

**THE CITY OF EVANSTON AND THE HOUSING AUTHORITY OF COOK COUNTY
REQUEST FOR PROPOSALS FOR
MIXED INCOME AFFORDABLE RESIDENTIAL DEVELOPMENT
504-514 South Boulevard, Evanston, Illinois**

**ADDENDUM NO.1 -
RFP CLARIFICATIONS**

The Addendum forms a part of the Contract Documents and modifies the original RFP Documents as noted below. Acknowledge receipt of this Addendum No.1 by signing the last page of this Addendum and including one original signed copy in your proposal package. Failure to do so may subject Respondents to disqualification.

Page numbers below are in reference to the RFP document issued on April 13, 2021
Clarification section provides context for the changes.

Page 3:

Clarification: Note that 518 South Blvd is not owned by the Housing Authority of Cook County (“HACC”) or the City of Evanston (“the City”). It is privately owned, should it be considered as part of your development - acquisition will need to be negotiated directly with current owner

Revision:

Project Summary:

504-514 South Boulevard Evanston, IL

518 South Boulevard Evanston, IL

Ownership: Private

PIN:11-19-419-003-00000 and 11-19-419-004-0000

Page 5:

Clarification: Conveyance is also subject to HUD and HACC Board of Commissioners approval. The revision does not replace the entirety of page 5, just updates paragraph 3.

REVISION: A collaborative multidisciplinary review panel made up of the City of Evanston Community Development, Public Works, and City Manager's Office staff, and Housing Authority of Cook County staff will review and rank proposals prior to their submission for consideration by the Economic Development Committee, the City Council, and the HACC Board of Commissioners. It is likely that the Council member of Evanston’s 3rd Ward will request a community meeting with the finalist prior to consideration at the City Council. Following Council review and approval from HUD, the City and HACC will initiate negotiations with the team with the highest-ranked proposal.

Page 11:

Clarification: The revision replaces page 11 in its entirety. The revision applies to expectations as it relates to the affordable or below market rate units.

REVISION:

The City of Evanston and the Housing Authority of Cook County (HACC) will enter into an Intergovernmental Agreement (IGA). Prior to the issuance of a contract award. The IGA will be incorporated into a final award letter.

Housing Authority of Cook County requires the proposed plan to replace the 4 existing Public Housing Units with 4 replacement units ("the Replacement Units") occupied either by the former public housing residents or by households with incomes not exceeding 30% of the area median income (AMI) at initial occupancy and in all cases with household rents calculated as if they were Project Based Vouchers (PBVs). Former public housing residents shall be entitled to receive a Replacement Unit if they decide to return.

The Replacement Units will need to consist of two 2-bedroom and two 3-bedroom units. Additional affordable units are required so the total number of below-market rate units (inclusive of the 4 Replacement Units) meets or exceeds 30% of total project units. Affordable Units shall be affordable to households with incomes that do not exceed 60% of the AMI at initial occupancy. Family units with 2 and 3 bedrooms are a priority for the Affordable Units.

If Developer chooses to use income averaging for Low Income Housing Tax Credit (LIHTC) purposes, they will apply Illinois Housing Development Authority (IHDA) Qualified Allocation Plan ("QAP") required conditions on AMI. This may allow units up to 80% AMI that will count as Affordable Units but require a unit average of 57% AMI across all Affordable Units

All Affordable Units shall remain affordable for a minimum of 40 years; compliance will be maintained by recording a Land Use Restriction Agreement on the property title and subject to a HUD-approved Use Agreement that may provide for HUD enforcement. Developers will propose an ownership structure for the Affordable Units that most effectively achieves projects goals and financing.

HACC is unable to guarantee the award of PBVs to the development. Developers can apply for PBVs during any HACC PBV RFP process for which the units may be eligible. The HACC, in its sole discretion and subject to applicable HUD requirements, may approve the award of PBVs for Replacement Units where the HACC or a related entity is provided an ownership interest. An ownership interest means that the PHA or its officers, employees, or agents are in an entity that holds any direct or indirect interest in the project in which the units are located, including, but not limited to, an interest as: titleholder; lessee; stockholder; member, or general or limited partner; or member of a limited liability corporation.

Page 19:

Clarification: The revision replaces the certification section only. Additional certifications could be required depending on funding sources. Potential required certifications need to be considered by the Developer based on funding sources.

REVISION:

6. CERTIFICATIONS

No certifications are required at this time. Additional certifications could be required depending on funding sources for the project.

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM NO. 1

BY: _____ (signature)

OF: _____ (company name)

DATE: _____

MUST BEAR AN ORIGINAL SIGNATURE

INCLUDE IN PROPOSAL

END OF ADDENDUM NO.1