

## GERMANTOWN MT AIRY AFFORDABLE RENTALS RFP Questions & Answers

1. I wanted to confirm if my understanding of the RFP is correct--that in order to be eligible to apply, we would be required to submit a proposal for all of the addresses that constitute the "Site," and not simply the two addresses that fall within the Mt. Airy neighborhood. Or would PHDC entertain a proposal that did not contain all of the properties? Please confirm.
  - As per terms of the RFP, applicants are expected to submit competitive offers for the entire Project Site.
2. Is PHA making project-based vouchers available?
  - No. Any request for vouchers would have to be made directly to PHA independent of this RFP process.
3. Is PHA making ACC operating support available? If so, what is the maximum amount per unit?
  - No. Any request for ACC operating support would have to be made directly to PHA independent of this RFP process.
4. Please confirm the bedroom breakdown by property, in particular, there seems to be a discrepancy related to one unit at Blakemore. We count the following per the PCNAs: 56 1BR, 13 2BR, 6 3BR.
  - PCNA is for reference only. With the significant interior deterioration, applicants can reconfigure as needed.
5. Could an addition be added to the back of 6526-34 Germantown Ave?
  - Yes.
6. We encourage PHDC to provide one additional opportunity for potential respondents to visit the properties.
  - One (1) additional on-site visit for the Hamil Mill Site (5423-27 Lena Street and 5429-43 Lena Street) will be scheduled for May 25, 2023 at 10AM.
7. Are respondents permitted to propose a redevelopment plan that divides the properties into 2 phases (i.e. 2 development projects)?
  - Yes, however, the proposal has to be operationally feasible with respect to financing and construction completion.
8. Are respondents permitted to demolish a particular property and rebuild new if the property condition is beyond repair and demolition/new construction is more efficient?
  - Yes.
9. Please confirm that you are requiring plans meeting the requirements of Exhibit K, COMPLETENESS REVIEW/LAND DEVELOPMENT APPLICATION CHECKLIST, specifically the "PLANS" section under "ATTACHMENTS" beginning on page 3 of the exhibit. Because this development seems likely to involve the rehabilitation of existing structures, does PHDC have as-built plans for the properties, and if so can they be provided?
  - No.  
If not, can additional time to access properties be provided so that architects can measure the existing structures in order to create plans? Note that this can be very expensive due to time involved to field measure and draw in CAD?
  - Yes time can be provided.
10. Will the properties be unoccupied when delivered to the developer?
  - PRA has not made that determination at this time.

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- 11. Exhibit G, “LAND DEVELOPMENT PURCHASE APPLICATION INSTRUCTIONS AND CHECKLIST”, page 3, “Proof of Funds” requires that the applicant provide “acceptable third party documentation of available funds in an amount no less than the purchase price plus development costs.” In the event that a respondent’s application includes funding that will be applied for (for example, an award of Housing Trust Fund dollars from PHDC or an award of tax credits or PHARE funding from PHFA), how should the availability of funds be evidenced? It seems likely that the majority of funding sources will fall into the “to be applied for” category.**
- **Correct – if the applicant is expecting to apply for subsidy, it is permissible to have a place holder in the budget, but the applicant must reflect the application process and approval timeline in the development schedule and the project narrative.**
- 12. Please confirm that the response will need to include all properties. Can we submit for a portion of the properties?**
- **As per terms of the RFP, applicants are expected to submit competitive offers for the entire Project Site.**
- 13. Please confirm that the properties involved in this RFP are only as follows:**
- |   |                           |
|---|---------------------------|
| 1 | 6657-59 Blakemore Street  |
| 2 | 4949 Germantown Avenue    |
| 3 | 4951 Germantown Avenue    |
| 4 | 6526-34 Germantown Avenue |
| 5 | 5423-27 Lena Street       |
| 6 | 5429-43 Lena Street       |
- **Yes.**
- What is the estimated as-is value of the land and structures of the six (6) properties above?**
- **OPA Value is \$2,725,200. Applicants are responsible for conducting their own appraisals.**
- 14. Is there an appraisal, if so please share. This will be helpful for budget/leverage as it relates to PHFA applications.**
- **Applicants are responsible for conducting their own appraisals.**
- 15. There are several additional properties mentioned in the Capital Needs Assessment and detailed property reports for properties on Church, Collum, Garfield, Manheim, Wister, and additional properties on Lena that do not appear to be part of this RFP – please confirm.**
- **These are reserved for a future Single Family Homeownership RFP**
- 16. Will a rent subsidy be provided for all the units?**
- **No.**
- 17. What is the source and amount of the rent subsidy?**
- **No subsidy is provided.**
- 18. PHA and a PHA ACC (p. 4) were referenced in the proposal but, in order for the project to secure debt/cash flow, we would like to request a Faircloth-to-RAD rent subsidy. Will those be available for this project, or will we need to compete for those in a separate RFP with PHA?**
- **No. Any request for rental vouchers or ACC operating support would have to be made directly to PHA independent of this RFP process.**

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**19. If we need to compete at a future date, can we model our rents assuming we will be awarded FCTR rent subsidies?**

- Yes.

**20. Does PHDC/City/Land Bank have clear title and site control?**

- Yes, PRA ownership.

**21. Can we seek entitlements, survey the properties, and do all proper due diligence once awarded the RFP?**

- Yes

**22. Will we have immediate, full access to sites to prepare for the upcoming tax credit round?**

- If selected, yes.

**23. Are there any environmental reports? Please share for budgeting purposes.**

- No.

**24. Confirm how many units are currently occupied in properties that are the subject of this RFP.**

- 6657-59 Blakemore St – vacant per March 2021 CNA Vacant
- 4949 Germantown Ave – (2) units occupied per March 2021 CNA 1 Occupied
- 4951 Germantown Ave – vacant per March 2021 CNA Vacant
- 6526-34 Germantown Ave – vacant per March 2021 CNA 3 Occupied in one building , other building vacant
- 5423-27 Lena St – vacant per March 2021 CNA Vacant
- 5429-43 Lena St – vacant per March 2021 CNA Vacant

**25. Will tenants be assumed by the developer upon closing, or will they be relocated prior to taking title?**

- PRA has not made that determination at this time.
  - Should the developer submit a relocation plan with the RFP response? Yes
  - Should a relocation budget be included in the project budget? Yes

**26. Will the Developer need to do further community meetings and engagement? Can we assume the community and stakeholders are in support of this RFP and the required use - affordable rental housing?**  
Yes.

**27. Will any approvals be needed from the Philadelphia Historical Commission?**

- None are on the [list](#).

**28. Can a for-profit utilize NPI gap financing for substantial rehabilitation and new construction?**

- The City will determine eligibility and identify the source of funding for the selected applicant.

**29. Can a for-profit utilize HOME gap financing for substantial rehabilitation and new construction?**

- The City will determine eligibility and identify the source of funding for the selected applicant.

**30. A for-profit cannot use CDBG for new construction. Can a for-profit utilize CDBG for substantial rehabilitation?**

- The City will determine eligibility and identify the source of funding for the selected applicant.

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**31. If the project proposes two phases, can they apply for two rounds of gap financing from PHDC totaling \$6M, \$3M each phase?**

- No.

**32. If I do not take the 3 million, how long is the affordability? Is it still 99 years?**

- 30 years for rental properties. If a MIN bonus is sought then a 50 year restriction may apply as per PCPC's determination.

**33. Do I have to partner with a non-profit?**

- No.

**34. Could I partner with a long-time business and pillar of the community instead?**

- Yes.

**35. If I make a senior center are the affordability guidelines still in play?**

- Yes.

**36. Do I have to use the unions?**

- Use of subsidy will trigger prevailing wage requirements.