



**ADDENDUM 1**  
RFP: HC2020-12

Date: January 4, 2021

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Reference: RFP HC2020-12

Subject: **Addendum No. 1**

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Questions and Answers                          Page 2

Note: This addendum shall be included as part of RFP HC2020-12

## Addendum 1 to RFP HC2020-12

- A. **Procurement Schedule:** No Change in Procurement Schedule.
- B. **General Items:**

1. **Question:** What notices have already been provided to the tenants?  
**Answer:** RIN and GIN
2. **Question:** What are all sources/types of funding that will be used in any phase of the project? The RFP references compliance with Section 104(d), which is not triggered by a Section 18 Demo/Dispo or RAD, so we are assuming there is other funding involved?  
**Answer:** LIHTC Possible HOME, Section 8 and Federal Home Loan Bank
3. **Question:** Will the tenants be offered TPVs?  
**Answer:** Properties affected by Section 18 Demo/Dispo will be offered TPV's.
4. **Question:** The RFP references 6 sites, but only 4 sites are then listed with unit descriptions. The number of units total 429, so we assume there are actually only 4 sites that are a part of this RFP?  
**Answer:** Yes, 4 sites
5. **Question:** The cost/fee table does not include a Relocation Plan, which is part of the scope of work within the RFP, or project management services. May we add that to the table?  
**Answer:** Yes
6. **Question:** RAD offers the existing tenants the right to return. What is happening with each site? Will the existing units be rehabbed requiring temporary relocation of tenants or will they be demolished with proposed new construction on the site? Or will there be a build first strategy on an adjacent or nearby site?  
**Answer:**

**Hunter Hollow** – some residents will be moved off site and others will move to a newly remodeled unit on site. Residents who were moved off site will have the right to return to the property once construction is complete.

**New City Plaza Partners** – it is our goal to not move residents off site but rather have all residents move to a newly remodeled unit on site in phases.

**Sunset Gardens** - Section 18, not RAD.

**Valley Fair Village** - will apply for Section 18.
7. **Question:** The table of sites specifies Section 18 and RAD units within the New City Plaza Partners development. Are the other three sites all RAD units, since at the bottom of the table it references “Total Cost for RAD Relocation Units”?  
**Answer:** No, RAD is only at Hunter Hollow and New City Plaza. Sunset Gardens and Valley Fair Village will be Section 18.

- 8. Question:** What languages are needed for translation?  
**Answer:** Will need to gather a list of languages. Primarily Spanish
- 9. Question:** Can we include a reference from Housing Connect as one of the five references?  
**Answer:** Yes
- 10. Question:** Is Exhibit A required to be submitted before the proposal is due?  
**Answer:** No. Exhibit A is not required before the proposal is due.
- 11. Question:** For the schedule... when is NTP? What is the time line to complete all relocations?  
**Answer:** 15 days after the award. The contract is for two years with the option to renew for three additional one year periods.