

**CITY OF ALBUQUERQUE**  
**Department of Family and Community Services**  
**RFP-DFCS-CD-AHD-20-01-HOMEOWNERSHIP**

**Questions & Answers**  
**(current as of 8/12/2020)**

1. Ownership time: Does the city planning for the development to give ownership to families immediately at occupancy? MFA, under *Projects with Units Intended for Eventual Tenant Ownership*, is asking for the tenant's ownership to occurred in year 14 after occupancy!

**A: The RFP calls for a homeownership development, not rent-to-own. Therefore, the expectation is that the initial occupants will purchase (own) the home.**

2. Selling: What are the city's regulations if families decided to sell their property at a certain time? Does the city wants its contribution back from sell price?

**A: The City will have a soft second Mortgage on any "Affordable" unit which benefits from HOME construction funds and/or subsidy. The expectation is that the funds will be recaptured by the City at time of future sale.**

3. Is attached town homes an acceptable idea for this development?

**A: The City does not prescribe what type of homeownership unit is to be constructed, only that it meets applicable zoning and building codes for the property.**

4. Due to COVID, there are no Neighborhood Association meetings being held, so how does this affect the requirement to attend these meetings and get signatures?

**A: The City acknowledges that there may be challenges with in-person meetings. However, that does not provide an exemption from the Threshold Requirement of providing ample community outreach. The City suggests that efforts are made to hold its own project meetings virtually, where community members are invited and evidence is provided of their attendance.**

5. There are four different applications to be submitted with a lot of overlap and different instruction on each. They each require one original and three copies, so do we need to submit 16 binders of information? That is a true hardship and overly burdensome. The various checklists and instructions are all different. You have the (1) RFP, (2) HOME Application, (3) Evaluation Matrix with its own list of documents needed, (4) AHDO Application. Are all of these separate requirements and need to be organized separately or can any of these be combined?

**A: There is only one (1) Project Application and one (1) CHDO/AHDO (organizational capacity) application, which may be provided in as little as four (4) total binders. All other mentioned ‘applications’ are actually supporting documentation to the Project Application. While the City apologizes for any inconvenience, this has been the same process utilized over the last several RFP rounds.**

6. Would you consider accepting one original and the rest electronically on a USB drive? Otherwise, it will be thousands of pages that need to be printed, which is overly burdensome.

**A: No, not at this time. The hardcopies are a requirement of this RFP and will remain the method of submitting the documents. However, the City is working towards an electronic form of procurement for future RFPs. Once implemented, the electronic submittals should hopefully alleviate such challenges to City partners.**

7. Can the HOME Funds be used for the Lot Construction and or the Home Construction?

**A: Yes, HOME funds can be used for both the construction of the lots and homes of the Affordable units.**

8. If Home Funds are used for construction please confirm that the all the contractor who work on this development comply with Davis-Bacon and related Acts (DBRA).

**A: Yes, DBRA compliance is required for all contractors if HOME funds are used for construction-related activities.**

9. If the HOME fund are required comply with DBRA are the wage rates to be used are the NM Workforce Solutions wage determinations (Link listed below)  
for homes [https://www.dws.state.nm.us/Portals/0/DM/LaborRelations/Prevailing\\_Wage\\_Poster\\_C\\_2020.pdf](https://www.dws.state.nm.us/Portals/0/DM/LaborRelations/Prevailing_Wage_Poster_C_2020.pdf)  
for the street / lot  
construction [https://www.dws.state.nm.us/Portals/0/DM/LaborRelations/Prevailing\\_Wage\\_Poster\\_A\\_2020.pdf](https://www.dws.state.nm.us/Portals/0/DM/LaborRelations/Prevailing_Wage_Poster_A_2020.pdf)

**A: If non-federal funds were used, then the above-mentioned wage rates would apply. However, since this project involves federal funds, the U.S. Department of Labor Wage Decision for Residential construction apply to this project. See the rates at the following link: [https://beta.sam.gov/wage-determination/NM20200001/0?index=wd&is\\_active=true&date\\_filter\\_index=0&date\\_rad\\_selection=date&wdType=dbra&construction\\_type=Residential&state=NM&county=16048&page=1](https://beta.sam.gov/wage-determination/NM20200001/0?index=wd&is_active=true&date_filter_index=0&date_rad_selection=date&wdType=dbra&construction_type=Residential&state=NM&county=16048&page=1)**

10. Will the contractors need to provide certified payrolls?

**A: Yes, weekly Certified Payrolls are required to remain in compliance with DBRA.**

11. If the HOME Funds are only used for Lot Development and the Home construction is financed separately, will the Home construction be required to comply with DBRA also?

**A: Yes. The HOME funding in lot development would require DBRA on the entire project.**

12. Please verify if it is the City's Administration current policy that all contractors and service providers that will be involved with the Cibola Loop development must pay the prevailing wage rates to their employees and will the same rates apply as the links listed above?.

**A: While the City of Albuquerque has imposed its own prevailing wage requirements on City-funded public works/construction projects, the HOME funding provided for under this RFP and its compliance with the Davis-Bacon Act of 1931, requires such prevailing wages are paid to the laborers and mechanics of the contractors and subcontractors of this federally funded project. Please see the following link to DBRA for more information: <https://www.dol.gov/agencies/whd/laws-and-regulations/laws/dbra>**

13. Section 234 limits appear to be related to multi-family rental and condominium projects. Section 234 program insures blanket mortgages for the construction or substantial rehabilitation of multifamily projects to be sold upon completion as individual condominium units. How does this requirement apply to project where the unit is on its own platted lot?

**A: The Section 234 maximum limits are also for homeownership projects. The regulations at 24 CFR 92.250(a) identify the minimum and maximum subsidy amounts that must be followed. Until a new HOME rule can be published, HUD published CPD Notice 15-03: Interim Policy on Maximum Per-Unit Subsidy Limits for the HOME Program, establishing a policy that local governments must follow, as an alternative to the Section 221(d)(3) limits. The maximum per-unit subsidy limit listed in the RFP the maximum amount of federal subsidy that can be contributed to any single housing unit, whether the development is a multi-family attached or single-family detached project.**

14. Do we need to have an additional Neighborhood Meeting for this response or can we use the prior meeting?

**A: Per Section 1 (9) of Evaluation Matrix, the Neighborhood Outreach must be 6 months current, is a Threshold Requirement, and includes Community Meetings. However, such outreach that is within the past 6 months may only be used if the project has not changed substantially by: number of units, unit size, configuration, site plan, elevations, etc. If substantial changes have occurred since the previous meetings, new outreach must occur. Due to COVID, please also see the answer to question #4 above regarding virtual meetings.**