

The RFP states “Of the +6,000 residential properties within the City limits, approximately 900 are vacant as are several commercial and industrial buildings and vacant lots.”

1. How did the City come to conclude there are ~900 vacant properties?
 - Through property registrations (OpenGov)
 - Water utility bills
 - 2019 Blight Study
2. Does the City of Cambridge have a list of the properties that are believed to be vacant?
 - No, our current information was obtained through 2020 US Census data

The RFP states the contractor should “Categorize these properties by their defect, i.e., clouded title, unclear ownership, taxes in arrears, unresponsive ownership, code violations, etc.”

3. Some of these statuses can be ascertained using a public records search (“clouded title”). Other statuses would reflect experience interacting with the owners (i.e. “unresponsive ownership”). Other would depend on data from the City (“code violations”) or County (“tax arrears”). Can the City characterize the status and availability of data on properties?
 - Data is available as described above.
- 3a. Does the city have digital records of properties subject to code violations that Contractor can access?
 - Yes, this can be accessed through OpenGov and Comcate
- 3b. Does the city have digital records concerning interactions with owners deemed to be “unresponsive”?
 - As of right now we do not have a system for keeping track of digital record related to unresponsive property owners
- 3c. Does the city have access to a list of properties that are subject to unpaid property taxes?
 - Yes, unpaid property taxes can be identified through Dorchester County Tax Assessments, and our finance department can also produce a list of properties with unpaid property taxes over the last few years.

The RPF states “Identify properties by the time and effort required to return them to productive use via land banking, i.e., within 18 months (about 1 and a half years), two years, three years, etc.”

4. This is an overly broad request, given the determination of “productive use” is subjective, based on the persons determining what is considered “productive”.
 - **Occupied. Improved (versus unimproved, as in, “a house built on them.**

“Land banking” is also not a term with a single definition. Does the City have a definition of “land banking” as it understands it?

- **Please see [Chapter 9 of the Municode Codification of the City of Cambridge](#) [Chapter 9 - LAND BANKING | Code of Ordinances | Cambridge, MD | Municode Library](#)**
5. Does the City have a published plan or prioritization strategy concerning reactivating vacant property? This might be contained in a strategic plan, comprehensive plan, or some other City plan.
 - **No, however, any Land Bank Plan will be included under the housing section of the Comprehensive Plan which is currently under development.**

Phase II asks for a summary of literature and “best practices” for a land bank applicable to Cambridge.

7. Given the extensive literature on land banks and land banking and breadth of the task, can the City provide any detail as to the quantity of the project budget that should be devoted to this task? Is there a page length for the summary, amount of time the Consultant can spend, or any other metric we might consider to develop a project timeline and budget?
 - **It would be helpful for you to provide a budget with a budget narrative for each task. There is no page limit for the summary, this will be left to your discretion.**

Phase IV speaks to implementation.

8. Does the City currently have relationships with for- and non-profit development partners working in or interested in working in Cambridge?
 - **We do have both for- and non-profit developers interested in working in Cambridge.**
9. When was the most recent Housing Plan completed?

- The most recent Housing Plan was completed in 2019

10. Does the City have any processes for reactivating or disposing of surplus land and property currently, such as ordinances or state statutes that govern how the City can dispose of property presently?

- Yes, both the city and the Land Bank Authority have a process for reactivating and disposing of surplus property. Under Section 9-7 of the Cities Code the Land Bank Authority does have property acquisition and disposition powers.

Other

11. Who will the Consultant contract with, the City or the Land Bank board?

- The consultant will contract with the City.

12. Does the Land Bank have an approved budget for operations and implementation? If yes, can we have a copy of the approved budget?

- No, we do not have an approved budget for operations and implementation.

13. Does this project have an approved budget authorization? If so, what is the budget amount approved for this project.

- Yes, there is an approved budget authorization under FY25 for \$17,500.00.