



ADDENDUM #2

Request for Qualifications
Developers at City West
Solicitation No. 2024-4005

Originally Issued June 7, 2024

Addendum 2 – Issued July 9, 2024

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:

1. Replace the Section 2.0 - *City West* with the following:

The redevelopment of City West should include the following elements:

- CMHA and the developer(s) will work together to create a shared vision of transforming the real property known as "City West" and making it financially secure, via substantial and comprehensive redevelopment of the Development Site.
- Develop and implement plans in various development phases for the redevelopment of City West to improve the current financial state and vastly improve the conditions of the units.
- Coordinate the redevelopment of City West in conjunction with the Authority, and the various stakeholders in the West End community, including the residents, and local businesses

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2. Replace Section 2.1 - *Background* with the following:

The West End in Cincinnati boasts a rich history and vibrant culture, but it has also grappled with economic disparity. The neighborhood's median income falls below the city's average, and some residents face limited opportunities. While crime rates have historically been higher than county averages, recent years have shown a focus on community safety initiatives. The area also contends with vacant properties and a legacy of disinvestment.

Through the HOPE VI program, communities received funding and support to demolish deteriorating public housing units and replace them with mixed-income housing developments. Additionally, the program emphasizes the importance of providing supportive services and amenities to residents, such as education, job training, and healthcare facilities.

City West, located in the West End Neighborhood of Cincinnati, Ohio, and originally constructed in approximately 2001, is in a distressed financial state. The rental units need significant renovation work, including addressing water infiltration and interior systems improvements, which has led to increased vacancy rates over the past several years. This redevelopment seeks to reposition the physical conditions of the property to address significant capital expenditures incurred by operations while also complying with programming requirements established through the following programs: HUD Rental Assistance Demonstration, OHFA LIHTC program, and Enterprise Green Communities.

3. Remove the **highlighted** wording in Section 3.3 - *Development Agreement* (“DA”):

Successful negotiations during the negotiation period are intended to result in the negotiation with the Developer of a Development Agreement (“Agreement” or “DA”) with the Authority for redevelopment of the City West site. The Development Agreement may be reviewed and approved by HUD prior to its execution by the Authority.

The DA must, at a minimum, contain or incorporate the terms and conditions of each of the following:



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- HUD's Public/Private Partnerships for Mixed-Finance Development of Public Housing Units Interim Rule, issued May 2, 1996.
 - All of the requirements detailed in this RFQ and all submittals made by the Developer in response to this RFQ.
 - Requirements for the Developer to obtain leveraged financing. The Development Agreement may require that the selected Developer commit to submitting applications for **Choice Neighborhood Initiative**, 9% federal Tax Credits and, if unsuccessful with 9% Tax Credits, applications for tax-exempt bond financing with 4% Tax Credits. It may also require that the Developer and/or its Development Partner apply for financing from HOME, CDBG, LIHTC, NMTC, programs.

END OF ADDENDUM TO DATE 7/9/24

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