

Addendum # 4

DESCRIPTION OF ADDENDUM. - Questions and Answers #4

**RFP 23-0801 HAWS
For
Real Estate Development Services
At Former Happy Hill Gardens**

The RFP suggests including some amount of rentals. Are there any specific requirements for these rentals such as:

1. Income limits for the tenant?

From Section 2 of the RFP:

2.2.1 The development plan created in response to this RFP must provide that a minimum of 20% of all housing created serves families at or below 120% AMI. The housing product developed pursuant to this RFP may include the following:

- Single-family detached homes
- Single family attached homes (Townhomes)

2. Duration the home must be a rental?

From Section 4 of the RFP:

4.1.1 DEVELOPMENT METHOD. Respondents will be evaluated on their understanding of the project as well as their conceptual approach and qualifications to fulfill the Project Deliverables described in this RFP.

a. Conceptualizing a mixed-income development with various housing types *A commitment to maintain an affordability period of 15 years for all income restricted rental property must be clearly stated within the development proposal/conceptual plan.*

3. Prohibition against selling it in the future, etc.?

No prohibition stated within RFP.

There is no stated target unit count for rental product, nor is there a stated income limitation for the rental product. However, the RFP clearly states that there is an interest in seeing a variety of housing and income levels within the proposed development plan.

Thank you for your interest in doing business with our Agency and we look forward to receiving a proposal submittal from your firm.

Miguel Acosta, Manager of Procurement

Addendum No. 4

It is the responsibility of all proposers to acknowledge addendums. Failure on the part of any proposer to acknowledge this addendum by the deadline may, at the HA's discretion, deem that proposer as non-responsive and may eliminate such proposer from consideration for award. Please return this document with your qualification response.

ACKNOWLEDGED BY:

_____	_____	_____	_____
Signature	Date	Printed Name	Company