1. **In the RFP, is it a minimum or maximum of two sites that can applied for?** A **maximum** of two sites can be included as part of a single RFP. We want different developers working on these sites. Please make sure to specify which sites you are selecting in the proposal you submit.

2. **The RFP references not more than 30% of the units -- could you do less than 30%?** Yes, you could but we are encouraging both. You need to look at what level of workforce housing you need to make this project work based on the percentage you are coming in with at the 30% AMI ELI level, in order to make the project sustainable without operational studies.

3. **If you do the entire building under 30% AMI and exceed the 30 year affordability, do you get additional points?** No. We did not add additional points for that purpose. We need some workforce housing units in there – even if it is one. Ultimately, your numbers would have to work. Economically, I don’t know how you could develop a building that is entirely for 30% AMI and below without additional subsidies. Keep in mind that the City is **not** providing subsidies as part of this RFP. Again, we do want to make sure that some of the units are set aside for workforce housing.

4. **Is it possible to find out which sites have the IRS restrictions?** We will post that on our site. Please see Updated Exhibit D.

5. **If we RFP on a site that is tied to an IRS bond that is subsequently leased to us, what would the term of the lease be?** We will make it to the **maximum** possible, as per the IRS.

6. **If you claim an exemption on the property taxes as a non-profit, what happens?** As per the City Charter, the entity applying as for the non-profit exemption will still be responsible for the **City's portion** of the taxes due on that site during the entire time that you own or lease the site. In other words, if there are taxes you would have otherwise paid (prior to the exemption), you will be responsible for paying these to the City. Please note, this DOES NOT apply to other exemptions.

7. **In relation to Ordinance #13645 cited in the RFP, reference the City of Miami resident preference, does the City have a definition of a resident? Is there a period of time that they have to be a resident?** Please see the Ordinance in its entirety in the addendum posted. As indicated there, **City Resident(s), solely for purposes of that Article, shall mean an individual or household which has resided within the City of Miami designated boundaries for the immediate past twelve (12) consecutive months.**

8. **How do you define supportive housing?** We do not define supportive housing in the RFP as we are not requiring that any units created by this RFP serve as supportive housing. If, however, a proposer is looking to satisfy the 30% AMI percentage required by this RFP by providing supportive housing units to e.g. the disabled, formerly homeless, etc., then the proposer must have experience serving that sector and must indicate that experience in the proposal.

9. **Can one development satisfy all three requirements or are you looking for three different projects?** We are looking that each project satisfies all three.
10. Are there any other requirements that residents from the area be a part of the Review Committee? One person from the Liberty City Trust Board Member will be on the review Committee representing the area.

11. Is there a cut off of questions for this RFP? The last date that we will accept questions is January 6th, 2017. The RFP has been amended to reflect this date. All questions should be addressed to: DPinkhasov@miamigov.com

12. Are you looking for family developments, not elderly? You can do either, or a combination of both.

13. Will you provide a list of what you can do to get extra points? This is outlined in the evaluation criteria provided as Exhibit F. Please refer to that document.

14. All the sites together are not a lot of land. If one developer was able to put all the sites together for one scattered sites project, would you consider it? No. We do not want one developer to work on all the sites. We will not provide all the sites to one developer. It is our belief that this will delay the process.

15. On page 5 under Zoning, can you elaborate on whether are you OK with variances? Yes, we are fine with variances as long as the Zoning Administrator says the variance you are citing is legally possible. We understand and encourage that a developer take a site to its highest and best use possible, but it has to be reasonable. You also have a time issue to consider if you are requesting variances that are simply not feasible.

16. Does the variance have to be included as part of your application? No. You do not have to submit it to us, just indicate the variance(s) you are seeking for the proposed development within the text of your proposal and obviously work those variances in your project schedule/timeline.

17. On page 9, it discusses a due diligence period and it only refers to the possibility of there being asbestos in the ground? Is there a broader due diligence period? First we do a purchase and sale agreement – before we close on it. It is the proposer’s responsibility to ensure that the sites are good to go. There have been situations where there have been issues on City-owned parcels that we were unaware of. Asbestos is just one possible issue that could be encountered and we use it as an example. There could be other issues. You do have until the deadline - Jan. 18th - to do your due diligence on the site(s) that interest you.