

QUESTIONS & ANSWERS

Updated January 29, 2024

RFP #AAHC-350 Co- Developer(s) for 350 S Fifth Ave

The following questions have been received by the Ann Arbor Housing Commission (AAHC). Responses are being provided in accordance with the terms of the RFP. Respondents are directed to take note in its review of the documents of the following questions and AAHC responses as they affect work or details in other areas not specifically referenced here.

Question 1)

Page 6 states that a professional service agreement is attached as Attachment F, however, Attachment F is a link to SmithGroup's schematic design package.

Answer: The professional service agreement was removed from the RFP as attachment F and the AAHC forgot to remove the reference to it on p. 6. The AAHC can provide a sample standard contract upon request. It is expected that the terms of the contract will be negotiated with the selected respondent.

Question 2)

The RFP includes a proposal for both market rate and affordable housing. The AAHC lists one of its roles as "facilitate funding and coordination of community and tenant supportive services". The AAHC currently provides supportive housing at its properties. Is it important for the respondent to have supportive housing experience or to include a partner that has supportive housing experience on its team?

Answer: If the respondent has affordable housing experience but not supportive housing experience, it is not important for the respondent to include a partner with supportive housing experience. The AAHC is looking for a development partner/s that have experience with both market rate and affordable housing to assist with securing funding for the affordable housing component. The AAHC has supportive housing experience on the property management side and does not expect the respondent to have supportive housing experience or bring a partner to the project with supportive housing experience.

Question 3)

The RFP states that a preliminary cost estimate was completed on the development. Can you provide a copy of the cost estimate?

Answer: A summary of the cost estimate has been posted on the RFP website. This opinion of possible construction costs is based on the Schematic Design package produced by SmithGroup dated 12/22/2022 which represents one possible building design that is in compliance with the approved PUD zoning.

Question 4)

Is the Housing Commission set on the plan that has been provided or would you be willing to adjust the plan based on responses to the RFP? We are concerned with feasibility due to the scale of the project and the amount of market rate units.

Answer: The AAHC is looking for a co-developer that can ensure that a financially feasible project is built that includes at least 100 affordable housing units and a dedicated transit lane that meets the Ann Arbor Area Transit Authority (AAATA)'s needs. The AAHC is willing to adjust the design if necessary.

Question 5)

Has a fee been negotiated with SmithGroup for future phases of plan development pursuant to Project Team roles section of the RFP?

Answer: No, a fee has not been negotiated with SmithGroup for future phases.

Question 6)

The RFP refers to a temporary co-GP, could you provide further detail on the Housing Authorities preference for the length of time the entity is involved and how the exit would be structured?

Answer: The concept of a temporary co-development general partnership is based on the assumption that LIHTC funding will be used. The preference of the Housing Commission is for the temporary co-development general partnership to dissolve after the 8609 is issued. Respondents may propose a legal structure and timeframe that the respondent deems appropriate.