

Single Family Home Application Guidelines

ADDENDUM # 2

Purpose:

This addendum is being issued to offer clarity regarding the type of housing desired through this application process, given the current mortgage interest rates, the trend of property taxes increasing in the Third Ward area, and the lack of a tax exemption for homes developed under an affordable housing program. MRA and CCPPI are seeking the development of homes that are affordable at the time of purchase, and the costs associated with sustaining such homeownership are also affordable.

Most of the homes developed utilizing MRA-owned land have been sold to households generally between 100 and 120% AMI. MRA and CCPPI also desire to serve households between 80 and 100% AMI.

Maximum Sales Prices:

In Table One of the Application, the Maximum Sales Prices are included. As stated, these are the maximum prices. Notwithstanding the design guidelines, developers are encouraged to propose designs, total square footage, materials, and fixtures that provide homes of quality construction consistent with the neighborhood characteristics at sales prices below the maximums. Features such as crown molding, double vanity sinks, high-end fixtures and finishes, and granite countertops increase construction costs, sales prices, and home valuations. Consideration of such features should be weighed carefully, given the ultimate impact on sales pricing.

Table One of the application is hereby amended to delete four-bedroom homes and remove the requirement for garages. All references in the Application Guidelines to six home types are hereby amended to read four home types. Table 1, as amended, now reads as follows:

TABLE 1		
ALLOWABLE MAXIMUM SALES PRICES		
Maximum For Sale Home Prices for Households at 100% - 120% AMI		
Bedroom Size	2BR	3BR
Home Plan Type	Home Plan Type 1	Home Plan Type 2
Sales Price	\$195,000	\$256,000
Maximum For Sale Home Prices for Households below 100% AMI		
Bedroom Size	2BR	3BR
Home Plan Type	Home Plan Type 3	Home Plan Type 4
Sales Price	\$188,000	\$245,000

Garages are optional. However, any Application that proposes homes without garages, a detached storage unit with a minimum of 64 sq. ft. must be included.

NOTE: Homebuyers of a house type one or two must income qualify at 100% AMI - 120% AMI.

Scoring:

Section 5 (Scoring) of the application is being amended to provide a competitive edge for sales prices below the maximum prices stated in Table 1. The Scoring Section is amended to read as follows:

5.0 SCORING

Submitted Application will be scored by an Evaluation Committee that consists of MRA and CCPPI representatives, as well as any affordable housing contractors engaged by MRA or CCPPI. This committee will review submissions for the purpose of evaluating the Application based on the submitted requirements in Section 6 above. The maximum points that may be achieved for each requirement are as follows:

A. Project Description (0 Points)

B. Development Experience (14 points)

C. Roles and Responsibilities (10 points)

D. Home Costs and Sales Price (20 points)**

E. Affordability (20 points)**

- Ten (10) points if 100% of the lots requested by Applicants have home sales prices that are affordable for households below 100% AMI or
- Eight (8) points if at least 80% of the lots requested by Applicants have home sales prices that are affordable for households below 100% AMI or
- Six (6) points if at least 60% of the lots requested by Applicants have home sales prices that are affordable for households below 100% AMI or
- Four (4) points if at least 40% of the lots requested by Applicants have home sales prices that are affordable for households below 100% AMI.

AND

- Ten (10) points if all sales prices for the lots requested are at least 14% below the applicable maximum sales price for the home type or
- Eight (8) points if all sales prices for the lots requested are at least 12% below the applicable maximum sales price for the home type or
- Six (6) points if all sales prices for the lots requested are at least 10% below the applicable maximum sales price for the home type or
- Four (4) points if all sales prices for the lots requested are at least 8% below the applicable maximum sales price for the home type.

F. Evidence of Preliminary Financial Commitment (5 points)

G. Project Timing (8 points)

H. Floor Plans (14 points)**

I. M/WBE Plan (3 points)

J. Section 3 Plan (3 points)

K. Marketing Plan (3 points)

****For lots that have been requested by more than one Applicant, these scoring criteria will be evaluated in comparison to each other for scoring and selection purposes.**

SCHEDULE OF SUBMISSIONS AND REVIEW

Section 1.5 Schedule of Submissions and Review is being amended to extend the Applicant's submission timeline and now reads as follows:

1.5 SCHEDULE OF SUBMISSIONS AND REVIEW

The schedule for submittal and review of Applications is as follows:

Round One:

Applicant Submission: June 15, 2023 through August 10, 2023.

A pre-Application Conference will be held virtually, Wednesday, June 28, 2023 at 4:00 PM. If you desire to participate, please e-mail development@ccppi.org by 4:00 PM on Friday, June 23, 2023 with your entity name and the name and e-mail address of those wishing to participate. CCPPI will transmit Zoom credentials via e-mail. Any questions regarding the Application should be submitted to development@ccppi.org by 4:00 PM Friday, June 23, 2023.

CCPPI review of Applications received and provide recommendations to MRA: August 10, 2023 through September 15, 2023.

Round Two:

Applicant Submission: September 15, 2023 through October 31, 2023

CCPPI review of Applications received and provide recommendations to MRA: November 1, 2023 through December 15, 2023

Round Three:

Applicant Submission: December 16, 2023 through January 31, 2024

CCPPI review of Applications received and provide recommendations to MRA: February 1, 2024 through March 15, 2024

Round Four:

Applicant Submission: March 16, 2024 through April 15, 2024.

CCPPI review of Applications received and provide recommendations to MRA: April 16, 2024 through May 31, 2024.

MRA and CCPPI ("the Collaborators") reserve the right, at their sole discretion, to adjust this schedule of events as they deem necessary. In the event of a re-adjustment, CCPPI will communicate such adjustment to all applicants in the review process and will post it on www.ccpqi.org under Development Opportunities