

Non-profit Developer Program (June 2024)

Q&A

1. Our non-profit focuses on mixed-use and commercial retail development. Our current Strategic Plan works on developing a mixed-use CMX2 or CMX2.5 property on our commercial corridor to offer retail on the 1st floor and affordable housing on the 2nd floor. Previously, we owned a residential property that we sold in 2012. Would that type of development qualify?

Yes.

2. We're a non-profit CDFI based in New Jersey. Would we qualify for this program?

No.

3. Will a Non-Profit need to be "qualified" through this process (the NPDP) to submit for available land and buildings owned by the Landbank/Public Property/the City?

No. This is not a qualification course. It is for information and educational purposes.

4. Can a Non-Profit apply for available land and buildings without being "qualified" through this process?

Yes. This is not a qualification course. It is for information and educational purposes.

5. The Exhibit B Project List asks for only two years of past projects. However, our organization has not completed a development within the past two years. We have projects in construction, predevelopment and completed our last project four years ago. Two years of projects completed will not show our organization's history of affordable housing development especially given how long LIHTC projects take to develop. Can we include the last 5-10 years of projects completed by the organization in Exhibit B or separately include in the proposal the organization's full list of completed projects?

No, only the last two years.

6. Is there a maximum number of organizations that will be accepted into this program?

Maximum of 10 participants.

7. Regarding the submission requirement for "Articles of non-profit formation for company", please confirm that you are looking for the Articles of Incorporation only and not documentation from the IRS of non-profit 501(c)3 status.

Either, depending on the entity's incorporation status.

8. Will the mandatory programming be online or in-person?

On-line only.

9. Will these sessions be recorded if staff are unable to attend due to previously scheduled engagements or time off?

Yes.

10. Are there any unique future RFP opportunities for funding or property that only non-profits selected through this RFQ will have access to?

Not at this time.

11. Will PHDC provide additional training opportunities for non-profit developers not selected in this RFQ in the coming months or years?

Unknown at this time.

12. What are the broader goals and expected outcomes of this RFQ beyond technical training?

Technical assistance training only. This course is for information and educational purposes.

13. Will selection criteria be made available?

No.

14. Please define: "completed strategic plans". Is this referring to completed projects only?

Overall and long-term plans made at the non-profit's executive level.