**Q&A for North Central – Ringgold RFP**

1. Will the city assist with zoning variances, permits, or expedited reviews for selected proposals—especially if lots require zoning changes? ***The applicant is responsible for all zoning & permitting.*** ***L&I has implemented an expedited review process for all affordable housing projects approved by the land bank. Applicants will need to include the certification documents in the link below, along with their Building permit set.***

<https://www.phila.gov/documents/affordable-housing-project-certification-of-eligibility-form/>

1. What level of financial leverage or capital stack is the city expecting from developers? ***Applicants must demonstrate that their full capital stack (100%) is secured at the time of application in the form of LOI's, bank or account statements. Funding may be composed of any combination of sources, including but not limited to a primary mortgage, secondary financing, grants, private capital, and developer equity.***

1. If awarded, what is the projected timeline for lot transfer, construction commencement, and reporting requirements? How long will the transfer of deeds take if awarded? ***Once awarded, the project must obtain Land Bank Board approval and a City Council resolution, which typically takes approximately three months. Following these approvals, PHDC will finalize the lot transfer and proceed to settlement, generally within three to six months. After settlement, construction must commence within three months and be completed within 18 months.***
2. What are the expectations for properties that are awarded that do not sell after construction completion? ***The Turn the Key program is funded and will have preapproved buyers for these homes upon completion***.  <https://phdcphila.org/turnthekey/>

1. Will the city help provide a list of approved potential homeowners that meets the buying criteria? ***This RFP is intended for projects serving homebuyers in PHDC’s Turn the Key program, which partners with developers to market homes to prequalified buyers who apply through the program.***
2. Regarding consideration for the economic opportunity and inclusion goals, how does the City score applicants who are themselves a DBE entity? Would standard goals still apply? ***Your DBE status will be applied toward meeting the participation goal. After settlement, we will hold a conference call with the DHCD team, who will outline the reporting requirements and serve as your primary contact for matters related to your EOP goals.***
3. If the applicant owns another company that is MBE/DBE certified, are there any restrictions regarding using that firm to count towards inclusion goals? ***The DHCD team can clarify this matter and explain the guidelines for calculating and reporting EOP goals.***

1. Does the applicant need to be a single entity, or can multiple entities bid as a team of equitable partners***? Multiple equity partners are permitted; however, the applicant must be a single legal entity. An operating agreement for that entity or partnership must be provided.***