

Pastor James Allen RFP
Questions and Answers
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1. Do you know what the new zoning would be?

CD 4 POSSIBLE RFP – THE VINE PASTOR JAMES ALLEN				
	ADDRESS	SF	Current Zoning	Proposed Zoning
1	5436 W Girard Ave	1,186	RSA 5	RSA 5
2	662 N Conestoga Street	612	RSA 5	RSA 5
3	658 N Conestoga Street	626	RSA 5	RSA 5
4	650 N Conestoga Street	616	RSA 5	RSA 5
5	653 N Sickels Street	600	RSA 5	RSA 5
6	644 N Sickels Street	631	RSA 5	RSA 5
7	642 N Sickels Street	685	RSA 5	RSA 5
8	655 N 55 th Street	899	RSA 5	RM1
9	653 N 55 th Street	904	RSA 5	RM1
10	651 N 55 th Street	894	RSA 5	RM1
11	649 N 55 th Street	899	RSA 5	RM1
12	647 N 55 th Street	899	RSA 5	RM1
13	645 N 55 th Street	899	RSA 5	RM1
14	643 N 55 th Street	899	RSA 5	RM1
15	641 N 55 th Street	958	RSA 5	RM1
16	623-33 N 55 th Street	18,681	RSA 5	RM1
17	543 N Conestoga Street	1,124	RSA 5	RM1
18	541 N Conestoga Street	840	RSA 5	RM1
19	539 N Conestoga Street	1,103	RSA 5	RM1
20	533 N Conestoga Street	1,136	RSA 5	RM1
21	550 N 54 th Street	1,316	RSA 5	RM1
22	546 N 54 th Street	1,166	RSA 5	RM1
23	538-40 N 54 th Street	2,475	RSA 5	RM1
24	534-36 N 54 th Street	2,508	RSA 5	RM1
25	5552 Harmer Street	825	RSA 5	RSA 5

2. Will we need site plans and renderings for every individual parcel in the package, or may we include drawings by product type that apply to groupings of similarly sized & zoned properties?

Drawings by product type that apply to groupings of similarly sized & zoned properties. A site plan will need to be provided if the properties are contiguous or separate from each other.

3. Which individual parcels are changing from RSA5 to RM1? The attached PDF of the Bill 220005 from phila.legistar.com does not appear to include the maps with designations referenced.

See answer to Q1.

4. May a larger scale, denser multi-family project be pursued at the corner of 55th and Poplar?

Yes. You should include what you feel is best for the proposal.

5. Can the lots on the northeast corner of 55th and Poplar be consolidated into one parcel (641 N 55th through 655 N 55th)?

Yes. You should include what you feel is best for the proposal.

6. Will we receive our final score card?

We will do a debrief with each developer that is not selected upon request.

7. Can lot lines be redrawn to allow for more efficient floorplans across 641 N 55th through 655 N 55th if they are not consolidated?

Yes. You should include what you feel is best for the proposal.

8. Is the final product required to be all homeownership, or can it be a mix of homeownership and rental?

Yes, this project is all homeownership.

9. Is the contract binding once a developer is awarded the RFP?

An applicant will be selected but although the Applicant(s) have been selected, a purchase development agreement is not deemed awarded until fully-executed by all parties. If, for any reason, a purchase development agreement is not finalized (and fully-executed) with the selected Applicant(s), the Philadelphia Land Bank reserves all rights as set forth in the Request for Proposal(s), including, but not limited to, the right to rescind a selection and/or the ability to select a new Applicant based on the Responses received.

10. Are there any subsidies associated with this RFP?

Applications that seek a cash development subsidy will not be considered. This RFP is only for the disposition of land with the opportunity. No construction financing or capital funding is included, nor will any construction funds be made available for this project.

11. Are you excepting any proposals for multifamily development?

You should include what you feel is best for the proposal; multifamily is acceptable as long as it is homeownership, i.e. condo structure.

12. Can you please speak a bit more about the intent of the zoning change? Is the idea that we would sell a duplex to a single household so that they could rent one of the units out to a family member? Or do we sell each unit within a duplex within a household to a separate buyer?

Correct, the concept is to sell each unit within a duplex within a household to a separate buyer.

13. How will PHDC view a proposal seeking subsidy from another source (ex: FHLB AHP)?

Each applicant is required to provide a complete capital stack that shows the applicants ability to start and complete the project proposed. FHLB funds are:

- *Competitive, meaning there is no guarantee that they will be received and*
- *Utilized on a reimbursement basis meaning the project will have to be completed and occupied before funds are released.*
- *Also, the threshold for site control in securing FHLB funds requires a title transfer which will not happen until settlement*

Therefore, FHLB funds should not be included in the pro forma nor the sources and uses as they do not show project financing at the time of submission. Again, each applicant is required to provide a complete capital stack that shows the applicants ability to start and complete the project proposed.

14. I understand there is no subsidy associated with this RFP. But if an applicant proposed a multifamily rental scenario, could the developer apply for subsidy under a separate RFP issued by PHDC?

PHDC does not issue development subsidies. The Division of Housing and Community Development issues development subsidies. Please note the objective of this RFP is for homeownership.

15. Are all of the 25 parcels listed in the RFP? Are you accepting proposals from other organizations that are not developers but may have a developer on their team?

Yes. You need to explain your development team's capacity in your application.

16. Will there be a "discount" on the appraised value of land as stated in the RFP to help bridge the gap between what is affordable and what houses will actually cost to build?

Applicants should propose a discount necessary to make the project viable.

17. If there are no applications for homeownership development that are acceptable/competitive, and there are applications for multifamily affordable development that are acceptable/competitive, would PHDC award the site to a multifamily developer, or would PHDC not award and re-issue the RFP?

PHDC will consider all proposals, is under no obligation to award a proposal, and may re-issue or cancel the RFP.

18. Are submissions going to be rejected if not all duplex models?

PHDC will consider all proposals, is under no obligation to award a proposal, and may re-issue or cancel the RFP.