

RFP #06-26 – RiverPlace Parcel 8 and Parcel 3 – Clarification #1

Since the release of the Request For Proposals (“RFP”) for Parcel 8 at RiverPlace on February 16, 2007, two questions have been asked by members of the development community for which we are providing clarification as follows:

Question: "Section III.1.A.1 of the RFP states that "the predominant use proposed on Parcel 8 is required to be private taxable investment." Does this mean that affordable condominium units that might be eligible for Limited Property Tax abatement and are affordable to households whose income is 120% of median family income (“MFI”) or less would be prohibited?"

Answer: Proposals could include the development of condominium units that are affordable to users that are at or below the 120% MFI, so long as these units require no PDC financial assistance in the form of a discounted land sales price or financing. Should such units be proposed and eligible for the City of Portland's property tax abatement, PDC would not oppose the application for tax abatement for the qualified units. The incorporation of plans to develop affordable housing of this type will not increase or decrease a proposer's standing in the selection process.

Question: "If the developer selected under this RFP (“Selected Developer”) to develop Parcel 8 has no interest in later offering a proposal to develop Parcel 3 and desires instead to assign the First Right of Offer for Parcel 3 to a third party, would PDC allow such an assignment?"

Answer: PDC shall tender a First Right of Offer for Parcel 3 to the Selected Developer for Parcel 8 on or before the thirtieth day following the execution by PDC and the Selected Developer of a Disposition and Development Agreement for Parcel 8. The First Right of Offer will be assignable to another development entity subject to PDC's approval. The First Right of Offer will entitle its holder to submit, within 120 days following the date of tender of the First Right of Offer, to PDC for its consideration a development proposal for Parcel 3.