

West Poplar Melon RFP
Questions and Answers
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1. How will the “Turn the Key” program fit into this RFP?

This RFP is in alignment with the Council President’s “Turn The Key” program. The Turn the Key program is targeting the future buyers of units produced from this RFP. Turn the Key program details will be issued at a later date.

2. Is there a preference for single family homes on the RM-1 lot?

The preference for development is single-family housing.

3. Will there be openness to by-right projects that include bi-level units on the RM-1 parcel?

The preference for development is single-family housing.

4. Does the draft marketing plan for the application need to have community contacts? Or is community contact only required for the final marketing plan after the developer is selected?

Community contacts need to be confirmed in the final marketing plan after developer selection and prior to sale of the properties.

5. Is it required that the land be offered for nominal price?

Per the Philadelphia Land Bank’s 2020 Disposition Policy, affordable projects qualify for nominal and discounted pricing. The Land Bank may consider the benefit provided by the proposed use and, if applicable, the amount of discount needed to make the project both financially feasible and continually sustainable.

6. Does the marketing to the neighborhood residents precede the marketing to the PHA, Municipal, etc agencies for a 30 day period?

Yes. Per the RFP, City of Philadelphia, Philadelphia School District, PHA, Philadelphia Police Department, and Philadelphia Fire Department must exclusively market the units to municipal employees and its residents for the first thirty (30) days.

- 7. It's stated in the RFP "Applicants are strongly encouraged to present proposals that are in accordance with existing zoning." If the proposal requires zoning variance, will it affect the chance of the project being selected?**

The preference for development is single-family housing.

- 8. Some of the parcels are large enough to be subdivided, and each single-family house on the subdivided land will meet the density and open space requirements in zoning code. But the subdivision itself will still need zoning variance. Will this situation be considered complying with existing zoning requirements?**

The preference for development is single-family housing.