

ADDENDUM #3
RFP 22-1202
for Six Acres +/- in the Columbus Park Neighborhood in
Downtown Kansas City, MO.

Housing Authority of Kansas City
3822 Summit Street
Kansas City, MO 64111

NOTICE TO ALL RESPONDENTS

The following addendum to the Request for Proposal #22-1202 comprises this addendum and is hereby made part of the RFP.

As per Addendum #1 – the Closing Date for proposal submissions is extended to no later than 2 p.m. CST, February 3, 2022.

As per Addendum #2 – the period to submit questions is extended to no later than 4 p.m. CST, January 6, 2022.

Addendum #3 – is issued in response to requests for additional information.

1. Q: Our company utilizes the Federal affordable housing credits to target tenants earning no more than an average of 60% of the county median income. Is this something the HAKC would like to see happen here and would they make it a priority from a scoring standpoint over market rate or 80% affordability? Only saw reference to 80% of median income in the RFP, which is a much higher income and rent threshold.

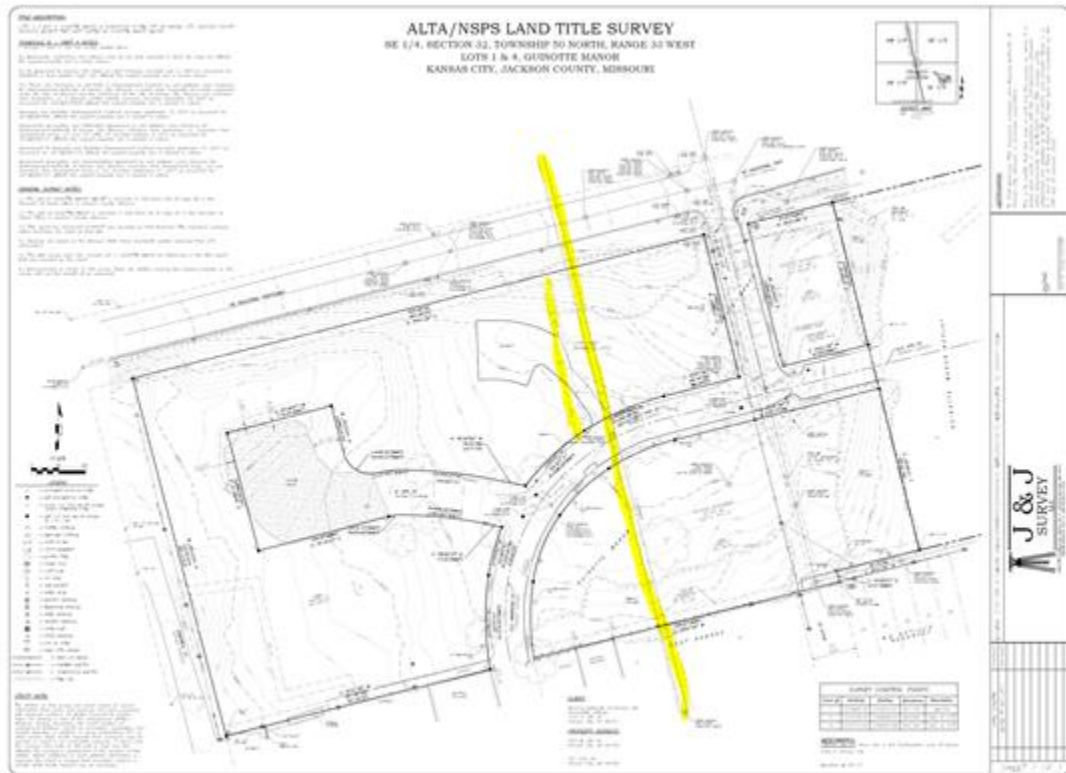
A: Columbus Park leaders have expressed interest in a mixed income development. Proposals that include a significant portion of housing targeted to low to moderate income residents (60% to 80% of AMI) would be eligible for consideration of purchase offers that are below market value. HUD considers the provision of affordable housing a potential public benefit which may offset the proposed acquisition price. However, the specific provision of affordable housing is a factor in pricing only, and not otherwise a factor in the proposal scoring.

2. Q: Concerning the existing sewer lines and utility easements included on the RFP survey (attached and highlighted).
 - Is this utility easement active as there do not to appear to be any utilities within the boundary.

A: Given the location of this easement, it is likely electrical and Evergy may wish to retain it. Respondents should check with Evergy if the proposed site design might require relocation.

3. Q: Is this sewer line active and if so, is it serving the neighborhood to the south?

A: Given the diameter of this structure at 7' and slope to the north, it is likely serving dual duty as storm drainage and sewer to the neighborhood to the south. While the City of KCMO is in the process of separating sewer and storm drainage, it should be assumed this structure will remain in place for storm drainage. Respondents concerned about the future of this line should confirm with the City of KCMO.



4. Q: Reading through the RFP, it is unclear what is going to happen to the public right-of-ways through the property. I know that the Urban Renewal District master plan has a completion of the street grid there, and it seems some in the neighborhood are expecting that.

A: The neighborhood association has mixed views about the full reconstruction of the street grid due to a growth in through traffic. The development team should propose the best street/ROW layout for their site access, unit type, and unit density of their proposal. If a completion of one or more through streets is proposed, the developer may wish to incorporate traffic-calming features to reduce the likelihood of speeding.

5. Q: Is the development team going to be responsible for the construction of new public right-of-way(s)?

A: Any proposed changes in the KCMO street grid and right-of-way (ROW) are the responsibility of the development team with the approval of the City of KCMO. It is not

necessary to obtain that approval prior to submitting the proposal, but any proposed changes should have a reasonable chance of being approved by the City.

6. Q: How and when would right-of-way property be transferred from KCMO to the development team?

A: Development teams proposing changes in the street grid and ROW should verify that process with the City of KCMO. HAKC is not a party to this process.

7. Q: Is utilizing the existing street infrastructure as-is acceptable or is there an expectation to reconstruct the street?

A: There is no HAKC expectation that the street be reconstructed. However, even if the street grid is maintained as-is, the City of KCMO may impose public improvement requirements in curb reconstruction, sidewalks, and water, stormwater, and sewer lines. The development team may propose an alternate street layout, or reconstruction of the existing layout with additional improvements. The development team may seek additional funding for improvements through other sources such as the City's Public Improvements Advisory Committee (PIAC).

8. Q: Is there any consideration in the selection process or scoring for incorporating the existing skatepark or a modified version?

A: Respondents may propose to remove or incorporate the skatepark in their development proposal. The skatepark has no legal standing through a deed, lease, or easement. It is not a factor in the selection or scoring of a proposal. Columbus Park Community Council has not indicated that maintaining the skatepark at its current location is a priority or a threshold requirement for this RFP. The City of KCMO has previously offered an alternative location for the skatepark. Developers wishing to speak with the skatepark sponsors have been invited to contact Ben Hlavacek at mokanskates@gmail.com.

There are no other changes at this time.

This written response is being submitted to the Housing Authority of Kansas City, Missouri in conjunction with the RFP 22-1202 dated December 6, 2022.

I hereby represent that I am a duly authorized agent for the company identified below, AND THAT I HAVE RECEIVED THE ADDENDUM #3.

Company: _____

Authorized Signatory: _____
Printed Name

Title: _____

Signature: _____

Date: _____

NOTE: THIS COVER PAGE MUST BE ATTACHED TO THE WRITTEN BID SUBMITTED