

# Grays Ferry Wharton RFP Questions & Answers:

From phillythrive@gmail.com

1. What led to the timing of this RFP being announced?

***It is the mission and objective of Land Management to put vacant parcels back into productive use.***

2. Was there any developer in conversation with Councilman Johnson's office or PHDC about purchasing or developing these lots before the RFP was posted?

***No, as stated above It is the mission and objective of Land Management to put vacant parcels back into productive use.***

3. Was there signage posted near the properties before the RFP was posted?

***No, Land Management is not required to post properties prior to posting. Properties are posted when properties are being considered for disposition by the Board.***

4. Why wasn't there any community involvement before releasing this RFP?

***That is not a requirement for Land Management to post properties for requests for proposals.***

5. Can the RFP timelines be delayed to make time for an explanation to residents as to why a combined 45 lots through the two Grays Ferry RFPs (Dover & Wharton et Al) are being advanced at this time, given the significant number of properties this represents in one single neighborhood for redevelopment?

***That is not possible at this time.***

6. There are multiple green spaces and gardens that are important to the neighborhood represented through the Dover & Wharton RFPs. Can there be a public process to determine which lots are significant to the neighborhood and be removed from the RFP?

***That is not possible at this time.***

7. What is the process for non-profits or RCOs to obtain several or all of the RFP listed lots to protect green space in perpetuity with a Community agreement and community led stewardship plan?

***These parcels have been identified for the development of affordable homeownership, Non-profits are encouraged to apply to this RFP.***

8. The neighborhood median household income is approximately \$35,000 according to the census. How is it “affordable housing” and beneficial to current neighbors, who have stewarded the lots through a generation of city neglect, to sell these homes to new households making approximately double the median household income?

***All residential units produced shall be reserved for purchasers earning at or below 80% of the Area Median Income (“AMI”) based on household size limits established by United States Department of Housing and Urban Development. These income limits change annually; the table below illustrates the limits effective April 1st, 2021. Through the use of Neighborhood Preservation Initiative (NPI) Bond funds, PHDC will assist income qualified homebuyers to increase the affordability levels.***

<b>80% AMI Scale</b>	
<b>Household Size</b>	<b>Maximum Household Income</b>
<b>1 Person</b>	<b>\$ 52,950.00</b>
<b>2 Person</b>	<b>\$ 60,500.00</b>
<b>3 Person</b>	<b>\$ 68,050.00</b>
<b>4 Person</b>	<b>\$ 75,600.00</b>
<b>5 Person</b>	<b>\$ 81,650.00</b>
<b>6 Person</b>	<b>\$ 87,700.00</b>

9. What plans for senior and accessible housing is the Land Bank making for our disabled neighbors being displaced from neighborhoods across this city? Why are these lots not focused on providing senior and accessible housing instead of housing more expensive than the median home price of the neighborhood and more expensive homes than nearly all homes sold within 100 feet of the listed properties?

***These parcels have been identified for the development of affordable homeownership, developers targeting the population described above, are encouraged to apply.***

From Vicky Lam

10. I am a landlord with a residential rental property in the Grays Ferry area. I would like to know how the development of the 25 parcels of land will affect my business. What should I be watching out for? Thank you.

***Land Management does not provide business technical assistance, business owners are expected to do their own due diligence & market research.***

From Ashton Stiles

11. Is this only for affordable housing? or are you looking to build other things? Is there an option purchase the land outright for select properties?

***This is an RFP for development of affordable homeownership houses. Applicants are expected to submit competitive offer prices for the entire Development Site. The purchase of less than the entire Development Site will not be considered.***

From Nicole Freeman

12. I'm confused as to exactly how much of a good faith payment is required with submission of the application form? What exactly is the asking price to obtain one of the properties offered?

***The deposit amount is the greater of \$1,500 or 10% of the offer price. Therefore, the minimum deposit amount is \$1,500. Please note this is an RFP for the development of affordable homeownership houses. Interested parties are expected to base their offers based on the financial feasibility of their proposed development.***