



**ADDENDUM NO. 1
JANUARY 19, 2022**

**AFFORDABLE MULTI-FAMILY RENTAL DEVELOPMENT
REQUEST FOR PROPOSALS (RFP)**

Notice to: Prospective Submitters

This addendum containing the following additions, clarifications, and/or changes, is issued prior to receipt of proposals and does hereby become part of the original Request for Proposals (RFP) for and documents and supersedes the original RFP and documents in case of conflict. Acknowledgement of this addendum will be included on your RFP Cover Sheet submitted with your proposal.

Please see the questions received pertaining to the above RFP and responses provided by City staff during the virtual RFP Workshop Presentation on January 5, 2022 and/or submitted prior to the posting of this Addendum No. 1 on January 19, 2022:

1. **Can City staff provide an update on if the Durham Housing Authority has a 9% deal lined up for this spring. Is it ok for developers to submit a 9% deal?**

Answer: *Developers may submit a 9% Low Income Housing Tax Credit (LIHTC) application to the North Carolina Housing Finance Agency (NCHFA). The City of Durham (City) cannot speak on the Durham Housing Authority's plans to submit a 9% Low Income Housing Tax Credit application and will not prioritize 9% Low Income Housing Tax Credit applications from any developer.*

2. **For new developers in the area, do you have a preferred contractor list?**

Answer: *The Community Development Department does not have a list. You can reach out to the City's Equity and Inclusion Department and request a list of Minority and Women Owned businesses. The list may include general contractors or subcontractors for a particular discipline. Contact Eric Miller @ 919.560.4180 or Eric.Miller@durhamnc.gov.*

3. **Is there a breakdown of how much money is available for affordable single-family housing vs multi-family housing?**

Answer: *No. This Request for Proposals is for multi-family housing development.*

4. **Is there a link to these slides on your website?**

Answer: *The PowerPoint Presentation can be found at the following link: [PowerPoint Presentation \(durhamnc.gov\)](#)*

5. Will the City accept proposals for NCHFA's second rolling round for 4% deals between May 2 and Sept. 30 at a later date this year? Or is there only one round of proposals accepted this year?

Answer: *The current Request for Proposals (RFP) is the only RFP that the City expects to issue for LIHTC projects this calendar year. Under the current RFP, developers may apply for City funding for 9% and 4% applications to be submitted in January 2022, and/or for 4% applications to be submitted in NCHFA's second round.*

6. Can we put two funding scenarios in the RFP? One for a 4% and one for a 9%?

Answer: *A 9% and 4% application may be submitted for the same site. A separate application must be submitted and each application must stand on its own (no referring to information in the other application). Each application will be scored separately and there are no guarantees that either or both applications will be approved for funding*

7. Any consideration given to senior vs. family LIHTC projects? Understanding that gaps for senior LIHTC will typically be greater than an equivalent family LIHTC project.

Answer: *Each application will be scored and ranked on its on merit.*

8. Do the contract examples in the document library in Zoomgrants include loan terms on previous projects? We want to model gap financing terms that meet community development's expectation. Are there long-term loan forgiveness provisions etc.?

Answer: *As defined in the RFP, the applicant will propose the financing scenarios and loan terms.*

9. Is there a limit to the amount of funding awarded to a single project?

Answer: *The City of Durham, Community Development Department must follow the U.S. Department of Housing and Urban Development (HUD) Section 234-Condominium Housing basic mortgage limits, for elevator-type projects for maximum per unit subsidy. For example, the 2020 maximum unit subsidy for a 2-bedroom unit was \$208,913. The City does not anticipate funding projects at that level.*

10. Is there a per unit guideline or range for funding awards?

Answer: *No.*