

City of Raleigh
Addendum #1 to RFI – Lane-Idlewild Site

07/20/2020

To: All Proposers

This Addendum, containing the following additions, clarifications, and/or changes, is issued prior to receipt of proposals and does hereby become part of the original RFI documents and supersedes the original RFI documents in case of conflict.

Receipt of this addendum must be acknowledged by signing in the area indicated below. Please make the follow additions, clarifications, and/or changes to the RFI as listed below and **sign and return this addendum with your proposal response.**

1. Is there a recorded video of the Pre-Submittal Conference?

Response: No

2. Is there a list of Pre-Submittal Conference attendees?

Response: No. The virtual meeting had more than 115 attendees, many not identified by name.

3. Will a traffic impact analysis be required?

Response: As respondents are encouraged to utilize the existing zoning of R-10/NCOD, we do not anticipate one will be needed. However, developers are encouraged to contact Development Services.

4. Does the 20-30 years of long-term affordability only apply to the 51% affordable units?

Response: If a homeownership model is used, all homes will likely have Deed Restrictions including an appreciation recapture agreement if the homes are sold to another buyer within 10+ years. If a rental model is selected, we are seeking ideas from the developers as to how long they propose to keep Income-Restricted units affordable.

5. Will a downstream sewer capacity analysis be required? And if upgrades to sewer are required, is that the responsibility of the City or the developer?

Response: Downstream sewer capacity is evaluated at time of Development plan review and therefore can change between now and project submittal if other projects are permitted into the same sewer mains. However, based on current data it appears that the downstream sewer has adequate capacity for up to 16

units and if the project were submitted today a downstream sewer capacity study would not be required.

6. Will our restriction to land use be defined by the wakegov.com limitation of max. density of 4.34 du/ac? The land acreage is listed at 1.17 acres and putting 10 units would exceed that allowance (10 units/1.17ac = 8.5 du/ac)?

Response: That is Wake County's zoning code and not the City of Raleigh's [Unified Development Ordinance \(UDO\)](#). Please refer to the City's UDO to determine the allowed density on the site.

7. Would a mix-use building qualify under the "special use permit" (R-10) definition on the wakegov.com or would the developer need to request a re-zone for residential mix-use (raleighnc.gov) or has this process of re-zoning this land already been negated?

Response: Applicants are advised to use the existing zoning of R-10 and note that it is also located in the New Bern-Edenton Neighborhood Conservation Overlay District (UDO Section 5.4.3-90).

8. After the RFP is awarded, do you have a desired timeline for submittal of development plans, rezoning application (if necessary), and for the start and completion of the construction?

Response: This will be further detailed in the RFP and subsequent contract. For the RFI process we are seeking detailed information from developers related to their proposed planning and construction schedule.

9. Regarding the 80% of AMI calculations, what is the preferred source for the most recent AMI numbers for Raleigh?

Response: The HUD published numbers available at <http://www.huduser.org/portal/datasets/il.html>

10. Can the lots be split if we only needed one lot or must they be sold as one parcel?

Response: The lots will be sold together and the City is seeking proposals that utilize all 1.17 acres.

11. Have the three lots been combined, or will they be combined by the city prior to transferring the property?

Response: The lots have not been combined and will not be combined before the property is transferred to the chosen developer.

12. Is there a PDF of the property with property lines, setbacks and streets on it?

Response: No

13. Are there parameters for the suggested open space?

Response: No. However, applicants are advised to be aware of any relevant UDO requirements for Open Space based on the project type proposed.

14. Will the properties that are sold as part of the project have a sales price limit? If so, will it be the Wake County HUD sales price limit of \$265,000.00 or will the city have its own sales price limit?

Response: The following RFP may have HUD HOME price limits as the very max for homeownership (particularly for any Income-Restricted homes), or HUD's Fair Market Rents if the developer chooses to submit a rental model. Applicants are advised to keep the City Goals listed in the RFI in mind (Income Targeting/Income Mix/Long Term Affordability) when coming up with their own proposals.

15. If the developer received the property and built on the site and the bottom fell out of the economy, can the developer sell that home and property?

Response: In past projects, the City has always maintained the right of first refusal. Additionally, this issue can be discussed at the contract negotiation stage.

16. Can you clarify how density calculations are rounded?

Response: Please see UDO Section 1.5.2.F 'Density'. If you have further question about calculation specifics, please contact the Planning Department.

17. As the developer installs infrastructure such as stormwater, or sewer line extension requiring digging up roadway, would the city bear the cost of repaving roads?

Response: The developer will be expected to perform this work, if necessary, as part of any utility improvement. Please refer to the City of Raleigh's Urban Redevelopment Main Replacement Reimbursement Program for guidance.

18. Is there a page limit for the submittal?

Response: No

19. Is there a requirement for page size?

Response: No

20. Can the submittal be a mix of 8.5x11 pages and larger format drawings?

Response: Yes

21. What is the city's position on the current zoning and density? I did not see any density bonuses and I see that the site is in an NPO, so a rezoning may have heightened scrutiny and obstacles. Is Raleigh's position that the city is only interested in proposals with 11 or 12 affordable units or are there other mechanisms for creating more units of additional affordable housing for the residents of Raleigh?

Response: We advise that the existing zoning be utilized. Note that Cottage Courts recently received a density bonus, please see the Cottage Courts section of the UDO or contact the Planning Department if you are interested in more information on that typology.

22. What is the environmental history of the lots?

Response: There were previously two triplexes at 907 and 913 E. Lane Street, and one apartment complex with 16 units at 301 Idlewild until they were demolished in 2011. Records indicate that all previous land use was residential.

23. Will there be a fee for the utility tie in?

Response: Yes, please contact the Utilities Department for more information.

24. How has the City structured these development deals in the past and how can we develop a response to comply with the City's plan?

Response: Please see City Goals section of the RFI for information on what the City is seeking.

25. Would rezoning to a more intense zoning district be interpreted as consistent with the 2030 Comprehensive Land Use Plan?

Response: Please contact the Planning Department for questions regarding the Comprehensive Plan. We advise that the existing zoning be utilized.

26. Will the City provide any development loan or guarantees to assist the developer?

Response: The City will likely be offering the land for one dollar (\$1), if further assistance is required to make the project viable, please indicate this in the budget response.

All other requirements, scope of services, and terms and conditions remain as required in the initial RFI.

Sign below and return this addendum with your proposal/bid response.

Proposer Name & Company:

_____ **Date:** _____

Signature: _____

Title: _____