



**Questions and Answers, Miami City Hall, June 10, 2024, 10:30 AM**  
**Workshop for RFP 2021-01 – Development of single-family, twin homes on vacant land**  
**in District 5**

**1. Question: Is there a construction price minimum/maximum?** You give us that price, whatever that price is. You should give us a price you can live with given that the City will be funding these entirely. We fund based on work in place. In other words, once you provide a complete reimbursement package with the back-up documentation necessary then between 14-20 days, we pay on those draws.

**2. Question: In the past given our organization's issues with permitting in the City of Miami and delays should we base our project timeline on a default timeline? We usually get a rush expedited process as we develop affordable properties, and sometimes permitting still takes up to a year.** Our Department tries to assist the builder as much as possible and our Property Manager, Dollila Pinkhasov, pushes those internal Departments involved to facilitate the process. It should not take more than 6 months to get permitting done if it is not a complex build. As the Chairwoman referenced at the start of the workshop, she is cc'd on project progress emails and she is also involved in seeing these projects through. Note that in the Building Dept., the City has a dedicated expeditor to assist affordable housing builders.

**3. Question/Comment: As someone who is working on infill housing right now with the City, I want to mention that on a twin home, we were required to secure an additional lateral which does add to the anticipated project cost, a minimum of \$16,000-\$20,000 range.** It is important to understand the lots and anything that might affect your current design; site conditions can affect the development of the property.