoods and the City as a whole.

Although not shown on the Illustrative Site Plan, site improvements are recommended in the future as the various redevelopment projects are implemented. This will involve improvements to the sidewalks and streetscape, especially along 52nd Street and Lancaster Avenue -- the main streets in their respective neighborhoods. Envisioned are new sidewalks, street trees, landscaping, bus shelters, lighting and various street furnishings and amenities.

#### VII. Proposed Zoning Changes

No changes in the existing zoning are proposed. Housing rehabilitation, a major goal of this plan, is generally allowed under existing zoning. The other projects that are envisioned will require more planning and design work before the appropriate zoning strategies can be determined. Therefore, zoning changes (via. City Council) or use certificates or variances (from the Zoning Board of Adjustment) may be required depending on specific development plans that are ultimately prepared.

#### VIII. Proposed Street Changes

No changes in street layout are proposed in the Parkside-Lancaster Redevelopment Area.

#### IX. Relocation

This plan recognizes one proposed project where relocation may be required: the proposed commercial project at 1573-97 North 52nd Street, south of Jefferson Street. There are six occupied buildings where owners or tenants may be relocated should this project concept move forward. All relocation will be accomplished in accordance with the terms and conditions of the federal Uniform Relocation Act.

#### XI. Estimated Costs of Redevelopment

The initial project to be advanced under this Redevelopment Area Plan is the acquisition and rehabilitation of 13 scattered vacant houses. The total project cost is estimated at \$1,403,000.

The cost of the other potential redevelopment projects will be determined at a later time. These proposals are conceptual, the sponsors have not prepared specific plans, and the projects are very much subject to change at this time.

XII. Proposed Standards and Controls

Standards and controls for uses, density, land coverage, building area, parking and off-street loading will be established by the zoning code regulations. All impacts of redevelopment on the surrounding residential community will be minimized through development controls regulating site design, building materials and landscaping. These controls will be established by the Redevelopment Authority, and reviewed and approved by the City Planning Commission.

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Redevelopment and Urban Renewal in the City of Philadelphia.

Redevelopment in the Parkside-Lancaster Redevelopment Area will be in conformity with the provisions of this Redevelopment Area Plan. It will be in accord with the requirements of any Urban Renewal Plan prepared by the Redevelopment Authority of the City of Philadelphia for this area, and will comply with the Code of General Ordinances of the City of Philadelphia. All plans and proposals prepared by the Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.

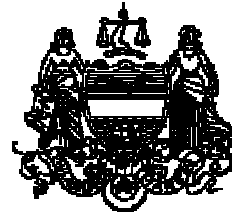


**Amendments to the  
Parkside-Lancaster Redevelopment Area Plan**

Philadelphia City Planning Commission  
October 2003

CITY OF PHILADELPHIA

John F. Street, Mayor



Philadelphia City Planning Commission

Gary Hack, Chairman  
Jeffrey S. Batoff, Vice Chair  
Lynette M. Brown-Sow  
James J. Cuorato  
Janice Davis  
Patrick Eiding  
Phillip R. Goldsmith  
Gloria Levin  
Marcia Moore Makadon

Maxine Griffith, AICP, Executive Director  
Richard L. Lombardo, Deputy Executive Director

**Community Planning Division**

Victoria Mason-Ailey, AICP, Division Director  
Richard Redding, Deputy Division Director

*Report by:*  
Richard Redding

*Contributions by:*  
Cornel Pankey, Community Planner  
Vicki Gatanis, Community Planner  
Bryan Lightner, GIS Specialist, GIS/ Graphics Division

Amendments to the Parkside-Lancaster Redevelopment Area Plan  
**Parkside-Lancaster Redevelopment Area**  
October 2003

The Parkside-Lancaster Redevelopment Area Plan was approved by the Philadelphia City Planning Commission in April 1997. The boundaries of the redevelopment area were established as follows: Parkside Avenue, the SEPTA R-6 right-of-way, 52nd Street, Lancaster Avenue, Girard Avenue, and Belmont Avenue. Properties on both sides of Lancaster Avenue were included in the redevelopment area. The major purpose for establishing the Parkside-Lancaster Redevelopment Area was to facilitate housing rehabilitation in the West Parkside neighborhood (vicinity 52<sup>nd</sup> Street & Columbia Avenue).

These Amendments will have the effect of expanding the redevelopment boundary in a southerly direction along 52<sup>nd</sup> Street to Girard Avenue, and east along Girard Avenue to Lancaster Avenue. Additionally, the Amendments will establish land use and site plan guidelines for the expanded area. The initial project requiring redevelopment assistance is a proposal for new infill housing in the 4900 block of Girard Avenue (north side; see photo on page 4). The new housing will be funded through the Empowerment Zone and the Office of Housing and Community Development.

The expanded redevelopment boundaries are consistent with a blight recertification report approved in October 2003 for the area generally bounded by Girard Avenue, 52<sup>nd</sup> Street and Lancaster Avenue. The blight recertification found that 215 vacant properties exist in the study area, along with numerous code violations and several instances of faulty street and lot layout. The blight study concluded that a finding of blight is warranted in this area.

In the Amended Redevelopment Area Plan, the following changes and additions shall take effect:

1. Expand Redevelopment Area Boundaries (see maps on pages 2 and 3)

Expand the boundary south along 52<sup>nd</sup> Street to Girard Avenue, and east along Girard Avenue to Lancaster Avenue. This will include the neighborhood known as Cathedral Park.

2. Existing Land Use (page 3)

In the expanded area, land use is predominantly residential. Fifty-Second Street contains many commercial properties. Warren Street contains a mixture of institutional and industrial properties. There are four institutional properties in the neighborhood, occupied by churches, schools and a club.

3. Proposed Land Use (page 3)

The majority of the Cathedral Park neighborhood is recommended for residential use. Along 52<sup>nd</sup> Street, commercial use is encouraged. Commercial uses are also recommended for Warren Street. Implicit in the Proposed Land Use scheme is the rehabilitation or redevelopment of all vacant properties.

4. Existing and Proposed Zoning (page 4)

No changes in the existing zoning are proposed at this time. Housing revitalization, a major goal of the original redevelopment area plan, is generally allowed under existing zoning. Specific projects that are envisioned will require more planning and design work before the appropriate zoning strategies can be determined. Therefore, zoning changes (via. City Council) or use certificates or variances (from the

Zoning Board of Adjustment) may be required depending on specific development plans that are ultimately prepared.

5. Illustrative Site Plan (page 5)

The Illustrative Site Plan shows existing and proposed buildings in a conceptual manner. It reflects new homes planned for the 4900 block of Girard Avenue, and new commercial uses along 52<sup>nd</sup> Street.

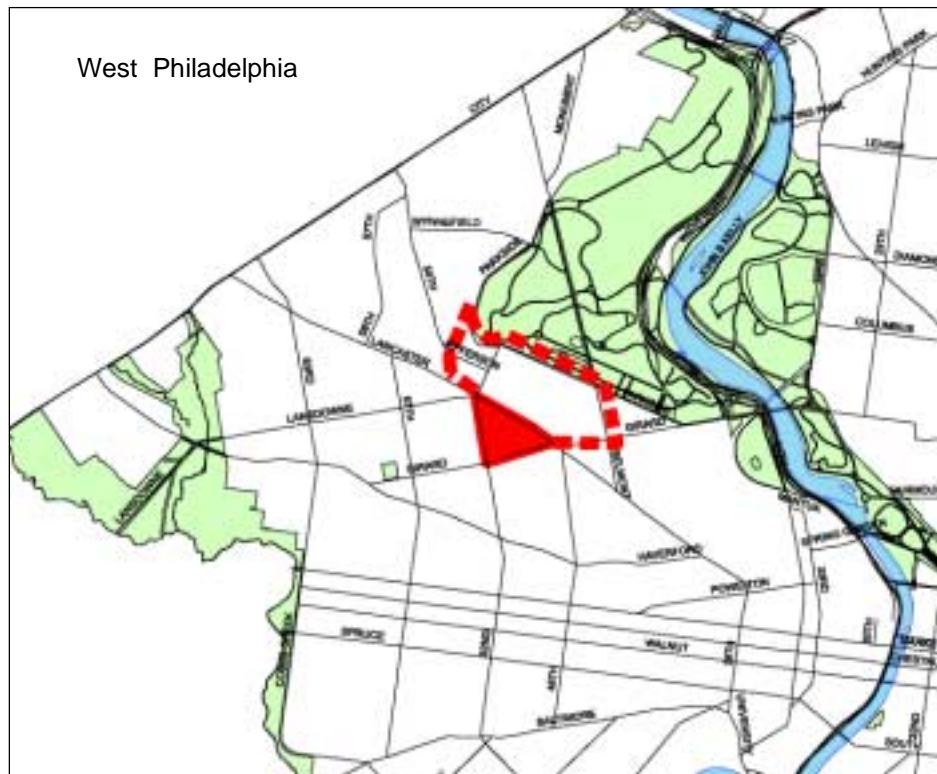
6. Relocation

It is possible that the housing initiative on the 4900 block of Girard Avenue will require some relocation. Preliminary studies indicate that four households may be subject to relocation. The exact number of relocations will be specified in accordance with final development plans to be prepared by a private developer in partnership with the City. All relocation will be accomplished in accordance with the terms and conditions of the federal Uniform Relocation Act.

7. Estimated Costs of Redevelopment

The first project to be advanced will be the revitalization of the 4900 block of Girard Avenue. Total development cost is estimated at \$2.5 million. For additional projects in the future, the Redevelopment Authority will prepare cost estimates as plans are developed.

*Aside from these changes, the provisions of the Parkside-Lancaster Redevelopment Area Plan of April 1997 will remain in effect.*

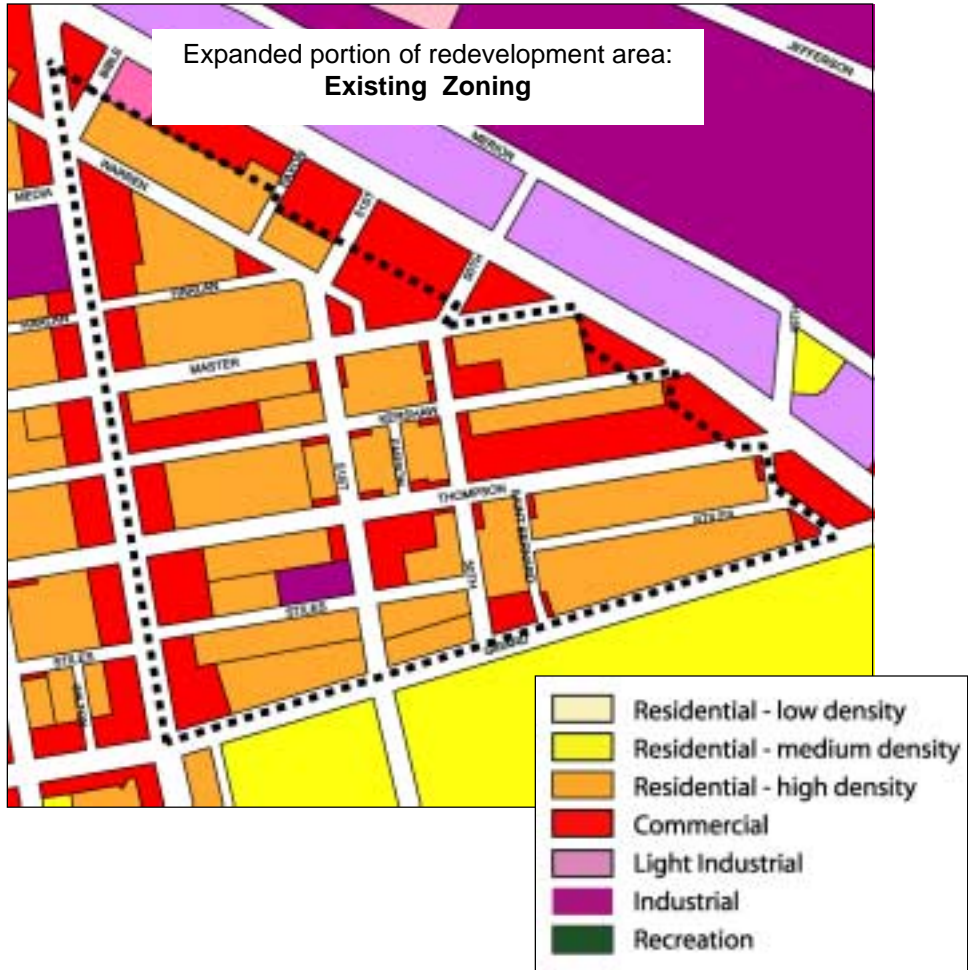


The Parkside-Lancaster Redevelopment Area is centrally located in West Philadelphia. The original redevelopment boundary is in the red dotted line. The expanded area is shown as a red triangle.



- Residential
- Commercial
- Institution
- Recreation
- Industrial
- Vacant structure
- Vacant lot





4900 block of Girard Avenue



Above: typical housing in the Cathedral Park neighborhood



Expanded portion of redevelopment area:  
**Illustrative Site Plan**

## Amendments to the Redevelopment Area Plan Parkside - Lancaster Redevelopment Area

PHILADELPHIA CITY PLANNING COMMISSION  
March 2005

The Redevelopment Area Plan for Parkside - Lancaster Redevelopment Area was approved by the Philadelphia City Planning Commission in April 1997. Subsequently the Redevelopment Area was expanded to 52<sup>nd</sup> & Girard in October 2003. The boundaries of the redevelopment area are as follows: Parkside Avenue on the north, Belmont Avenue on the east, Girard Avenue on the south, and 52<sup>nd</sup> Street and the R-6 Railroad on the west.

The following changes are proposed:

### 1. Proposed Land Use

For the area bordered by 52<sup>nd</sup> Street on the west, Columbia (a.k.a. Leidy) Avenue on the north, 50<sup>th</sup> Street (extended) on the east and the R-5 Railroad on the south, the Proposed Land Use will change to "Commercial and Mixed Use;" whereas the previous land use designations for the same area were (1) Residential, (2) Commercial, and (3) Commercial/ Industrial.

### 2. Rehousing of Displaced Families

Some existing properties will require relocation assistance. All relocation will be accomplished in accordance with the terms and conditions of the Pennsylvania Eminent Domain Code.

### 3. Estimated Costs of Redevelopment

For a potential 30-acre site bordered by 52<sup>nd</sup> Street on the west, Columbia (a.k.a. Leidy) Avenue on the north, 50<sup>th</sup> Street (extended) on the east and the R-5 Railroad on the south, a shopping center is proposed with estimated total development cost of \$32 million.

*Aside from these changes, the provisions of the Parkside – Lancaster Redevelopment Area Plan of April 1997, as amended, will remain in effect.*





# **ATTACHMENT B**

## **PRA HOMEBUYER APPLICATION PACKAGE**

- Homebuyer Eligibility Form
- Homebuyer Eligibility Form (Max. 115% AMI)
- Certification of Zero Income
- Declaration of Evidence of Citizenship or Eligible Immigration Status
- Conflict of Interest

RDA APPROVAL	DATE

## Homebuyer Eligibility Form

*This property is being developed in part with federal funds that restrict use to low income persons. In order to verify appropriate use of these funds, this form must include all household income, in accordance with CFR Part 92.203(b) and signed by all homebuyers. Please be advised that all households must be income eligible at the time of settlement. The Redevelopment Authority reserves the right to verify income directly prior to settlement.*

HOME BUYER INFORMATION		
PROPERTY ADDRESS REQUESTED:		DEVELOPER ORGANIZATION:
HOME BUYER(s):		HOUSEHOLD SIZE (Total Number of Persons)
CURRENT ADDRESS OF HOME BUYER:		SALE PRICE OF THE HOUSE
ANNUAL INCOME	PERCENTAGE OF MEDIAN INCOME	Maximum Income Limits: Family Size: 1-\$48,950, 2-\$55,950, 3-\$62,950, 4-\$69,900, 5-\$75,500, 6-\$81,100, 7-\$86,700

Household Member Name	Annual Income	Age	Full Time Student (Y/N)
<b>Income From Assets</b>			
<b>Total Household Income</b>		\$	-

**NOTES:**

All income reported must be supported by most recent copy of Federal Tax Return and two current pay stubs along with any required independent verifications (i.e. verification of Social Security Benefits, Disability, Pensions, etc.)

All income from assets must be supported by the appropriate documentation

Full-time students must provide verification from the recognized institution

Any member of the Household that does not have income must sign the Certification of Zero Income, if under the age of 18 must be signed by parent/guardian

**I hereby certify that :** 1. This form reflects the size of the household and income of all household members ; 2. I do not own any other real estate; 3. I am current, or under agreement, for all taxes due to the City of Philadelphia; 4. I will notify the developer if household income changes prior to settlement; 5. I understand that if it is later discovered that I supplied false information, I will become immediately ineligible and all subsidy funds provided to me will be due and payable; 6. I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)**

HOMEBUYER	DATE	HOMEBUYER	DATE
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**I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)**

HOUSING COUNSELOR	DATE
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RDA APPROVAL      DATE

## Homebuyer Eligibility Form

*This property is being developed in part with federal funds that restrict use to low income persons. In order to verify appropriate use of these funds, this form must include all household income, in accordance with CFR Part 92.203(b) and signed by all homebuyers. Please be advised that all households must be income eligible at the time of settlement. The Redevelopment Authority reserves the right to verify income directly prior to settlement.*

HOME BUYER INFORMATION		
PROPERTY ADDRESS REQUESTED:	DEVELOPER ORGANIZATION:	
HOME BUYER(s):	HOUSEHOLD SIZE (Total Number of Persons)	
CURRENT ADDRESS OF HOME BUYER:	SALE PRICE OF THE HOUSE	
ANNUAL INCOME	PERCENTAGE OF MEDIAN INCOME	Maximum Income Limits- <b>115% AMI</b> : Family Size:1-\$70,380, 2-\$80,500, 3-\$90,505, 4-\$100,510, 5-\$108,560, 6-\$116,610, 7-\$124,660

Household Member Name	Annual Income	Age	Full Time Student (Y/N)
<b>Income From Assets</b>			
<b>Total Household Income</b>		\$	-

**NOTES:**

All income reported must be supported by most recent copy of Federal Tax Return and two current pay stubs along with any required independent verifications (i.e. verification of Social Security Benefits, Disability, Pensions, etc.)

All income from assets must be supported by the appropriate documentation

Full-time students must provide verification from the recognized institution

Any member of the Household that does not have income must sign the Certification of Zero Income, if under the age of 18 must be signed by parent/guardian

**I hereby certify that :** 1. This form reflects the size of the household and income of all household members ; 2. I do not own any other real estate; 3. I am current, or under agreement, for all taxes due to the City of Philadelphia; 4. I will notify the developer if household income changes prior to settlement; 5. I understand that if it is later discovered that I supplied false information, I will become immediately ineligible and all subsidy funds provided to me will be due and payable; 6. I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)**

HOMEBUYER	DATE	HOMEBUYER	DATE
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**I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)**

HOUSING COUNSELOR	DATE
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**CERTIFICATION OF ZERO INCOME**

*(To be completed by each household member, if appropriate)*

**Name of Household Member:** \_\_\_\_\_

**Address of Development:** \_\_\_\_\_

**Development Name:** \_\_\_\_\_

1) *I hereby certify that I do not individually receive income from any of the following sources:*

- a. *Wages from employment (including commissions, tips, bonuses, fees, etc.*
- b. *Income from operation of a business*
- c. *Rental income from real or personal property*
- d. *Interest or dividends from assets*
- e. *Social Security payments, annuities, insurance policies, retirement funds, pensions, or death benefits*
- f. *Unemployment or disability payments*
- g. *Public assistance payments*
- h. *Periodic allowances such as alimony, child support, or gifts received from persons not living in my household*
- i. *Sales from self-employed resources (e.g., Avon, Mary Kay, etc.,)*
- j. *Any other source not named above*

2) *I currently have no income of any kind and there is no imminent change expected in my financial status or employment during the next 12 months.*

3) *I will be using the following sources of funds to pay for rent and other necessities:*

\_\_\_\_\_

***Under penalty of perjury, I certify that the information presented in this certification is true and accurate to the best of my knowledge. The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of homebuyer's eligibility.***

\_\_\_\_\_  
**Signature of Household Member**

\_\_\_\_\_  
**Printed Name of Household Member**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Parent/Guardian (If under 18 yrs. Old)**

\_\_\_\_\_  
**Printed Name of Household Member**

\_\_\_\_\_  
**Date**

**DECLARATION OF  
EVIDENCE OF CITIZENSHIP OR ELIGIBLE IMMIGRATION STATUS**

Each family member, regardless of age, who is an U.S. Citizen or U.S. National, must sign below. For each child under the age of 18, the Declaration must be signed by an adult residing with the child who is responsible for the child.

I certify that I am an **U.S. Citizen** or **National** (**PLEASE CIRCLE APPROPRIATE STATUS**)

I hereby certify that all the information stated herein, as well as any information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31U.S.C. 3729, 3802)

---

Signature

Date

**For all non-citizens please submit evidence of immigration status.**

## Conflict of Interest Forms

### *Instructions*

As a recipient of Community Development Block Grant (CDBG) and HOME funds from the U.S. Department of Housing and Urban Development, the City of Philadelphia (City) is responsible for compliance with all regulations governing the use of said funds, including but not limited to the provisions governing conflicts of interest.

#### **Conduct Prohibited**

Covered persons may not obtain a financial interest or benefit from the CDBG or HOME activity, or have an interest in any contract, subcontract or agreement with respect thereto.

#### **Covered Persons**

1. Persons who exercise or have exercised any functions or responsibilities with respect to CDBG or HOME activities or persons who are in a position to participate in a decision making process or gain inside information with regard to such activities.

*Persons* are defined as employees, agents, consultants, officers or elected officials of the City, or any designated public agency or subrecipient which receives and administers CDBG and HOME Funds.

2. Business and family relationships with those persons described in 1.

#### **Period of Coverage**

The conflict of interest provisions apply to Covered Persons during their employment and for a period of one year thereafter.

#### **Instructions for Applicants**

All applicants under this request are required to complete the Conflict of Interest Disclosure Statement (Form A). If the answer to all three questions on this form is "No," then this form and only this form is to be completed, signed and included in the proposal.

If an affirmative answer is provided to Question 1 on the Disclosure Statement, then **Form B** must be completed and signed by each covered person.

If an affirmative answer is provided to Question 2 on the Disclosure Statement, then **Form C** must be completed and signed by each covered person.

If an affirmative answer is provided to Question 3 on the Disclosure Statement, then **Form C** must be completed and signed by each covered person and, in addition, **Form D** must be completed.

---

**Form A**  
**Conflict Of Interest Disclosure Statement**

*Must Be Completed by All Applicants*

All applicants for assistance involving CDBG or HOME funds are required to comply with federal regulations prohibiting conflicts of interest. The regulations concern the following groups of people:

- (A) Employees, consultants, officers or elected or appointed officials of the City of Philadelphia; or
- (B) Employees, consultants, or officers of any firm or agency receiving CDBG or HOME funds or participating in the CDBG or HOME program.

Please answer the following questions in order that we may determine if a conflict of interest exists:

1. Are you now (or have you been during the preceding year) in one of the categories (A or B) described above?

Yes      No      (circle one)      If "Yes," please complete **Form B** for each covered person.

2. Is any member of your family or your spouse's family now (or have they been during the preceding year) in one of the categories (A or B) described above? (Family members include spouses, parents, brothers, sisters, or children.)

Yes      No      (circle one)      If "Yes," please complete **Form C** for each covered person.

3. Is any person with whom you have a business relationship (or with whom you have had a business relationship during the preceding year) in one of the categories (A or B) described above? (A person with whom you have a business relationship includes your employees, partners, shareholders, officers or directors, joint ventures, landlords, lenders, sellers of real estate, major consultants, or major equipment lessors.)

Yes      No      (circle one)      If "Yes," please complete **Form C** for each covered person and in addition complete **Form D**.

I do hereby declare that I have filed the foregoing Disclosure Statement and certify that the statements made in the foregoing are true and correct to the best of my knowledge, information and belief. I understand that false statements made herein are subject to the penalties of the Act of December 6, 1972, P.L. 1482 No. 334, as amended, 18 Pa. C.S.A. 4904, relating to unsworn falsification to authorities.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Form B**  
**Employee Statement Of Interest**

*To be completed by employees of the City of Philadelphia, quasi-city agencies or departments, and by elected or appointed officials.*

Name:

Address:

Day Phone:

Evening Phone:

Department/Agency:

Division:

Title:

1. Briefly describe your job duties and responsibilities.

2. Are you a member of an organization which receives funding from the Office of Housing and Community Development, Philadelphia Housing Development Corporation, Redevelopment Authority, Department of Commerce, or Philadelphia Industrial Development Corporation?

Yes No (circle one)

3. If the answer to question 2 above is "Yes", briefly describe your title and duties with respect to this organization.

4. If you are an elected or appointed official, state the level of government (city, state, or federal) and your title.

I do hereby declare that I have not used my position to receive assistance under the City of Philadelphia CDBG or HOME programs. Further, I do hereby declare that I have filed the foregoing Statement of Interest and certify that the statements made in the foregoing are true and correct to the best of my knowledge, information and belief. I understand that false statements made herein are subject to the penalties of the Act of December 6, 1972, P.L. 1482 No. 334, as amended, 18 Pa. C.S.A. 4904, relating to unsworn falsification to authorities.

\_\_\_\_\_

Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date



**Form C**  
**Family/Business Associate Statement Of Interest**

*To be completed by persons whose family members or business associates receive funding from the City of Philadelphia or a quasi-city agency or department*

Name:

Address:

Day Phone:

Evening Phone:

Organization:

Title:

1. If a family member is an employee of a City or a quasi-city agency or department, state the nature of your relationship to that person (i.e., spouse, parent, child, etc.)

2. If a business associate is an employee of a City or a quasi-city agency or department, state the nature of your relationship to that person (e.g., business partner, fellow employee, etc.)

3. If a business associate or family member is an employee of a City or a quasi-city agency or department, identify the department or agency and briefly describe their job duties and responsibilities.

4. Is a family member or business associate a member of an organization or business which receives funding from the Office of Housing and Community Development, Philadelphia Housing Development Corporation, Redevelopment Authority, Department of Commerce, Philadelphia Industrial Development Corporation, Council for Labor and Industry or Philadelphia Commercial Development Corporation?

Yes    No    (circle one)

5. If the answer to question 4 above is "Yes", briefly describe the person's title and duties with respect to the organization or business.

I do hereby declare that I have filed the foregoing Statement of Interest and certify that the statements made in the foregoing are true and correct to the best of my knowledge, information and belief. I understand that false statements made herein are subject to the penalties of the Act of December 6, 1972, P.L. 1482, No. 334, as amended, 18 Pa. C.S.A. 4904, relating to unsworn falsification to authorities.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Form D**  
**Business/Organization Statement Of Interest**

*To be completed by the applicant's businesses or organizations which have employees, officers, board members or principals who are employees, agents, elected officials or appointed officials of the City of Philadelphia or its delegate agencies, or consultants to the City of Philadelphia or its delegate agencies.*

*Delegate agencies of the City of Philadelphia include Philadelphia Commercial Development Corporation, Philadelphia Housing Development Corporation, Redevelopment Authority of the City of Philadelphia and Council for Labor and Industry.*

1. Identify the employees, officers, board members and principals of your business or organization who are employees, agents, elected officials or appointed officials of the City of Philadelphia or its delegate agencies, or consultants to the City or its delegate agencies. For each person identified, state the department of the City or its delegate agency for which the person works.
  
2. For each person identified in question 1 above, briefly describe the person's job title, duties and responsibilities with respect to the City or its delegate agency.
  
3. Identify any family member (spouse, parent, child, brother or sister) of an employee, officer, board member or principal of your business or organization who is an employee, agent, elected official or appointed official of the City or its delegate agencies, or consultant to the City or its delegate agencies. For each person identified, state the nature of the relationship and briefly describe the family members' position with the City or its delegate agencies.
  
4. Identify any business associate of an employee, officer, board member or principal of your business or organization who is an employee, agent, elected official or appointed official of the City or its delegate agencies or consultant of the City or its delegate agencies. For each person identified, state the nature of the relationship and briefly describe such business associate's position with the City or its delegate agencies.

I do hereby declare that I have not used my position to be selected to receive assistance under the City of Philadelphia CDBG or HOME program. Further, I do hereby declare that I have filed the foregoing Statement of Interest and certify that the statements made in the foregoing are true and correct to the best of my knowledge, information and belief. I understand that false statements made herein are subject to the penalties of the Act of December 6, 1972, P.L. 1482, No. 334, as amended, 18 Pa. C.S.A. 4904, relating to unsworn falsification to authorities.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# **ATTACHMENT I**

# Philadelphia Redevelopment Authority

## Scoring Sheet:

### Affordable Homeownership

### 4900 Block of Girard Avenue RFP

EVALUATION CRITERIA	POINTS
<b>Financial</b> <ul style="list-style-type: none"><li>• Financing plan</li><li>• Creative financing proposal that minimizes the need for grant subsidy</li><li>• Demonstration of project feasibility</li><li>• Evidence of Applicant team's financial capacity</li><li>• Ability to leverage public investment</li></ul>	30
<b>Project</b> <ul style="list-style-type: none"><li>• Quality of design concept, including architecture, urbanism, and sustainable design</li><li>• Appropriateness of proposed use program</li><li>• Alignment with local community and context, and alignment with community/district plans</li><li>• Development timelines and readiness to proceed</li></ul>	20
<b>Applicant</b> <ul style="list-style-type: none"><li>• Competence and experience of team</li><li>• Track record on similar projects</li><li>• Suitability for this specific development opportunity</li><li>• History of team partnership</li><li>• Capacity to undertake this project given developer's capacity and other current projects</li><li>• Experience working with PRA and other public entities</li></ul>	20
<b>Social Impact</b> <ul style="list-style-type: none"><li>• Affordability &amp; Marketability</li><li>• Population served - including unit mix, household incomes, and accessible units</li><li>• Suitability of proposed project to provide high-quality affordable housing for the community</li></ul>	15
<b>Economic Opportunity and Inclusion</b> <ul style="list-style-type: none"><li>• Goals for M/W/DBE inclusion</li><li>• M/W/DBE Firms comprising the development team</li><li>• Commitment to diversity workforce</li><li>• Track record diversity contracting and workforce inclusion</li></ul>	15
TOTAL	100