

Questions Received by CCDC 12.07.2020 and 12.08.2020 (posted 12.09.2020)

1. I'm working on the Development Sources & Uses Budget Form and I am only able to find the Sources tab. It is described as having two tabs, can you send me a copy that contains both please?

ANSWER: Please click [HERE](#) to return to the RFQ-P's appendix page. The link for Development Sources and Uses Budget Form submittal now points users to the Excel version. Please use this document.

2. In review of the sample ERN agreement I notice some differences in deadlines and timelines from those listed on page 12 of the RFQ-P. I'm working on my timeline for my submission and want to ensure I am using the correct basis of information. Should I rely on the ERN deadlines and timeframes for this purpose?

ANSWER: Respondents should use the timelines presented in the RFQ-P document for 1715 W. Idaho. The provided sample ERN and its accompanying Schedule of Performance are only sample documents and do not govern the schedule for 1715 W. Idaho.

3. I would like to review the approved DDA for the Ash Street project. I'd like to see how the rent/income limits were negotiated for compliance and terms. I believe that is a public record, please send a copy at your earliest opportunity.

ANSWER: The final Disposition and Development Agreement (DDA) for the Ash Street Workforce Housing project is a public record and is available online as part of the published Board packet materials for the September 11th, 2017 CCDC Board of Commissioners meeting. It can be found [HERE](#) on the Agency website.

Important note: The Ash Street DDA was for a separate RFQ-P, in a different urban renewal district and negotiated under a previous composition of Board Commissioners. Accordingly, the Ash Street RFQ-P had different development priorities and criteria than the 1715 W. Idaho RFQ-P. The Agency emphasizes that the 1715 W. Idaho DDA negotiation process for the advancing proposal will be structured around its RFQ-P and not modelled off Ash Street's process.

Questions Received by CCDC 11.11.2020 (posted 11.17.2020)

1. Page 3 references "The area adjacent to the north and west is zoned R-3 and is owned by the City of Boise." Please confirm if this is correct

ANSWER: This note on Page 3 of the RFQ-P regarding City of Boise-owned property is incorrect. Please disregard it.

Questions Received by CCDC 10.21.2020 (posted 10.30.2020)

1. How will the land transfer to the selected developer, at a cost?

ANSWER: The land would be conveyed at noted price (per the existing land appraisal attached to the RFQ-P) in a conventional sale pursuant to a negotiated DDA with the advancing proposal. At the completion of the successfully constructed project; none, some or all of any discounted land value which may be/or may not be identified by an earlier reuse appraisal, and such discount which may or may not be approved by the CCDC Board may be rebated to the developer. Any discount on the commercial appraised value of the land must be both supported by a Re-Use appraisal and also be approved by the CCDC Board at their sole discretion. Land will not be conveyed for any less than the re-use appraised value. A discounting of land value is not guaranteed and should not be assumed.

The intent is for the Re-Use appraisal to be ordered during the Exclusive Right to Negotiate phase, which immediately follows the RFQ-P award. The Re-Use appraiser will require a detailed proforma, construction budget, and operating expenses so the timing of the report and thus the re-use appraised value is based primarily on the Respondent's ability to provide information to the appraiser. Upon determining a Re-Use value CCDC and Staff will negotiate how the value affects the terms of the DDA. The proposed DDA is subject to approval by the CCDC Board.

In summary the existing land value should be carried in a respondent's proposed financial structure. The DDA will determine the terms of the disposition regarding the specific ownership conveyance and any discount on the land, per the opinion of the Re-Use appraisal and the Board of Commissioners' discretion.

Questions Received by CCDC 10.28.2020 (posted 10.30.2020)

2. Has CCDC approached any neighboring property owners to inquire or assess interest in assembling surrounding properties? If so, can they share the results of those efforts?

ANSWER: In the course of its due diligence regarding CCDC's purchase and stewardship of 1715 W. Idaho, CCDC evaluated multiple neighboring properties. CCDC inquired on one nearby property to assess the property's availability. However, CCDC discontinued the inquiry, as did not receive any written or formal response. CCDC is unable to share any further specifics.

3. Can CCDC provide an example of the Income Deed Covenant and compliance requirements referenced in section 5 of the RFQ-P? Can you clarify if it is an income qualification or rental/sale price limitation?

UPDATED (posted 11.25.2020) ANSWER: Question received. The Agency has decided to not publish a boilerplate or example Deed Restriction, in order to avoid potential confusion or miscommunication.

Please note that any deed restriction or covenant will be both 1) developed in full during the DDA and ERA processes and 2) unique to the selected proposal.

Therefore, the Agency encourages respondents to submit their most viable proposals based on the information provided in the RFQ-P release.

Common question regarding delivery:

1. What is the best way to deliver my proposal? If I have printed materials, how should I deliver them to CCDC?

ANSWER: The Agency encourages submissions to be electronically delivered (email or USB drive or server access), since the Agency's offices are closed to hand delivery. If using USB, please mail it using the Post Service's Certified Delivery option.

Address proposals sent via email or server access (e.g. Dropbox) to: info@ccdcboise.com

If a respondent feels it is absolutely necessary to deliver any printed materials, we request all respondents to use the Post Service's Certified Delivery. Do not use private companies such as FedEx or UPS or DHL, as the Agency cannot guarantee large package delivery from these companies while the Agency is closed.

All mailed items using the USPS must arrive by the December 18th deadline. The Agency encourages respondents to ensure deliveries arrive by December 17th, in order to avoid any delivery issues.