

## PSH RFP Bidders Conference Q&A

7/15/2024

- **Q1: Is there a possibility to extend the proposal submission deadline?**  
The updated proposal submission deadline is Friday, August 30<sup>th</sup> at 3pm EST.
- **Q2: Does the City have floor plans or environmental site assessments (ESAs) for the sites?**  
Yes, site information about the properties, including floor plans and ESA(s), are included in the Addendum A documents.
- **Q3: What, if any, furnishings will convey with the sale of the hotels?**  
MOHS is determining whether all furniture, fixtures, and equipment (FFE) will convey with the sale of the hotels. Please specify in your RFP response whether you would like all FFE.
- **Q4: Is there below grade parking at the properties?**  
No, but there is a surface parking lot that sits between the hotels.
- **Q5: What mix of one-bedroom and two-bedroom units does the City want in the project(s)?**  
The City is relying on the respondents to propose their unit mixes.
- **Q6: Is there a rental subsidy available for the units?**  
The Housing Authority of Baltimore City (HABC) is releasing a separate RFP for project-based vouchers in fall 2024. It is the developer's responsibility to secure operating subsidies for the project. For more information, please visit the HABC's website.
- **Q7: Are there any funding commitments to support the supportive services for the life of the project?**  
No, there are not any funding commitments for the supportive services.
- **Q8: Are there any historic protections on either of the two buildings?**  
Yes, for more information, please visit <https://chap.baltimorecity.gov/historic-districts/maps/gaystreet>. For additional information, please consult the City of

Baltimore Department of Housing and Community Development and the Housing Commission on Historic and Architectural Preservation.

- **Q9: Will the City contribute any funding towards the project?**

The City will not contribute funding towards the project. The developer will be responsible for securing funding for the cost of rehabilitating the hotels.

- **Q10: What is the nominal fee that the City will sell the properties for?**

The respondents should not anticipate there will be any substantial acquisition expenses for the properties.

- **Q11: What is the desired date for delivery?**

The City wants the project to be housing and serving the tenant population(s) as soon as reasonably possible. The respondent should propose a timeline for development in their proposal.

- **Q12: Are there any desired outcomes for the target populations that the project will serve?**

The City will be providing standard performance outcomes in a forthcoming Addendum. Please visit the MOHS RFP webpage for updates.

- **Q13: Does the City want there to be a minimum of 100 units across all income levels or 100 PSH units?**

The City wants the project to have at least 100 PSH units between both buildings. If the respondent wants or needs the project to be mixed income, they may propose adding additional units, if feasible.

- **Q14: Has there been a feasibility study done for the properties?**

No. The developer will be responsible for conducting all due diligence on the properties.

- **Q15: Is this project eligible for an affordable housing Payments in Lieu of Taxes (“PILOT”) agreement?**

Yes, the project is eligible for an affordable housing PILOT. For more information, visit the [Baltimore City Department of Housing & Community Development webpage](#), including the “[Summary of Qualifications and Process](#)” document.