



County of Fairfax, Virginia

ADDENDUM

DATE: January 16, 2020

ADDENDUM NO. 1

TO: ALL PROSPECTIVE OFFERORS
REFERENCE: RFP2000003034
FOR: PPEA – Autumn Willow Senior Housing
DUE DATE/TIME: February 27, 2020 at 2 PM

The above referenced Request for Proposal is amended as follows:

1. Remove Special Provisions, Paragraph 1.1, Purpose and replace with the following:
 - 1.1. The purpose of this Request for Proposals is to solicit proposals under the Public-Private Education Facilities and Infrastructure Act of 2002 (the "PPEA"), as amended, from qualified Offerors to develop, own, and operate (at no cost to the County), Fairfax County Redevelopment & Housing Authority (FCRHA) owned land at Autumn Willow Road and Stringfellow Road, Fairfax County, Virginia (Ref: Attachment C).
2. Remove Attachment C – Section 1.4 and replace with the following:
 - 1.4. In 1989 a 38-acre property was acquired by the Board of Supervisors. It was subsequently subdivided into three parcels. Parcels #0553 01 0026A and #0553 01 0026C were transferred to the Fairfax County Park Authority (FCPA) in 2013. Parcel #0553 01 0026B was transferred to the FCRHA in 2019. The subject parcel #0553 01 0026B is shown on the existing site conditions graphic in Figure 2.
3. Remove Attachment C – Section 1.5 and replace with the following:
 - 1.5. A Special Exception is required for the senior independent affordable living use. The proposed zoning action is to combine subject property #0553 01 0026B with the FCPA property #0553 01 0026A and allow for an increase in density. The proposed development shall not exceed 150 units. This approach to allowable density was verified with the Fairfax County Department of Planning and Development (DPD) as appropriate. FCPA has confirmed they are willing to be a part of the rezoning application.
4. Remove Attachment C, Section 3.1. Affordability and replace with the following:
 - 3.1. Affordability
The development shall create additional senior affordable housing as follows:
 - a. 30% of units shall be affordable to households earning up to fifty percent (50%) of Area Medium Income.
 - b. 70% of units shall be affordable to households earning up to sixty percent (60%) of Area Medium Income.
 - c. A substantial number of units at lower affordability levels beyond the proportions indicated above.
 - d. FCRHA reserves the right to negotiate other housing affordability mixes at its discretion.

5. Remove Attachment C, Section 3.6. Accessibility and Services, 1st Paragraph and replace with the following:

A minimum of ten percent (10%) of the units shall be fully accessible, as defined by the Americans with Disabilities Act (ADA), 2009 ICC/ANSI 117.1 requirements. Universal design features are expected to be incorporated to the greatest extent possible.

6. Remove Attachment C – Section 4.3.2; 3rd paragraph and replace with the following:

Offerors that propose to utilize the competitive 9% Low Income Housing Tax Credits (LIHTC) must also provide a contingency plan in the event the 9% credits are not obtained. Offerors must provide a completed LIHTC Score Sheet from the current VHDA LIHTC Application with the response to this section. The Score Sheet is available at the following link:

<https://www.vhda.com/BusinessPartners/MFDevelopers/MF-LoanApplication-Guides/Pages/Reference-Docs-Forms.aspx#.XheRnXnsaUk>

The following are questions and answers pertaining this RFP as a result of the pre-proposal meeting dated January 6, 2020:

- Q1. How long is the process to obtain a Special Exception?
A1. The process takes approximately six (6) to nine (9) months.
- Q2. Can this process be expedited?
A2. No. The process will be treated as any other land-use process.
- Q3. The web links provided on the DPMM Current Solicitation page do not include a Boundary or Topographical survey. Can these be provided?
A3. Yes. These documents are now posted at <https://www.fairfaxcounty.gov/procurement/ppea/autumn-willow>.
- Q4. The link for the Geotech study only provides the first four (4) pages. Please provide the full study.
A4. The full study is now posted at <https://www.fairfaxcounty.gov/procurement/ppea/autumn-willow>.
- Q5. The RFP contemplates using sustainable design principles in accordance with Fairfax County's Sustainable Design Policy. Are there any other sustainable design principles we need to follow?
A5. Yes. Please refer to Virginia Housing Development Authority (VHDA) requirements (<https://www.vhda.com/Pages/Home.aspx>).
- Q6. Attachment C – Section 3.6.b. refers to residents aging in place. Does this mean that we will need to include evacuation accessibility?
A6. No. This development is for Senior Independent Living, not Senior Assisted Living.
- Q7. What about gap funding?
A7. The County is looking for a no-cost solution. Ensure accurate financial data is submitted with the proposal.
- Q8. Attachment C – Section 3.1.b. states: “70% of units shall be affordable to households earning 60% of AMI up to market rate.” Is this correct?
A8. No. Reference Addendum 1, Revision #4.
- Q9. Attachment C – Section 3.4.a. states that the ground lease should reflect market value. Is this correct?
A9. Yes. Please consider these units as rent restricted.

- Q10. Currently, the property has no sanitary sewer available. How can we achieve a sanitary sewer connection?
A10. The property is within the County Approved Sanitary Sewer Service Area. Sanitary sewers are available within the vicinity of the property.
- Q11. You've stated that we would combine the two parcels for density purposes. Will the ground lease be on both parcels?
A11. No, the ground lease will only be on the FCRHA-owned parcel.
- Q12. Is there any flexibility on the two-story solution?
A12. Reference RFP, Attachment C, Section 3.2.b., Design/Development. The County is interested in a suburban-style development that would blend in with the surrounding community as a two-story solution to best fit the community.
- Q13. The property is zoned R-1. How are we able to provide up to 150 units on this property?
A13. Please review the Density Calculations posted at <https://www.fairfaxcounty.gov/procurement/ppea/autumn-willow>.
- Q14. Has there been any community outreach done so far?
A14. There was a preliminary conversation by the district supervisor prior to the transfer of the land to the FCRHA. The selected developer will be required to provide extensive community outreach on this project. There was also a public hearing before the Board of Supervisors on June 25, 2019 in which the public was able to ask questions of FCRHA staff located at (http://video.fairfaxcounty.gov/player/clip/1430?view_id=7). The topic is discussed from time mark 4h:36m to 4h:56m via the attached link. The comments run from marks 4h:40m to 4h:53m.
- Q15. Oftentimes multi-family developments are considered commercial for zoning purposes. Should we be considering commercial zoning in this case?
A15. No. Currently, there is no commercial zoning requirement.
- Q16. Has any traffic study been done?
A16. No traffic studies have been performed to date.

The last day to submit additional questions via email to shelley.brent@fairfaxcounty.gov is January 27, 2020, 4:30 p.m.



Shelley Brent, CPPB
Contract Analyst II

THIS ADDENDUM IS ACKNOWLEDGED AND IS CONSIDERED A PART OF THE SUBJECT INVITATION FOR BID:

Name of Firm

(Signature)

(Date)

A SIGNED COPY OF THIS ADDENDUM MUST BE INCLUDED IN THE BID PACKAGE OR RETURNED PRIOR TO DUE DATE/TIME.

NOTE: SIGNATURE ON THIS ADDENDUM DOES NOT SUBSTITUTE FOR YOUR SIGNATURE ON THE ORIGINAL BID DOCUMENT.