Nonprofit Development of Infill Homes
Q & A regarding RFP release March 23, 2022

RFP available at:
www.cognitoforms.com/CityOfSpringfield1/RequestForProposalsNonprofitDevelopmentOfInfillHomes

Please note that this RFP is seeking a partner to be a co-applicant with the City for MassHousing's Neighborhood Stabilization Program (NSP) funds. Many program rules will be governed by that program. For more information, please review details about the NSH program: https://www.masshousing.com/-/media/Files/NSP/NSP-Info-Session-Presentation.ashx

What is the time line for development of the 11 units?

MassHousing has indicated that projects that are funded will have 2-3 years to spend the funds.

The RFP states that there will be a lottery for buyer selection. Does that mean that the city intends to complete application selection of all potential buyers?

Yes. The City expects that there will be high demand for these affordable homes, and has decided to use a lottery to select among qualified applicants.

We typically have done homeowner application/selection for the homes we have built in the past and provided a zero interest mortgage, would this be an option? Or will all potential buyers have to qualify for a Mass Housing mortgage product?

For this opportunity, the City will select from qualified applicants through use of a lottery. Developers will not be able to select homebuyers. There is no requirement that the purchaser obtain for a Mass Housing mortgage product.

Will there be a financial literacy requirement for selected homeowners? First time homebuyer classes, budgeting etc.

Purchasers will be required to document that they have completed a first-time homebuyers' class.

Would there be homes offered families with income below 80% area median income?

Requirements of this program will be determined by the MassHousing Neighborhood Stabilization Program. NSP funds may be used to develop homes affordable to households with incomes of 70-120% AMI.

What would the deed restriction term be?

15 years.