



Request for Proposals/ Request for Qualifications

2017 Land Bank Impact Study

RFP/RFQ Number: MALB #02-2017

Date Issued: June 6, 2017

Date Due: June 30, 2017

The Michigan Association of Land Banks (MALB) is soliciting from qualified firms to complete an Impact Study associated with Michigan Land Banks.

Please submit questions via email to:

Kelly Clarke, Chair

Michigan Association of Land Banks

info@milandbank.org

Include Subject Line: MALB#02-2017

To be considered, proposals must be received in electronic format by **June 30th, 2017 5:00pm EST time.**

Question: This is a very short timeframe, making it potentially difficult for one entity to deliver on all priorities. Do you anticipate that there may be more than one contract/partner, and therefore we could/should provide a breakdown of costs by activity/priority?

Answer: Based on feedback on the timeframe outlined in the RFP, we are extending the time available to complete the study. The new target deadlines will be:

- Draft completed by Friday, December 15, 2017
- Final study completed by Friday, April 13, 2018

Question: For the economic impact work, are you anticipating that the respondent will do original research in the case study areas, such as a hedonic price analysis for properties in the affected areas, or has this or something similar been done, and the researcher would cull and analyze existing findings?

Answer: MALB would like the researcher to conduct a literature review of existing studies. MALB is also seeking three case studies. Two mid-size land banks (Kalamazoo and Calhoun) and one small land bank (Benzie). It is anticipated that once the respondent has been selected more detailed conversations can

take place about the best approaches to looking at economic impact given timing and cost considerations

Question: Do the case study land banks already have a list of properties that are within a certain geography of the land bank properties for surveying/engagement?

Answer: This discussion will take place in consultation with the successful respondent. It is likely one or two redeveloped properties will be identified in Benzie to explore impacts in a small community. In Kalamazoo, one or more larger redevelopment projects will likely be selected. In Calhoun, it is likely the case study will look at demolition concerning a mid-sized land bank. After decisions have been made together with the consultant, addresses will be provided and these land banks will have time available to the project to ensure access to data.

Question: What role does MALB anticipate case study land banks will play in collecting and/or providing data for the economic impact study, as well as supporting outreach to targeted community members to engage their feedback?

Answer: The three land banks have committed to providing time to supporting the study. It is anticipated they will collect data available to them and can support outreach to targeted community members. The researcher should be prepared to suggest appropriate impact data and to directly collect this data.

Question: What is the budget for this project, or at least a range to inform scale of the scope?

Answer: The budget for this project is capped at \$35,000

Question: Is MALB looking to extrapolate the results of research for the 3-4 case study areas to draw conclusions for all MI land banks or is there some research expected to be done for all 40 land banks (e.g., a survey) with a deeper dive in the 3-4 case study areas?

Answer: As discussed in the RFP, MALB would like the case studies to be informative to other small to mid-size land banks evaluating strategies. Additionally, MALB is interested in suggestions for data that could be collected via a survey instrument to all 40 Michigan Land Banks that would provide meaningful information. It is assumed these data points will be developed together with MALB leadership and the successful respondent.