**Responses to Questions from Respondents to Request for Proposals for the Development of 1500-1610 South Avenue, Syracuse**

**Question 1:**  Does WEI have a local partner that would handle the day-to-day details of an affordable development project located in Syracuse as the Co-developer will not be located in the city.

**Answer:** Part II of the RFP list the Roles of Co-Developer.The Co-Developer is responsible for ensuring the Project is constructed and managed with the highest quality materials and workmanship. In addition, the Co-Developer will be required to implement quality assurance and control measures to ensure adequate performance by all parties in all aspects of the program."

If a Co-developer wishes for the developer to assume more of the construction oversight role, they should clearly express this in their response, providing details on alternative means of construction oversight.

**Question 2:** Does the affordable development consultant that was mentioned on the call has any interest in partnering on the project to handle the day to day running, if they are located in Syracuse?

**Answer**: No response is provided to this question as it is not related to the RFP.

**Question 3:** Would WEI be interested in an additional local developer to help with local issues as the Co-developer is not located in Syracuse and that has experience on affordable housing?

**Answer**: Like the response to Question # 1. If a Co-developer wishes for the developer or any third party to assume the construction oversight role, they should clearly outline this in their response, specifying alternative means of construction oversight.

**Question 4**: Is the pro forma for the 9% application available to be shared?

**Answer**: The proforma will be shared with the selected co-developer.

**Question 5**: How much has been spent on predevelopment activities to date? Does WEI expect those funds to be reimbursed upon closing the JV or at acquisition financing?

**Answer**: The WEI expects to be reimbursed for funds spent on predevelopment activities. The terms for the reimbursement will negotiated and determined with the selected co-developer.

**Question 6**: Does WEI have favored or existing relationships with any GCs?

**Answer**: No. WEI does not have an existing relationship with any general contractors related to this RFP.

**Question 7**: Are the Phase I environmental report and marketing study available to be shared?

Answer: These reports will be shared with the selected co-developer.