

1. Hello I have received notification of the bid on this project and I feel our company would be a perfect fit to supply any appliances needed. We have portable dishwashers, portable AC units, as well as some small countertop accessories as well, such as confection, ovens, ice cream makers, I think our freezers and coolers might be a good fit as well. Give me an idea of what exactly Appliances and a listing of what's gonna be needed and maybe we can line up and see what we can do. I would like to get this opportunity that be great. Thank you. Warm regards, Jeffrey Johnson
 - a. Park City Municipal Corporation is seeking responses from experienced developers who are interested in designing and constructing a mixed-income, multi-unit community housing project. The developer, once selected, is responsible for construction and operation of the project per future agreements with PCMC, which includes identifying subcontractors and vendors for specific appliances.

2. You've mentioned a need for affordable housing for visa holders. If I recall, the issue was that there are a number of folks that work on the J1 Student Visa program (I think that was the correct program) that are required to live within X miles of their employer but they can't find anything affordable. I also seem to remember discussing that they don't qualify for federal Section 42 (LIHTC) housing either because of their student status. Does that sound correct? Any idea on the number of people we are talking about? Are these mostly seasonal? I am curious if you have thoughts on working with the major employers on a program to help solve that problem.
 - a. BridgeUSA is a program through the US Department of State that offers a number of exchange programs including the Summer Work Travel program, where college students from over 200 countries come to the United States to work temporarily. During the Winter 2022-23 season, a total of 1,903 Exchange Visitors (J-1s) came to work in Park City. There are 73 employers that utilize these J-1s to supplement the workforce need to meet the services demands during peak seasons. While the majority of the J-1s are here from December through March, there is a much smaller group that comes during the summer peak between June and August.
 - b. In Utah, the LIHTC program is administered by the Utah Housing Corporation(UHC). The UHC 2022 Compliance Manual provides: "All tenants occupying Housing Credit units are required to be certified and to execute at least an initial six-month lease. The six-month requirement may include free rental periods of one month or less. Succeeding leases are not subject to a minimum lease period".

3. Hello, My name is Jeffrey and I am reaching out on behalf of Whynter LLC.. I would like to see how to get on the PCMC as a verified Supplier for this project and projects moving forward. Please see attached is a copy of the items we offer into the marketplace.

- a. Park City Municipal Corporation is seeking responses from experienced developers who are interested in designing and constructing a mixed-income, multi-unit community housing project. The developer, once selected, is responsible for construction and operation of the project per future agreements with PCMC, which includes identifying subcontractors and vendors for specific appliances. You may refer to the Park City Municipal website for any future Requests for Proposals or Bids.
4. Is the City willing to construct or pay for the construction of any of the infrastructure? For instance, is the city willing to pave the access road from the highway?
 - a. The RFP requires that the Developer be responsible for financing the entire cost of the project, including pre-development costs such as entitlement, design, engineering, and other studies along with development costs, such as infrastructure and construction costs.
 - b. Pursuant to Section V, for specific proposals that intentionally exceed the Project Requirements and Preferences identified in Exhibit F, PCMC may consider direct financial participation in the development of the project, including grant matches or land value, in accordance with applicable state and local regulations and policies.
5. What financial incentives can the city provide, i.e. tax exemptions, land contribution, waiving impact, or gap financing sources?
 - a. Park City Municipal is, under specific conditions, willing to consider requests to provide additional resources to Developers. These resources may include a below-market long-term ground lease, rental subsidies, fee reductions and waivers, and other resources as outlined in Section V – PCMC Development Tools on page 16 of the RFP.
 - b. PCMC may consider requests to reduce or waive certain fees associated with approvals/permits needed for the Project, particularly for affordable units, in accordance with adopted Municipal Code, administrative policy and state law.
6. On page 17 of the RFP, it states that PCMC may provide grants or loans to help meet the City's energy goals. Please elaborate on these funds.
 - a. PCMC may help facilitate access to existing capital programs to advance building decarbonization.
 - i. Statewide Clean Energy Fund: Develop a state-wide Clean Energy Fund to spur investment in clean energy solutions, including decarbonization and efficiency improvements to homes and buildings.
 - ii. C-PACE Financing: Promote C-PACE (Commercial Property Assessed Clean Energy) to local developers.

7. The housing authority is mentioned in this RFP several times. Does their involvement mean that there is an opportunity for project-based subsidy?
 - a. The Park City Housing Authority is not an independent governmental entity separate from PCMC and does not offer additional subsidies beyond those afforded by PCMC.

8. To make this project financially feasible, would the city be open to projects proposed with fewer than 20% for sale homes?
 - a. The RFP prioritizes responses proposing a housing mix of 80% rental and 20% ownership. However, the RFP does not require an exact housing mix, and PCMC will consider proposals with different rental/ownership mixes.

9. We understand the preference for a long-term ground lease. Would the city consider fee simple transfer for the portion of the site that holds the ownership product?
 - a. The RFP requires the Developer to be willing to enter into certain agreements in addition to the PDA or other agreement pertaining to the Project that outlines the type, size, uses, and timeframe for development. These agreements include, but are not limited to: Long-term lease of the Property that shall include an option to cancel said agreement if the Project is not completed and used as agreed as well as a City purchase option and first right of refusal for all fixed improvements under Ground Lease or Purchase Agreement with the City option to cure and take over in the event of foreclosure or bankruptcy.

10. For the ownership product, is it the city's vision for that housing to also maintain affordability?
 - a. The RFP requires a residential component with a minimum of eighty percent (80%) of the units offered at affordable rates that meet the standards of Park City Housing Resolution 05-2021. Rents for these households should average sixty percent (60%) of the area median income ("AMI"). Affordable units will have a minimum affordability period of fifty (50) years.
 - b. The RFP does not require or prefer a specific breakdown of affordability between the rental and ownership products. However, it does give preference to proposals that include more deeply affordable housing beyond the minimum requirements.

11. Will the improvements needed to the western US-40 frontage road for site access be financially supported by the city, or the responsibility of the development team?
 - a. The RFP requires that the Developer be responsible for financing the entire cost of the project, including pre-development costs such as entitlement, design, engineering, and other studies along with development costs, such as infrastructure and construction costs.

- b. Pursuant to Section V, for specific proposals that intentionally exceed the Projects Requirements and Preferences identified in Exhibit F, PCMC may consider direct financial participation in the development of the project, including grant matches or land value, in accordance with applicable state and local regulations and policies.

- 12. Within the request for proposals document the evaluation criteria appears to be at odds with the submission requirements. As an example, the quality of the proposed site design and landscape plan are scored, yet those items are not requested within the submission requirements. Should responses strive to follow the submission requirements, or the evaluation criteria?
 - a. Responses should seek to fulfill the minimum requirements outlined in Section II (Submission Requirements) and Exhibit F (Project Requirements and Preferences).
 - b. As noted in Section V (PCMC Development Tools) and Exhibit F, PCMC is, under specific conditions, willing to consider requests to provide additional resources to achieve a Project that meets a higher level of community benefit. The evaluation criteria are inclusive of both response requirements and preferences.

- 13. Concerning the ground lease: Would PCMC be willing to consider a term of 99 years? (Often lenders require longer land lease provisions).
 - a. PCMC requires a Restrictive Use Agreement with restrictive covenants on the affordable housing units that run with the land for a minimum period of fifty (50) years, including survival in the event of foreclosure or bankruptcy.
 - b. Proposals that include longer terms will be considered.

- 14. Concerning the ground lease: How does land lease impact the for-sale product desired in the RFP? Will the for-sale homes be exempt from land lease provisions?
 - a. The RFP prioritizes responses proposing a housing mix of 80% rental and 20% ownership. PCMC seeks proposals that provide financially sustainable, affordable homeownership opportunities and will consider proposals that propose alternative arrangements to a land lease agreement to enable the long term affordability of for-sale housing products.

- 15. Engineering: Can PCMC provide any information available regarding utilities & utility connections; (i.e. water service, sanitary, traffic, fire, etc.)
 - a. Yes. Utility capacity and connections are described in detail in the feasibility study's "Utilities - Preliminary Assessment" section beginning on page 17. This includes detailed information on culinary water, sanitary sewer, and stormwater management. Projected utility capacity improvements are detailed in "Feasibility Infrastructure Assessment" beginning on page 55. Fire access and road design is

detailed in “Roadway Infrastructure” beginning on page 59, and the “Preliminary Traffic Assessment” is described on page 62.

16. Engineering: Are there any known encumbrances on the parcel?
 - a. The Alta Survey and Title Report (Appendix A) do not indicate any encumbrances to the site's development.

17. Engineering: Is there a survey available?
 - a. Yes, the ALTA / NSPS survey is included as Appendix A of the feasibility study.

18. Engineering: Have there been any environmental assessments completed for this site?
 - a. Two assessments have been done for this area of Park City and are attached to the feasibility study: the Soils Survey - Park City Heights / Clark Ranch (Appendix H) and Environmental Assessment / Phase 1 - Park City Heights (Appendix I).

19. Engineering: Has the city engaged a geotechnical engineer?
 - a. The feasibility study includes a Preliminary Soils Evaluation (page 20). A complete Geotechnical report of the soils for this parcel has not been conducted.

20. Offsite: What improvements will be required for the frontage road and will those improvements be a requirement to this project.
 - a. The frontage road providing access to Clark Ranch is anticipated to be developed to a 36' paved section (2x12' lanes with 6' shoulders & curb and gutter). Full roadway design parameters are described on page 59 of the feasibility study.

21. As mentioned in the RFP, Park City will contribute to the project through a long-term land lease (50 years). Does the city have specific terms regarding the lease agreement, such as extension periods, lease amount, etc?
 - a. PCMC anticipates negotiating the specific terms of the land lease agreement with the top-ranked respondent.

22. In addition to the land lease, would the city participate in any other way in the project expenses, such as Impact fee, building permit fee, and inspection waivers?
 - a. PCMC is, under specific conditions, willing to consider requests to provide additional resources to Developers. These resources may include a below-market long-term ground lease, rental subsidies, fee reductions and waivers, and other resources as outlined in Section V – PCMC Development Tools on page 16 of the RFP.
 - b. PCMC may consider requests to reduce or waive certain fees associated with approvals/permits needed for the Project, particularly for affordable units, in accordance with adopted Municipal Code and state law.

23. Does the city have a preference for the for-rent and for-sale unit mix?
- a. The RFP prioritizes responses proposing a housing mix of 80% rental and 20% ownership.
24. The city expects an Average project AMI of 60%. Does the city have any minimum AMI requirements, 30% AMI or less? How many units would be available, and would these be offered for rent or for sale?
- a. The RFP requires a residential component with a minimum of eighty percent (80%) of the units offered at affordable rates that meet the standards of Park City Housing Resolution 05-2021. Rents for these households should average sixty percent (60%) of the area median income ("AMI"). Affordable units will have a minimum affordability period of fifty (50) years.
 - b. The RFP gives preference to proposals with more deeply affordable housing beyond the minimum requirements stated above, with a preference for maximizing housing affordable to households at or below fifty percent (50%) AMI.
25. The proposed Phase 1 road layout connects to Park City Heights' Phase 5 road network and to the frontage road. What is the length of the frontage road that needs to be developed to service the Clark Ranch project?
- a. Approximately 3,517 linear feet (0.66 miles) of Frontage Road would need to be improved to connect Phase 1 of the development to Piper Way.
26. Will there be a real estate tax abatement for the property?
- a. Park City has limited control over a property's tax assessments and does not presently have a mechanism to offer tax abatements for a given property. However, PCMC may consider requests to reduce or waive certain fees associated with approvals/permits needed for the Project, particularly for affordable units, in accordance with adopted Municipal Code, administrative policy and state law.