

18541 Levee Street RFP Questions with Responses

- 1. By looking at the zoning code the parcel would be able to support 3 to 4 units. Would that align with the city's goal and is that the correct interpretation of the zoning code?**
 - a. The city's goal is to create housing within this GMU-3 guided district that would support 12 units per acre overall in the district. For this specific parcel, it is anticipated that the highest density that would work would be medium density which is 6-8 units per acre per City Code definition. The parcel is .3 acres in size.

- 2. Is the goal to be owner-occupied housing or rental housing?**
 - a. There is no desired goal of owner-occupied versus rental housing.

- 3. In the evaluation of the RFP is their additional consideration given to affordable projects vs. market rate?**
 - a. There will be equal consideration given to a project that has a positive tax base along with a project that fulfills the needs of affordable housing with this RFP. Not all members of the EDA weight the importance of affordable housing over the importance of a larger tax base so there is not a one-time clear answer that I am able to give to the above question.

- 4. What kind of documentation is the city looking for to show financial capacity to complete the project?**
 - a. I believe this was intended to mean that bank statements, Profit and Loss Statements, and/or balance sheets were intended to be shown to ensure that this land gets developed and not half way started and the dollars are not there to support the project to the finish. Anything that shows the project will start and finish on the property without any financial constraints being the issue.

Answers submitted by Zach Doud, City Administrator