

ADDENDUM 1

(please sign and return with the submittal)

QUESTIONS AND ANSWERS:

Note: Spelling, grammar, and punctuation of the questions are shown exactly as submitted by the potential respondents.

No.	Question	Answer																																													
1.	I wanted to seek clarification regarding one of the minimum requirements for this project. Specifically, the expectation that a developer must have completed at least five, four-story-or-taller affordable housing developments using LIHTC and HUD financing within the past five years. Would there be any consideration to revisiting or offering flexibility on this particular requirement?	No. The Proposer organization(s) must have experience successfully completing at least five vertical developments of at least four stories in the last five years where the developments utilized LIHTC financing and preferably HUD funding.																																													
2.	Will the Housing Authority be sharing the current Unit Mix and Underwriting including GC pricing, soft cost assumptions and rents for both Phase I and II? I do not see any information provided to underwrite the project.	<div>Yes, the Housing Department will share the current Unit Mix, current GC pricing and estimated Project Based Voucher (PBV) rents as outlined below:</div> <table><tr><th colspan="5">Moreland I (132 total units)</th></tr><tr><th># Units</th><th># Bedrooms/Bathrooms</th><th>Type of Unit</th><th>AMI</th><th>Area (SF)</th></tr><tr><td>5</td><td>Studio/1BA</td><td>PBV/LIHTC</td><td>30%**</td><td>428</td></tr><tr><td>3</td><td>Studio/1BA</td><td>PBV/LIHTC</td><td>40%**</td><td>428</td></tr><tr><td>17</td><td>Studio/1BA</td><td>PBV/LIHTC</td><td>60%**</td><td>428</td></tr><tr><td>3</td><td>1BR/1BA</td><td>PBV/LIHTC</td><td>30%**</td><td>738</td></tr><tr><td>3</td><td>1BR/1BA</td><td>PBV/LIHTC</td><td>40%**</td><td>738</td></tr><tr><td>44</td><td>1BR/1BA</td><td>PBV/LIHTC</td><td>60%**</td><td>738</td></tr><tr><td>2</td><td>2BR/2BA</td><td>PBV/LIHTC</td><td>30%**</td><td>994</td></tr></table>	Moreland I (132 total units)					# Units	# Bedrooms/Bathrooms	Type of Unit	AMI	Area (SF)	5	Studio/1BA	PBV/LIHTC	30%**	428	3	Studio/1BA	PBV/LIHTC	40%**	428	17	Studio/1BA	PBV/LIHTC	60%**	428	3	1BR/1BA	PBV/LIHTC	30%**	738	3	1BR/1BA	PBV/LIHTC	40%**	738	44	1BR/1BA	PBV/LIHTC	60%**	738	2	2BR/2BA	PBV/LIHTC	30%**	994
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3	2BR/2BA	PBV/LIHTC	40%**	994
36	2BR/2BA	PBV/LIHTC	60%**	994
1	3BR/2BA	PBV/LIHTC	30%**	1131
2	3BR/2BA	PBV/LIHTC	40%**	1131
12	3BR/2BA	PBV/LIHTC	60%**	1131
1	2BR/2BA*	TBD	TBD*	975

*NOTE: The Type and AMI for the 1 2BR/2BA unit will be determined by the most feasible underwriting by the codeveloper.

**The City is not locked into AMI other than those required by LIHTC, Section 8 PBV assistance and any gap funding requirements. Changes should be proposed as part of the Proposer’s RFP submittal.

Moreland II (105 total units)

# Units	# Bedrooms/Bathrooms	Type of Unit	AMI	Area (SF)
57	Studio/1BA	TBD	TBD	428
25	1BR/1BA	TBD	TBD	738
23	1BR/1BA	TBD	TBD	738

NOTE: The Types and AMIs will be determined by the most feasible underwriting by the codeveloper.

Up to 50 Workforce Housing units that are affordable for households from 81% to 120% AMI should be included as part of Phase II.

See Exhibit D – Opening Bid Detail in the RFP for Moreland Phase I construction costs plus any cost adjustments based on market fluctuations since that time.

The following net rents can be assumed for Moreland I PBVs for purposes of this RFP:

Studio PBV	\$1,530
One Bedroom PBV	\$1,679
Two Bedroom PBV	\$1,950
Three Bedroom PBV	\$2,624

3.	Is the ground lease payment required above the line or can it be paid via cash flow?	The ground lease payment is above the line. Payment will be based on full market value as determined by an appraisal.
4.	Do the PBVs under the 2 different sources have different payment standards and Utility Allowances?	No, the PBV units will have the same rents based on unit size (Studio, 1BR, 2BR, 3BR) and will be based on the lowest of the following: Rent reasonableness review, 110% FMR-Utility Allowance, Owner requested rent, and the current PBV payment standards.
5.	When will the drawings be shared for both Phase I and II?	The drawings will be attached via a separate Addendum.
6.	What resources are committed for Phase II, if any?	No resources are currently committed for Phase II.
7.	What is the expectation for closing on Phase II?	The Housing Department anticipates a closing by June 2027 for Moreland Phase II.
8.	Are LOIs expected for Phase II? It seemed clear that LOIs needed to be provided for Phase I.	LOIs are not expected for Phase II, but are expected for Phase I.
9.	When will the designs and construction cost estimates be posted?	See answer to question 2 and 5.
10.	What is the designed unit mix for both phases?	See answer to question 2.
11.	For Phase 2, what is the desired AMI mix? The procurement references up to 50 units from 81% to 120% AMI. Is the City requiring/requesting inclusion of units above 80% AMI or is an upper boundary? Is this anticipated to be a LIHTC development. Given the unit mix of studios and one-bedrooms, is this contemplated as a senior development?	Up to 50 Workforce Housing units that are affordable for households from 81% to 120% AMI should be included as part of Phase II. The Housing Department anticipates Phase 2 to be a LIHTC development. Moreland II is not currently contemplated as a senior development.
12.	What is the expected timing of Phase 2 or is that expected to close in November 2025 as well?	See answer to question 7.
13.	If there is a financing gap for Phase 2, can the project be competitively bid for a GC?	Yes, the Housing Department anticipates a financing gap for Phase 2. A contractor for Phase 2 has not yet been procured.

14.	Tab 2 requests market demand data. Will the existing market studies be shared with proposers?	Market studies are stale and will not be posted.
15.	What is the current status of the GC contract? Has this been drafted and negotiated already? Has the GC provided a schedule of construction?	The GC contract has been drafted and is ready for signature. No detailed construction schedule has been provided, but the Moreland I is expected to take 2 years to construct, in part due to the parking garage.
16.	What is the unit mix breakdown between the studios, 1's, 2's, 3's	See answer to question 2.
17.	What is the ground lease payment?	The ground lease payment will be determined by an updated appraisal.
18.	What is the appraised value of the land and when was the last appraisal done?	Land was appraised at \$3,590,000 on March 3, 2021.
19.	What was the \$2.5M in predevelopment costs spent on.	<p>Predevelopment costs include but not limited to:</p> <ul style="list-style-type: none"> Legal Fence Rental Site Cleanup Environmental Consultants (Noise) Lead and Asbestos Survey Radon Survey ALTA Survey Phase I ESA, Updates, TCLP Soils Report Cost Estimating Relocation Plan Review and Permits Appraisals Market Studies Constructability Consultant Entity Formation ADOH Fees Architecture Parking Garage Design Legal - Zoning Variances Accounting Demolition APS Design

20.	Can you share the full construction budget and any updates since the contractor was selected in 2023. Are we able to speak to the general contractor who was selected to build Moreland Phase I.	See Exhibit D – Opening Bid Detail in the RFP for Moreland Phase I construction costs plus any cost adjustments based on market fluctuations since that time. Proposers are able to speak to the general contractor.
21.	Has the contractor only been engaged for Moreland Phase I and not Moreland Phase II.	The general contractor has only been engaged for the Moreland Phase I. A contractor has not been selected for the Moreland II.
22.	The set of plans provided on the website is difficult to read. Can you please provide a better copy.	The drawings will be attached via a separate Addendum.

The balance of the specifications and instructions remain the same. Bidder must acknowledge receipt and acceptance of this addendum by signing below and returning the entire addendum with the bid or proposal submittal.

Name of Company: _____

Address: _____

Authorized Signature: _____

Print Name and Title: _____