Questions received via e-mail during the Q&A period that closed on January 6, 2017 for the RFP for the Redevelopment of Vacant City-Owned Sites for Affordable/Workforce Housing Development

1. **Can you please confirm that the Environmental Phase I Report is due after award of contract rather than as part of the RFP Response?**
   The Environmental Phase 1 Report is due after the award of a contract.

2. **Exhibit F makes references to “the city’s established development objectives, design guidelines and program requirements.” Where can we find these terms further defined as they pertain to the subject sites?**
   “The City’s established development objectives, design guidelines and program requirements” are addressed under Section III, Requirements, Page 5 of the RFP. It includes the type of units, design, architecture, parking and landscaping aspects of the project. The developer must ensure that the development complies with all applicable zoning laws and building codes.

3. **Section V, Required City Forms, item 4 on p. 19, refers to a Section 3 Commitment Form. Where can we find this form?**
   The Section 3 Commitment Form is Attachment 4, Section 3-Resident/Business Participation, and is found on page 50 of the RFP.

4. **It appears that IIa and IIb in the Table of Contents are reversed when compared to the description of IIa and IIb on page 17. For consistency, please confirm the preferred order.**
   The preferred order of the Table of Contents for the Proposal should be in accordance to Page 17. The Operating Plan should be IIa and the Financial Plan should be IIb.

5. **Item IIc3 on page 18 requires reference letters for “each principal of the development team member.” We understand that reference letters are required for each principal of the developer/proposer entity. Do we also need reference letters for principals of contracted team members such as the architect, environmental engineer and equity syndicator, or will their company resumes meet the requirements of this section?**
   You do not need reference letters for the contracted team members.

6. **I just spoke with someone who mentioned that the properties in the Liberty City Vacant Lot RFP are not eligible for LIHTC application because they would violate a recent ruling by the Florida Supreme Court to de-centralize and disperse poverty zones. Can you please confirm this?**
   The Florida Housing Finance Corporation (FHFC) oversees the competitive application processes tied to LIHTC in the State of Florida. Each RFA they issue is unique and preferences are addressed within that issued application. See their website at:
Different “boosts” or bonuses are awarded to developers whose applications include a development location that the FHFC considers an *Area of Opportunity*. Please see link for details on this web page:

[http://www.floridahousing.org/Developers/MultiFamilyPrograms/AreasOfOpportunity/](http://www.floridahousing.org/Developers/MultiFamilyPrograms/AreasOfOpportunity/)

We suggest you contact FHFC directly to inquire further on these details based on the particular FHFC RFA you are interested in applying for.