

Mill Creek – Tiny Homes RFP
4917-19 Aspen Street
Submitted Questions

Question: Just curious how close the development site for the tiny homes is to the sinking home area in Millcreek.

Answer: The location of the proposed tiny home project is located just adjacent to the sinking homes caused by the 1940 sewer collapse.

Question: The RFP states “A. A minimum of 12 units (600 square feet) must be developed based on current zoning.”. Does this mean that each “tiny house” must be at least 600SF in size? This is quite large for a typical tiny house - is this for just one person? How will the 600SF be measured (exterior envelope including stairs or interior usable area)?

Answer: Although in Philadelphia, tiny houses do not need to comply with a minimum house size requirement, 12 units and 600 sf is the minimum requirement acceptable for this RFP. Also, please be aware that applicants can propose more than 12 units if they wish.

Question: Must each tiny house be a standalone structure? Can they be attached to other tiny homes? Can they be stacked in to multiple stories?

Answer: This is entirely driven by the Developer plan submission, as long as the minimum requirement of twelve units and 600 sf is built. So, an applicant can propose a development with stacked units in excess of 12 units where the unit size is smaller than 600 sf. – that is acceptable.

Question: How is the rental assistance amount or potential rent values calculated?

Answer: The rental assistance amount will be determined between the non-for profit holder of the rental assistance contract with Office of Homeless Services (OHS). Please visit the links provided:

- More information about the Project Based Rapid Rehousing Program can be found at <https://www.govinfo.gov/content/pkg/CFR-2018-title24-vol3/xml/CFR-2018-title24-vol3-part576.xml#seqnum576.104>. the Office of Homeless Services, the Continuum of Care, and ESG funding opportunity can be found at:
 - <http://philadelphiaofficeofhomelesservices.org/wp-content/uploads/2020/07/ESG-CV-RRH-RFP.pdf>
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Question: Will the buildings need to be constructed to International Residential Code (IRC) requirements under Philadelphia building code? Tiny homes that have been advertised in prior Philadelphia newspaper articles are not permanent structures and would be considered mobile trailers which don't comply for standard building permits. What is the intent of this RFP?

Answer: Yes, per the Philadelphia code the buildings have to be constructed to IRC Code. The intent of this RFP is to provide permanent housing for formerly homeless individuals.

Question: Is the developer only allowed to do 12 apts?

Answer: Twelve (12) units is the minimum number of units requested.

Question: Are we restricted to 600 sq ft homes or can we go lower?

Answer: That is the minimum requirement but up to the Developer to build larger within the dimensions of the parcel. So, an applicant can propose a development with stacked units in excess of 12 units where the unit size is smaller than 600 sf. – that is acceptable.

Question: Shipping container construction work for this?

Answer: The choice of building materials is up to the developer as long as the materials meet building code standards.

Question: Are these potential tenants truly homeless?

Answer: Yes, 100% of the residential units produced shall be reserved for renters meeting the definition of literally homeless as determined by the City of Philadelphia Office of Homeless Services (OHS).

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Question: How are tenants picked?

Answer: Referrals will come from the City's Coordinated Entry and Assessment Based Housing Referral System with prioritization of referrals from emergency and temporary housing of people aged 65 and over and those with disabilities who are most vulnerable to Covid-19.

Question: We are hoping to gain clarity around these funding streams and exactly how they apply to the project (Project Based Rapid Rehousing Program; Office of Homeless Services, the Continuum of Care, and ESG funding opportunity).

Answer: Please refer to the links provided in the RFP to obtain further information on those programs in regards to how they would apply to the proposal.

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Question: We understand the rent subsidy (for up to 24 months) applies to the Aspen Street RFP but are less sure about the ESG operations funds.

Answer: Please contact Melanie Haake at OHS with questions relating to the rental subsidy.

Question: We attended the OHS information sessions but remain unclear whether the operations funding is the same for both the NE Philadelphia transitional tiny home village site and the West Philadelphia permanent affordable housing tiny homes site.

Answer: The funding stream for the NE Philadelphia tiny homes was community driven by Go Fund Me funds and these funds will be determined by the Developer selected to build the site.

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Question: "Is there a phase I environmental report for the site?"

Answer: A Phase 1 has not been performed on the site. The selected developer will be responsible for performing environmental assessments.

Question: Is there Geotech information for the site?

Answer: There is no Geotech information for the site. The selected developer will be responsible for performing environmental assessments.

Question: Is the deposit refundable when not selected?

Answer: Yes, deposits will be refunded for submissions that are not selected.

Question: What community outreach to neighbors has been done to date by City or PHDC?

Answer: Community outreach has been performed by the City of Philadelphia, 3rd Councilmatic District.

Question: Is there a desired date for the houses to be open?

Answer: The date of completion will be determined by the timeline submitted by the Developer selected to complete the project.

Question: Do all houses open at the same time or can this be phased? (as get funds for building one...)"

Answer: All properties are to be completed at one time.

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Question: Will a list of attendees and/or people who have received RFP be made available?

Answer: The list of attendees will be posted by November 27, 2020.

Question: Can prospective residents bring their own tiny homes to the site?

Answer: No prospective residents cannot bring their own tiny homes to the site, the site has to be built per plans and specs that will be reviewed and approved by the City and included in the Redevelopers Agreement as required by the Disposition policy.

Question: Can we use a limited equity cooperative model instead of a renter model?

Answer: No a limited equity cooperative model cannot be used as the units will not be offered as a buy in to the tenants, but ownership will be in the name of the Developer selected to carry out the development.

Question: What is the assistance value noted as being accessible? The rental assistance for 2 years. What happens after 2 years?

Answer: The rental assistance will be monitored by the City of Philadelphia Office of Homeless Services. Please refer to the link provided for contact information to obtain if rental assistance can be provided after the initial 12 month and 12 month renewal period expires.

Question: Does the city know anything about the history of the site? What was it used as before it was vacant land?

Answer: Prior to demolition, the site was utilized as the Mill Creek Community Council facility and Cecil B. Moore VFW Post No. 5703 until both vacated the building in the early 2000's.

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Question: What happens if the geotech reveals the land needs to be remediated beyond budget?

Answer: The selected Developer will have the opportunity to perform a Geotech prior to taking possession of the property. If land will be sold as-is and the cost to remediation is needed the costs to remediate will be should be factored into the budget.

Question: Does the proforma have to assume what happens in year 3 (or 2) after the rapid rehousing contract ends?

Answer: The proforma will include the cost to construct the properties and should not include the cost of operating subsidy that will be applied for as those funds have not be solidified for inclusion.

Question: Will the homes be required to be permanently attached to a foundation on the site or will they be more akin to a mobile home?

Answer: There are no requirements that the structures has to be permanently attached, but that they meet the minimum requirement of 12 units and 600 sf. The submission of the makeup of the structures will be solely based on the proposal submitted by the Developer in their plan submission.

Question: Will this webinar be made available so we can share with the rest of our team?

Answer: No the briefing will not be available for view at a later date.

Question: Does Jamie Gauthier have a vote in which application wins the RFP?

Answer: No, Councilwoman Gauthier will not have input into the selection, but has been involved in the community issues surrounding the RFP.

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Question: Does the rapid rehousing funding pay the full fair market rent minus the 30% of income contributed by the resident?

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