



City of Raleigh

Request for Proposals #: 274-052223DD

Title: Downtown Rental Housing Development

Proposal Due Date and Time: August 25, 2023, at 4:00 PM EST

ADDENDUM NO. 1

Issue Date: August 4, 2023

Issuing Department: Housing & Neighborhoods – Community & Small Business Development

Direct all inquiries concerning this RFP to:

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Public-Private Partnerships Coordinator

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City of Raleigh
Addendum No. 1 to RFP 274-052223DD

Issue Date: August 4, 2023

To: All Proposers

This Addendum, containing the following additions, clarifications, and/or changes, is issued prior to receipt of proposal packages and does hereby become part of the original RFP documents and supersedes the original RFP 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 RFP as listed below and **sign and return this Addendum with your proposal package.**

Questions and Answers

The following questions have been received on RFP 274-052223DD, Downtown Rental Housing Development. Answers are provided below for each question.

Question #1: Is there potential to recombine the Bloodworth Cluster lots (424 S. & 428 S. Bloodworth Street)? If so, what is the process, and would City Council approval be required?

Response:

Recombining two lots into one is a straightforward administrative approval requiring an application to be submitted to staff in Current Planning. City Council approval is not required. Turn around for each review cycle, including the first, is typically five days. More information can be found at this [link](#).

Question #2: Does the City currently have a standardized sample lease document that can be distributed to prospective Proposers?

Response:

At this time, the City does not have a standardized sample lease document that can be issued as lease terms will be negotiated between the City and selected developer. Leases are project-specific and are modified according to the approved terms and conditions for a proposed development and are subject to City Council approval. The anticipated annual rent amount for the lease will be nominal (i.e., \$10/yr.).

Question #3: Is there a cap on the maximum lease term (i.e., 75 yrs., 99 yrs.)?

Response:

The City's preference and expectation is for a maximum lease term of 50 years; however, final lease terms will be negotiated between the City and selected developer. Proposers should include proposed lease terms (i.e., length of lease, annual rent amount) in their RFP submission. All final lease terms and conditions are subject to City Council approval.

Question #4: What is the estimated timeframe (i.e., 6 months, 9 months) to execute the lease between the City and selected developer?

Response:

Timeframes vary since there are several factors that are project-specific prior to executing a lease (i.e., receipt of due diligence items, negotiation of lease terms and conditions, public notice requirements, etc.). All final lease terms and conditions are subject to City Council approval.

Question #5: If Proposers request City subsidy funds, what can the funds be used for?

Response:

It is the City's preference that the only City subsidy in the awarded project be a below-market lease on the land, as this preference is reflected in the RFP evaluation criteria. However, should City subsidy funds be requested and awarded, funding would be eligible to help cover some of the on-site improvements and infrastructure costs for the proposed development. A request of City funds does not guarantee that funding will be available or awarded.

Question #6: Has the City performed any additional public engagement and/or outreach efforts (i.e., meetings, surveys, etc.) within the communities that might be impacted through this RFP?

Response:

No.

Sign below and return this Addendum with your proposal.

Proposer Name & Company: _____ **Date:** _____

Signature: _____ **Title:** _____