



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax

Date: September 1, 2020

ADDENDUM NO. 1

SUBJECT: Request for Proposal (RFP) for FY2021 CDBG/HOME Affordable Housing Projects

APPLICATION CLOSING DATE: September 25, 2020 @ 4:00 P.M.

OVERVIEW: The following are responses to questions received during and after the August 19, 2020 pre-proposal conference:

- 1. Will the PowerPoint slides presented at the preproposal conference be posted on the housing website?**

The PowerPoint, which includes resource links imbedded in slides, is available at <https://www.fairfaxcounty.gov/housing/news/2020/cdbg-and-home-funds-available-for-affordable-housing>.

- 2. Are we discouraged from using tabs to separate the worksheets in the printed submission packets?**

The preference is not to bind or spiral the printed submission. Tabs are acceptable, but not necessary.

- 3. What metrics will be used to measure the alignment with Fairfax County's One Fairfax Policy?**

The project narrative should connect to Fairfax County's One Fairfax Policy, Communitywide Housing Strategic Plan as well as the Countywide Strategic Plan. In Criteria 1, Demonstration of Need, explain in detail the populations served and how the project connects to areas of needs in accordance with the policies.

- 4. Will there be a competition for mainstream or Project Based Vouchers (PBVs) to be made available concurrent with this RFP competition?**

The Department of Housing and Community Development (DHCD) will not be offering a concurrent RFP competition for PBVs. The agency may make PBVs available to awardees of this competition.

- 5. Would it be possible to make available the procedures or instructions in writing as to how to request the PBVs if awarded funded through this RFP?**

Instructions will be provided directly to awardees if DHCD decides to offer PBVs to awardees of this competition.

6. If there is a condition of funding that is awarded by the Selection Advisory Committee (SAC), is there an opportunity to negotiate the terms before the awardee full accepts the funding?

The SAC may recommend funding awards based solely on the proposal as submitted. Therefore, applicants should propose the "best offer" to the DHCD for financing.

7. When will the approvals of the awards be made?

It is anticipated that on December 9, 2020, the FCHRA Finance committee will recommend awards to the FCHRA commissioners for final approval on December 17, 2020.

8. As an update to the RFP Guidelines, Appendix 4, page 13, The FY 2020 HOME Subsidy Limits are listed below.

Fairfax County HOME Maximum Per Unit Subsidy			
Effective June 4, 2020			
Bedroom	Base	HCP (240% CAP)	Home Maximum Per Unit Subsidy Limit
0 BR	63,881	240%	153,314.40
1 BR	73,230	240%	175,752.00
2 BR	89,049	240%	213,717.60
3 BR	115,201	240%	276,482.40
4+ BR	126,454	240%	303,489.60

All other terms and conditions remain unchanged.



Kevin Sheehan, CPPB
Contract & Procurement Coordinator

THIS ADDENDUM IS CONSIDERED A PART OF THE SUBJECT REQUEST FOR PROPOSAL