



**CITY OF GASTONIA
Written Comments for
Highland Request for Proposals (RFP)**

The written comments listed below are a result of email inquiries received as of Tuesday, January 24, 2023 and from questions received during the pre-proposal conference conducted on Thursday, January 19, 2023.

- 1. NOTED CORRECTIONS:** Staff updated documents to correct incorrectly listed parcel data which is noted as follows:
- a. As part of Project 2: North York Street/Beatrice Costner, Parcel ID 214207 includes a monument market and is not part of the available properties for development.**
 - b. Parcel ID 103822, 103823 and 103824 were correctly identified on the project map.**

- 2. NOTE: City of Gastonia lot acquisition-An additional map is included that outlines federal funds used by the City of Gastonia to acquire the parcels listed as part of the Highland RFP. See the map below.**

- 3. What is the evaluation criteria for the RFP?**
RESPONSE: The evaluation criteria is based upon the submittal requirements as listed in the Request for Proposals (RFP). A scorecard is not available at this time.

- 4. Is there a UDO in place for density? What is the expectation for rezoning?**
Response: The city does have a Unified Development Ordinance (UDO) which has provisions for density. Once proposals are received, the City may review requests for rezoning and work with developers toward a resolution.

- 5. Should projects consist of rental or homeownership?**
RESPONSE: The City wants the developer to propose viable housing options therefore this decision is left to the developer's discretion.

- 6. What is the City's position on land leases?**
RESPONSE: The City's preference is to sell the properties and not enter into leasing options.

- 7. What is the period of affordability?**
RESPONSE: As related to the HOME Investments Partnership Program, the affordability period for new construction is 20 years.

<p>8. How should set back variances be managed? RESPONSE: Any proposed set back variances should be noted as part of the proposal package.</p>
<p>9. Jefferson Avenue has an alley which can affect the development timeline. Should this aspect be part of recombination or addressed as a separate issue? RESPONSE: This item would be addressed as a separate issue.</p>
<p>10. Are water and sewer meters and taps in place? RESPONSE: The lots included in the Request for Proposals are vacant, infill lots which previously included dwellings. Most of the lots' meters and taps were left in place however, confirmation of the existence of these items will be confirmed with the developer should the City accept the proposal(s).</p>
<p>11. Is the target population low and moderate income? CDBG has a percentage that must be low-income. Is mixed use development allowable? RESPONSE: Low and moderate income populations should be considered within the proposal and the developer is open to include other populations.</p>
<p>12. What is the area median income for Gastonia? RESPONSE: Staff will provide a response as part of the written comments. Gastonia's FY22 Area Median Income is \$96,300. The table also includes income limits up to 80% of the Area Median Income (AMI).</p>
<p>13. Should unit development be based upon rental or sale? RESPONSE: The proposed unit development type is at the discretion of the developer.</p>
<p>14. Will all parcels go to one developer? RESPONSE: It is left to the developer's discretion whether to focus on and submit a proposal for one parcel set or for all parcel sets. The City has no preference.</p>
<p>15. Is there an established due diligence period to review the parcels? RESPONSE: Currently, there is not an established due diligence period and the period will be established at a later date.</p>
<p>16. Are there plans for a park or open space? RESPONSE: Developers are cautioned to review current zoning in place when considering open space or parks as part of the development proposal.</p>
<p>17. The RFP references quality of life improvements. Is this a general blanket statement or should features and amenities be included as part of the proposal? RESPONSE: It is to the developer's discretion to include ideas for such amenities.</p>
<p>18. Will funds be included for sidewalks related to the project or tie-in with existing sidewalks?</p>

<p>RESPONSE: A discussion to review and address sidewalks will occur with the selected Developer.</p>
<p>19. Is there an update in neighborhood design? RESPONSE: Proposed developments should blend in with the fabric of the community.</p>
<p>20. Are there requirements or updates to the neighborhood's design to blend in with the current aesthetics of the community? RESPONSE: There are not requirements in place however, there are several historic sites within the community. It is recommended that developers view the community and take into consideration both existing and newly constructed development and based proposals on this information.</p>
<p>21. Is there a color preference for consideration for this community? RESPONSE: There is not a set color standard set for the community. It is recommended that developers view the community and take into consideration both existing and newly constructed development and based proposals on this information.</p>
<p>22. Under current zoning regulations, is there a suggestion for open to mixed use development? RESPONSE: Open development can be included as part of the proposal however, it is not a requirement.</p>
<p>23. Can telephone inquiries be made for additional questions? RESPONSE: All inquiries concerning the Highland Request for Proposals must be submitted in writing by 4pm on Tuesday, January 24, 2023.</p>
<p>24. Can proposals be submitted as confidential? RESPONSE: Proposals cannot be submitted as confidential. If proprietary information is included as part of the proposal, there must be enough data included as part of the proposal to provide clarity for proposal review.</p>
<p>25. When is the proposal submission deadline? RESPONSE: All proposals must be received by 4pm on Thursday, February 9, 2023. Proposals should be labeled "<i>Highland Community</i>" and submitted as follows:</p> <p style="padding-left: 40px;"> City of Gastonia Housing and Community Engagement Department 150 S. York Street PO Box 1748 Gastonia, NC 28052 </p>

