**Request For Expression Of Interest (RFEI)**

**In Developing Affordable Housing in Maplewood, N.J.**

**Addendum #1**

**Issued Wednesday, April 17, 2024**

**Responses to questions received through april 16, 2024.**

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| **QUESTIONS** | **RESPONSES** |
| 1. In the RFEI response requirements, Section III 6.e., are we required to provide details for the proposed project? Or what would be the preferred type and size of the project?
 | If you have a specific site and project in mind, that should be included. If not, the preferred type and size of the project is sufficient. |
| 1. Could you please provide us with a copy of Maplewood’s “Vacant Land Analysis”?
 | Maplewood’s Housing Element and Fair Share Housing Plan (Volume I and Volume II) is being sent to everyone who received the RFEI. The vacant land analysis is in Volume II. |
| 1. Please confirm that the Municipality will not be contributing in any manner (transfer at no cost/selling at reduced cost) any municipally owned sites or property toward the affordable housing requirements for the project.
 | Confirmed |
| 1. Would the Township consider a mixed-income development with say 20% or 40% affordable?
 | No, must be at least 50% |
| 1. Would the Township entertain a 100% affordable development?
 | Yes |
| 1. Even though the RFEI states the Township shall not obligated or expected to provide funding, it may consider providing funding. If so, what project funding might the Township have available?
 | Affordable Housing Trust Fund |
| 1. Does the Township have any municipal property available that it would consider for this project?
 | The Township does not have any vacant municipal property that can be made available for this project. In one or two rare cases, the Township owns a building on which a story or two could be added onto for affordable units. |
| 1. If the Township is expecting respondents by May 15th to come up with concept plans, costs and a project timeline with a start date of October 1, 2024, this is difficult to do without an identified site. What is the Township’s expectation here?
 | We are looking for a generic concept.  |
| 1. Is guidance on preferred locations and properties that we as Developers should be considering. If not, our approach would be to identify possible locations based on the 2023 Master Plan.
 | There are no locations or properties that have been identified. Maplewood is a built out community but there are possibilities to find suitable properties in various areas of town. Looking at the Master Plan is a good idea. <https://shorturl.at/bevyH>  |
| 1. Does the township have properties that they would like to see developed?
 | The Township does not. |
| 1. Is there a list of lots or buildings?
 | The Township will assist the selected developer in looking at potential lots or buildings. |
| 1. Do you know if there are privately owned properties that might be available for potential sale that can be used for this project?
 | The Township has not yet identified any private properties that might be available. |
| 1. Do you have a specific building type that you would like to see? (Small multifamily units, 2-4 family? 20 unit buildings? 40 unit buildings?
 | There is no specific building type. |

Additional Questions regarding the RFEI shall be submitted no later than 5:00pm on Thursday, April 25, 2024 via e-mail to:

Victor De Luca

Township Committee Member

Chair of the Maplewood Affordable Housing Board

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