

Town of Dolores Attainable Housing Project

RFQ

Questions from Vendors

September 9, 2022

1. Does the Town prefer the housing units be single family homes or would multifamily also be considered or preferred (i.e., duplex, triplex, quadplex, condo/apartment building)?

The town does not necessarily prefer single-family homes rather than duplex, townhomes.

2. Does the Town prefer the housing units to be For Rent or For Sale?
 - a. If for sale, will there be any restrictions on the eventual homebuyers from selling the homes later for market value? Or will they be restricted from subletting to future renters?

There are opportunities for both it would appear based on the parcels the town and the school district own. We recognize there is a need for owner occupied and rental.

We do anticipate as part of the project that the selected consultant/developer, develop with the town a deed restriction. The goal is to make the properties permanently attainable

1. As I understand it, Dolores is looking for a consultant who can meet with staff in-person or remotely. How frequently do you anticipate the consultant will need to attend in-person meetings or events? In addition, will travel expenses be included in the fee?

Collaborating with staff and the housing task force is a part of the anticipated duties, but not the most significant. The town is looking for what we are referring to as a consultant and a developer who can work with the town to design what will become a subdivision and then have the skill and financial ability to develop the property. This might include permanent financing options in the case of an owner-occupied setting. The town will be reviewing proposals from the viewpoint of a demonstration by your firm/company as to how you have or will have the ability to provide this turnkey project.

2. And is the expectation that the consultant will be writing grant proposals to support the initial investment throughout the process?

Possibly. If the consultant has pertinent and specific grant sources that would be a positive ability. Having said that, the town would anticipate drafting grant proposals as well.