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Gregory S. Shaffer
County Manager

December 15, 2023

SANTA FE COUNTY
RFP No. 2024-0106-HA/BT
FULL-SERVICE DEVELOPMENT PARTNER TO ASSIST WITH THE CREATION
OF AN AFFORDABLE HOUSING COMMUNITY IN SANTA FE, NM

ADDENDUM NO. 1

Dear Proponents,

This addendum is issued to reflect the following immediately. It shall be the responsibility of interested Offerors to adhere to any changes or revisions to the RFP as identified in this Addendum No. 1. This documentation shall become permanent and made part of the departmental files.

Attachment A: Pre-Proposal Sign-In Sheet

Question No. 1:

Once the contract has been awarded; if the developer needs to make refinements to the design or proposed unit mix based upon their due diligence work, what is the process to revise the proposal?

Response to Question No. 1: The appropriate mechanism for requesting and approving changes to the project design and unit mix will be provided for in the contract. Exact mechanisms and language would be provided by the County prior to the execution of the contract.

Question No. 2:

The RFP states that the project is anticipated to be an affordable rental development. Would the county consider a proposal that includes for sale units or is it exclusively 100% rental?

Response to Question No. 2: The County would like to see this project as exclusively rental to: (1) ensure the project can maximize allowable densities for the area, and (2) provide adequate housing opportunity for households at or below 80% of the Area Median Income for Santa Fe County. However, the County is open to alternative proposals that meet the County's desires and goals as outlined in the RFP.

Question No. 3:

Is the project required to utilize Low Income Housing Tax Credit or is the developer able to propose alternate funding or financing structure?

Response to Question No. 3: Offers can propose additional mechanisms of creative financing, so long as: (1) long term affordability is a component of the project plan; (2) mechanisms exist to enforce long term affordability requirements; and (3) the project provides housing for low to moderate income households, as outlined in the RFP.

Please add this Addendum No. 1 to the original proposal documents and refer to proposal documents, hereto as such. This and all subsequent addenda will become part of any resulting contract documents and have effects as if original issued. All other unaffected sections will have their original interpretation and remain in full force and effect. Responders are reminded that any questions or need for clarification must be addressed to Bill Taylor Procurement Manager at wtaylor@santafecountynm.gov.



PRE-PROPOSAL CONFERENCE
RFP NO. 2024-0106-HA/BT
FULL-SERVICE DEVELOPMENT PARTNER TO ASSIST WITH THE CREATION
OF AFFORDABLE HOUSING COMMUNITY IN SANTA FE, NM
DECEMBER 5, 2023 AT 10:00AM

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