



Addendum #1
RFP #26-20, North Greenwood Affordable Housing Project
February 20, 2020

NOTICE IS HEREBY GIVEN that the following addendum serves to provide clarification and to answer the questions received on RFP #26-20, North Greenwood Affordable Housing Project.

Question 1: Is there a limit on funding through the sources you have listed in the RFP?

Answer to Question 1: *The applicant will need to represent a need for the funding and that the funding will fill a financial gap needed to create a financially feasible and sustainable project.*

Question 2: Is the funding related to disaster relief funding (CBDG-DR)?

Answer to Question 2: *No, the funding is not related to disaster relief funding.*

Question 3: What are the rent restrictions that would be imposed on the project if awarded?

Answer to Question 3: *The applicant should refer to the “High HOME Rent Limit” identified in the 2019 HOME Program Rents within the Tampa-St. Petersburg-Clearwater, FL MSA as published by HUD. Rent limits may be adjusted depending on the timing of HUD’s release of the 2020 Home Program Rents.*

Question 4: Would a separate application to the individual funding sources have to be made following award of RFP 26-20?

Answer to Question 4: *Yes, a separate application will need to be submitted into the City’s grant management system which also serves as our financial tracking system. City staff will assist with this task.*

Question 5: What is the required affordability period for the project if awarded? Would the City have any say in this or would the funding program determine the time period?

Answer to Question 5: *The affordability period will be twenty years unless funding source regulations require a longer period.*

Question 6: Would you consider a proposal for three duplex units (one on each parcel) rather than one four-plex?

Answer to Question 6: *The maximum number of units allowed is four. Two duplexes or a fourplex will be considered. If an applicant proposes a project using additional lands, there may be added flexibility in the distribution of units in accordance with City code.*

Question 7: Is the max units of 4 based on what is allowed on each parcel or is that for each parcel for a total of roughly 12 units?

Answer to Question 7: *The maximum number of units allowed on the entire tract is four units.*



Question 8: Does the City control other parcels that they would be interested in contributing for an expanded project?

Answer to Question 8: No, the City does not control other parcels that are available for this project.

Question 9: Has an environmental assessment been conducted on the property? Would this be a requirement?

Answer to Question 9: The City has completed a Phase 1 environmental analysis which revealed no direct evidence of a recognized environmental condition. The report recommended that no additional environmental investigation is necessary. If HUD funding is requested, the City will need to conduct an Environmental Review Record as required by HUD.

NOTE: The Phase I Environmental Site Assessment report has been provided as a separate exhibit under this solicitation – “ExhibitA_Phase1_ESA_Report.”

End of Questions and Answers

End of Addenda