

CITY OF HOBOKEN

ADDENDUM TO RFP DOCUMENTS

RFP 20 – 04 – Request for Qualifications

Professional Services – Affordable Housing Developer - Block 172 Lot 17 (72’x100’)

This Addendum # 1, dated September 9, 2020 is issued to modify the above mentioned RFP and is hereby made part of the RFP documents. Please attach this Addendum #1 to the original documents in your possession, and ensure same is included in your proposal.

A. Questions and answer:

Q1. Is there a targeted amount of units the City was thinking for this site?

A1. Yes, 25 units.

Q2. Would Hoboken be open to a mixed-income development on the site?

I know the RFP says 100% affordable but I propose the question because of a multitude of factors:

- The necessary density for financial and operational efficiency is at the minimum 40 units
- In an effort to accommodate 40 units, the height will have to rise above 4 stories given the small size of the lot, which then makes the project ineligible for 5 points on the QAP.
- Given the highly competitive nature to win 9% tax credits, the need for perfect scoring projects have effectively become the standard. Losing 5 points would make the project unlikely to win.

A2. Yes, applicants are free to propose different development scenarios that would result in achievable project financing.

Q3. Can you please confirm that the City is not looking for proposals for a specific target population (i.e Family, Senior, Etc..)? If there is a preference, can you please share?

A3. As stated in our RFP: “Although not required, the City will consider proposals that serve special populations (e.g., seniors, families, formerly homeless individuals, supportive housing, veterans, etc.)” So there is no preference, but the City certainly welcomes proposals with a specific target population.

B. The City will not accept questions/RFI at this time. Submission deadline remains the same on September 22, 2020 at 3:00 pm prevailing time.

This addendum will be publish in the newspaper and posted on the City of Hoboken website to ensure compliance.

There are no other changes to the RFP documents as part of this addendum.

ATTEST:

Date: September 9, 2020

AL B. Dineros, QPA
Purchasing Agent

City of Hoboken

ACKNOWLEDGMENT OF RECEIPT OF ADDENDA

RFP 20 – 04 – Request for Qualifications

Professional Services – Affordable Housing Developer - Block 172 Lot 17 (72'x100')

The undersigned Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Date	Acknowledge Receipt (Initial)
Addendum # 1	September 9, 2020	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

No addenda were received:

Acknowledged for: _____
(Name of Bidder)

By: _____ Date: _____
(Signature of Authorized Representative)

Name: _____ Title/Position: _____
(Print or Type)