

3001 Martha Street RFP
Questions and Answers
Published October 5, 2022

- 1. The RFP says max price \$250K for 3 bed 2 bath. Is there a max price for 2 bed 2 bath homes?**

Sales price for any units produced by this RFP is \$250,000. Developers are welcomed to submit proposals at pricing below the maximum.

- 2. Homes shall be reserved for purchases at or below 80% AMI – is there an assumed family size of the purchaser?**

The RFP specifies income requirements based on family size. PHDC makes no assumptions about the family size of potential homebuyers but will certify income of purchasers based on family size.

- 3. Can applicants put the land in a community land trust and sell the homes with a ground lease?**

A Land Trust structure is not prohibited but the assignment of the land and the structure of the sale to the homebuyer needs to be addressed in the application. We will want to see the details of, or a template of, any and all restrictive covenants beforehand. Each will be considered on a case-by-case basis.

- 4. The RFP says “Prior to settlement, the selected applicant shall be responsible for securing all necessary permits, licenses, approvals, lot line relocations, variances” etc. Following selection of an applicant, what is the process for gaining access to the site for surveying and Geotech?**

Only after the applicant has been approved by the Land Bank Board and City Council then as per the RFP, any entry upon any portion of the Development Site will require that the applicant's contractors and subcontractors enter into a license agreement with the Land Bank, which will require, among other things, a security deposit and compliance with certain insurance requirements.

- 5. Can you share a list of the people who RSVP'd for the pre-proposal conference?**

A list will be posted along with this Q & A.