

# City of Albuquerque Metropolitan Redevelopment Agency



## Housing Conversion RFP #01-2024 Formal Inquiry #4 Posted March 17, 2024

### **Question Received** *(Related to page 5, Item B)*

1.) In regards to the gap financing, please clarify how the funds are disbursed. Is it a reimbursement or upfront funding of the approved amount, if chosen.

**Agency Response:** Disbursement type (rolling reimbursement basis or lump sum funds paid out based on % construction completion benchmarks) will be determined by the MRA during Development Agreement Negotiations with successful Proposers. Considerations for method of disbursing City Funds will include developer experience, project type, and risk. City Funds can only be utilized to pay for a Project's hard costs.

MRA will **not** provide any upfront funding; requests for reimbursements will require the Developer to supply invoices, receipts, and/or contracts proving actual incurred costs.

### **Question Received** *(Related to page 6, item C #2)*

2.) In regards to the threshold criteria, "creates new affordable housing units" - Our property has the potential to have 284 units over the two parcels. Currently, our second parcel has 142 down units that require more work to bring online for leasing that what we have the possibility of providing. Do these units qualify for the RFP?

**Agency Response:** Per Page 4 of the RFP, "Housing conversions for the purposes of this RFP are projects that convert part or all of an existing non-residential building (e.g., hotels, motels, and commercial buildings) into housing units. Proposed Projects must create at least 50 total units of new housing, with a minimum 20% of the total units set aside for households at or below 80% AMI. The affordable units must remain so for a period of 30 years. The proposed housing units can be rentals or for sale. Mixed-use projects are welcomed. Projects may include a combination of retrofits and new development."

Units submitted for consideration therefore must not be *existing* housing units, regardless of whether they are “down.” If the project is a conversion (from a non-housing use) these projects may be eligible.

Based on the information provided, MRA cannot confirm eligibility prior to reviewing a complete Proposal.