

COLUMBUS METROPOLITAN HOUSING AUTHORITY

880 East 11th Avenue

COLUMBUS, OHIO 43211

DATE: December 30, 2024

TO ALL BIDDERS:

The specifications are hereby amended and supplemented by this addendum, which will form a part of the contract documents and should be considered in preparation of bid.

ADDENDUM # 1

1. When in cut off for questions?
 - a. Thursday January 2, 2025 @ 2:00pm
 - b. No questions will be accepted for response after said date.
2. What type of commercial property is the commercial leasing assignment?
 - a. CMHA currently offers daycare commercial spaces for lease and may have additional commercial spaces available in upcoming new construction projects.
 - b. CMHA also owns a commercial lease space currently occupied by Dollar General, located at 1431 Cleveland Avenue, Columbus, Ohio 43211.
3. On the RFP, there is a mention of a 22,000 SF Commercial Leasing Assignment but doesn't specify the property type?
 - a. Current lease space available are:
 - i. Post Oak Station Daycare
 - ii. The Meadows Daycare
4. Will Mixed use, with condo out of retail/hospitality space since it can't be included in affordable basis?
 - a. We will have one or more LIHTC deals with non-residential space that is not part of basis. We will also have one or more LIHTC delas with non-residential space that is designed for community facilities and thus will be part of basis.
5. Is there a percentage of new construction vs. existing property that CMHA wants to purchase?
 - a. No
 - b. CMHA is seeking both raw land for potential new construction and existing properties for purchase within Franklin County.
6. Will there be Just land for new or conversion opportunities? IE existing NOAH or hotels that could be converted at a lower price per door.
 - a. We are looking for both land and existing multifamily communities. Mainly, we look for newer multifamily communities, not hotels or older NOAH properties.
7. The RFP references Contract Forms, please explain.
 - a. This requirement is to notify the Housing Authority of any contact clause listed outside of the HA Contract forms that conflict CMHA's contract conditions.
 - b. CMHA is not required to sign any contracts or obligations outside of the conditions set for in the RFP document.

8. Which process does CMHA prefer: Faircloth Projects or RAD Conversion?
 - a. We have completed over a dozen RAD deals and are working on our first Faircloth deal now. We have no more units to convert through RAD, so any future work would be Faircloth.
9. Are we seeking a redevelopment partner or a syndication opportunity?
10. Are there any ongoing RAD projects? If so, are there any resources or support needed for these projects?
 - a. No support needed.
11. What is CMHA's primary focus or goal in acquiring new property and constructing a building?
 - a. Expand opportunities for our residents to access affordable housing throughout Franklin County.
12. Is CMHA seeking ground-up development projects or acquisitions that could be renovated or repurposed?
 - a. Both
 - b. Please present ground-up development projects and acquisitions projects available in Franklin County.
13. Are we seeking a redevelopment partner or a syndication opportunity?
 - a. We have partnered with other developers often for new projects and we have partnered with syndicators on our LIHTC deals. So, yes, we are open to these options in the future.