

Infill 3 – Technical Assistance Meeting 1/10/2024 10:00 AM TEAMS

- How would we know about any additional lots added? - Mr. Burke

The list is subject to change in case we may add additional lots. We are not expecting to deduct lots but all changes in the form of an Addendum will be posted on our website and Neighborly as soon as changes to the list are made.

- What will happen for the lots that are zoned commercial? Will they be rezoned? - Diane Hart

The lots should be zoned appropriately but if that is not the case, we would assist with the necessary protocol to get it re-zoned.

- Please confirm that no action funding will be provided through this RFP.

Correct, the lots will be conveyed with no additional funding. If infrastructure needs to be constructed, such as Water/Wastewater hook up, those items will be addressed through development agreements.

- Can more than one person access the same application? - Lanette Glass

Please see left hand column at the bottom for the option to Add a User for your application.

- If my Contractor has experience but I do not, can I partner? - Ms. Neika

If your organization does not have the required experience, you can partner with another organization who does.

- Build time is a concern. Will we be working with Construction Services on permitting? - AAA Angela Fullwood

We are looking to have dedicated staff in Construction Services to assist with these projects and having a Pre Plan Review (PPR) to identify any site plan issues early. We will also provide accelerated permitting along with other incentives to allow for an expedited experience through the permitting process.

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- Will there be any additional points awarded for experience for having went through infill II? - Mr. Bell.

There will not be any additional points provided specifically for returning Infill participants.

- Talifero and Mitchell best use to be submitted. Can we do townhomes or just apartments and are they all required to be affordable? - Kristin

We encourage the best use and density for each lot. This can be duplex, quadplex, walk up garden apartments, townhomes, Condos and more. All projects for this program must be 100% affordable.

- I have had situations where some lots have grand fathered street parking in Ybor but it no longer applies after new construction. Would it be able to get it back? - Kristin

We are not aware of any lots that would fit this scenario.

- Are Any surveys or Environmental Review documents on lots completed and how do we get access to them? – Mr. Burke

The City's Real Estate department may have them, but we do not have copies of them. It is the responsibility of the applicant to do as much due diligence as possible.

- Are ADUs eligible under this program? – Latonia

If it is allowable within that overlay/zoning, then you can propose it, however, you must ensure that the sale of both the home and ADU do not exceed the maximum sales price of the program.

- The lot map and lot snapshot were both the same pictures was that corrected? - Mr. Robison

The lot map was a single slide that shows a comprehensive aerial view withal of the lots highlighted. These snapshots are zoomed in aerial views of each individual lot. We will have the CSM make the change.

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- Will the City assist with Infrastructure? – Mr. Crawford

The city will not provide any additional funding for construction. We encourage you to do your due diligence to identify any needed infrastructure prior to selecting the parcels.

- In Neighborly, I am unable to upload additional documents as the categories are locked.
- Angela

You must complete and upload documents up to the threshold review first. Once you reach that step and submit the pre-application, your entries and uploads will be reviewed. If you are deemed a qualified applicant, your application will be accepted, and the remaining parts of the application will be opened. You can continue to upload and enter information at that time.

- Is this session recorded? - Justin

No, this session is not recorded but the PowerPoint and questions will be added to the HCD website.

- Is the Sales price per unit max? - Neka

The maximum sales price is \$350,000 per unit.

- If we are required to do the due diligence for the lots, how does that work with a randomizer? -Joe

We ask that you get familiar with the parcels you are considering proposing on to see if it would be a good fit. You may want to call the city departments to confirm utility access, walk the parcel for topography, and other basic due diligence. You can do a more intense review once awarded but must select the lots you wish to be considered for.

- Is it possible to only be awarded smaller lots for single family detached or only large lots for single family attached?

You will only be considered for the lots that you select.

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- Can I submit a permit as proof of experience? John

If you have a project in progress, you can upload the permit card. We can review the plans and provide renderings.

- I'm not licensed but I have a licensed general contractor on my team. Who is awarded the lot, the licensed GC or the company?

The lots are not awarded to individuals but to the companies that applied. You will need a license for your business and contractors.

- Is the city requiring a budget or a proforma for single family? - Lanette Glass

We are asking for you to provide proof of financial feasibility and sustainability for all lots/projects proposed under this RFP. Please provide cost estimates for the construction and management of the project and ensure that you have the funds to satisfy that requirement plus contingencies.

- I am currently under construction on a prior project. Can I upload finances at a later time for the application if I can't show the funds available at this time? - Latonia

We will only consider current funding availability and commitments at the time of application. Documentation of funding commitments will be required.