

# City of Albuquerque Metropolitan Redevelopment Agency



## Greater Downtown Housing RFEI #01-2022 Pre-Proposal Conference Attendee List and Question & Answer Session

November 30, 2022

Posted December 2, 2022

### Attendee List

| <b>Name</b>                             | <b>Company</b>                     | <b>Email</b>                   |
|---|------------------------------------|--------------------------------|
| Jay Rembe                               | Rembe Properties, LLC              | rembe@rembedesign.com          |
| Douglas Heller                          | Mullen Heller Architects           | doug@mullenheller.com          |
| Mark Baker                              | Baker Architecture & Design        | markreabaker@gmail.com         |
| Sal Perdomo                             | Titan Development                  | sperdomo@titan-development.com |
| Rebecca Velarde                         | Palindrome                         | rvelarde@palindromecreates.com |
| Jonathan Andrews                        | Thomas Development Group           | jonathandg@midco.net           |
| Kenneth Myers                           | Rembe Urban Design and Development | design@rembedesign.com         |
| Hilma Chynoweth                         | Garcia Automotive Group            | hchynoweth@garciacars.com      |
| David Wiegand                           | The Sparrow Group, Inc.            | dwiegand@thesparrowgroupnm.com |
| Edward Garcia                           | Garcia Real Estate                 | egarcia@garciacars.com         |
| David Blanc                             | Compass Companies                  | dblanc@comcast.net             |
| David Silverman                         | Geltmore, LLC                      | david@geltmore.com             |
| Heather Boyd                            | Palindrome                         | hboyd@palindromecreates.com    |
| Sharon McGowen                          | GMC CONSULTANTS, LLC               | smcgowen@gmc-consultants.com   |
| Joshua Rogers                           | Titan Development                  | jrogers@titan-development.com  |
| Kayla Strickler                         | HopeWorks                          | kstrickler@hopeworksnm.org     |
| Rahim Kassam                            | Fundero Development Inc.           | rahim.kassam@gmail.com         |
| Adam Silverman                          | Geltmore, LLC                      | adam@geltmore.com              |
| Jaime Jaramillo                         | Homewise, Inc                      | jjaramillo@homewise.org        |
| Erin Luther                             | Homewise, Inc                      | ELuther@homewise.org           |
| Bob Thomas                              | KRQE News 13                       | bob.thomas@krqe.com            |
| Frederick Esters                        | Estech Global, Inc.                | estech@estech.global           |
| Annie D'Orazio                          | National Institute of Flamenco     | annie@nifnm.org                |
| Ariana Kraft                            | KRQE                               | ariana.kraft@krqe.com          |
| <i>Call-in Attendee:</i><br>15038415524 |                                    |                                |

**Questions & Answers.** After the presentation, MRA staff took questions from participants and provided answers. Questions from attendees and answers provided by staff have been edited for clarity and brevity.

**Question:** Regarding “naturally affordable housing,” will the rent schedule be updated at the time of construction to identify new AMI thresholds for the project’s rent schedule? What are the ongoing monitoring requirements?

- **Answer:** Naturally affordable housing will be considered as a part of the Evaluation Criteria and during proforma and third-party financial feasibility analysis. There will not be an ongoing monitoring requirement for naturally affordable housing in the Development Agreement, so there is not a need to update AMI thresholds annually.

**Question:** Will smaller requests for funding on a per unit basis result in a more competitive application?

- **Answer:** The size of funding requests will not be considered during the evaluation and scoring process. Applications will be evaluated based on the Threshold and Evaluation Criteria outlined in the RFEI. If the Project meets the Threshold Criteria, a financial analysis will analyze the actual financial need/gap for the project. If the Project is selected for award, MRA may recommend funding all or a portion of a Proposer’s request based on financial need.

**Question:** If additional funding beyond the \$3M identified in the RFEI becomes available, will projects that apply for funding under this RFEI be considered for that additional funding, or will there be a separate process that requires a new proposal?

- **Answer:** At this time, MRA cannot speak to how funding might be distributed if additional/new funding becomes available. It is possible that the City could use this solicitation to distribute additional funds.

**Question:** Can various development entities team up to submit proposals?

- **Answer:** Yes.

**Question:** How will funding be distributed to Proposers?

- **Answer:** Successful Proposers who meet the Threshold Criteria will be selected based on points earned in the Evaluation Criteria. Funding will first be awarded to the Project with the highest Evaluation Criteria score. MRA may recommend funding all or a portion of a Proposer’s request based on actual need, as determined by a third-party financial analysis of the Project. Multiple Proposers may be selected.