



ADDENDUM #2

Request for Qualifications
Development of Single-Family Homes at City West
Solicitation No. 2022-4011

Originally Issued December 5, 2022

Addendum 2 – Issued January 3, 2023

To Offerors:

The following additions, deductions, changes and corrections to the proposal and specifications for the above referenced project shall hereby be incorporated into the work, and their affect on the proposal shall be reflected in the Offeror's proposal. Offerors shall also verify this fact by indicating the receipt of the addendum in their proposal.

CHANGES:

The Proposal Submittal Due Date is extended to January 9, 2023 at 11:00AM EST.

The following language is removed from Attachment B Technical Proposal Contents #3:

- ~~• Audited Financial Statements: Audited financial statements for the last three (3) years, including cash flow statements and balance sheets and, if publicly held, the most recent 10K and 10Q filings.~~

QUESTIONS:

1. What is the division of responsibilities between the Co-Developer and CMHA?
CMHA will partner with one or more Co-Developers for the development of single family homes. CMHA will not be the General Contractor or have anything to do with the development. The Co-Developer will purchase lots from CMHA through a development agreement with negotiated terms. The development of the lots must be consistent with the type of homes currently in the area. CMHA generally does not negotiate profit sharing as part of the development agreement.

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2. Is CMHA seeking one developer for all lots or multiple developers?
CMHA will select one or multiple developers at its discretion based on the responses received. CMHA is willing to award to multiple developers for smaller portions of the lots.
3. Attachment B, #3, second bullet requires audited financial statements for the last three years. Are you able to waive this requirement or will un-audited statements be accepted?
Waived, see above.
4. Laurel Park Drive is currently duplexes. Should the development of the lots nearby also be duplexes?
Yes, development should be consistent with surrounding properties. CMHA will also consider proposals for larger developments on multiple lots.
5. What are the parking requirements for the lots?
The requirements are City parking requirements only. There are no specific requirements from CMHA.
6. Are there 60 lots available?
Total number of lots is 65, but a few may not be realistic for development.
7. If there is a possibility that multiple developers will be awarded, should proposers bid on only certain lots?
If the proposer has a preference or interest in a portion of the lots, that should be included in their proposal. CMHA will take this into account when assigning lots to certain developers. The number of lots will be negotiable as part of the development agreement negotiations.
8. What is the timeline for construction?
CMHA intends to negotiate the development agreement quickly. Once the agreement is complete, the timeline for construction will be up to the developer and builder.
9. What is the timeline for the City?
There is no required timeline. It is possible that the City may provide down payment assistance or other funding.
10. Is it possible for developers to use a pre-sale method to build homes for clients?
CMHA is open to this option. There may be an opportunity to do some preconstruction work and build a demo property if the award is mostly to one developer.
11. This is the second time this RFQ has been advertised. Will it be advertised multiple times?
The original RFQ was for one co-developer and was not awarded. This opportunity was re-released to allow for multiple co-developers and to simplify submission requirements. If CMHA is not able to make an award this opportunity will be advertised again.



END OF ADDENDUM TO DATE 1/3/2023

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