

**REQUEST FOR QUALIFICATIONS (RFQ) – Addendum - 1**  
**No. Q18002, Non-Profit Affordable Housing Pool**

1. Questions

- 1.1. Do tenants lose relocation benefits after a certain amount of time?  
Tenants, if relocated as a result of the RAD conversion will qualify for relocation benefits. We do not anticipate those benefits ‘aging out’ as we will be placing all homes up for sale in the 12 months following closing.
- 1.2. The Pool, does it have to have a certain amount of firms to move forward?  
No. The pool does not need a certain number of firms to function. We are interested in providing non-profits associated with affordable housing, and who have a well-designed plan, the first opportunity at acquisition through a competitive bid. We do reserve the right to reopen the pool if we feel it is necessary.
- 1.3. Can units be sold to households who make more than 60% but less than 80%? AMI?  
We established 60% AMI as the threshold for affordable housing in terms of this RFQ. However, we believe homeownership is important and there are certain financial requirements that must be met in terms of income, down payment, and purchase price. The interplay between these variables can be fluid. Therefore we will evaluate the proposals in terms of homeownership and the 60% AMI threshold, but not necessarily score a proposal lower because it rises above the 60% AMI threshold.
- 1.4. Will appraisals be completed before walkthroughs or after?  
At this time we are uncertain, but we will have to have an appraisal completed before units are placed up for sale to the pool.
- 1.5. Is there a preference for cash or financing?  
No preference, however the Agency will NOT sell the properties on contract or hold notes. The Agency wishes to divest of the properties.
- 1.6. Will you distribute property addresses?  
The property addresses have been made available at the end of this addendum.
- 1.7. Are there any HOA’s in which the units are located?  
No.
- 1.8. Are the properties purchased “AS-IS”?  
Yes. However we will be making selective improvements to properties to ensure that new or first-time homeowners will not face a large capital improvement burden in the near term.
- 1.9. Are there any HUD restrictions for disposing of the properties after purchase?  
None of which we are aware.

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1.10. Should Tab 5 and 6 only be answered for the interested organization or also for their development consultant?

Please include information for both the consultant and their client.

1.11. Is a consultant relationship only explained in the narrative for Tab 4 or is there another place that it should be mentioned?

Please mention the consultant relationship in other areas of the application if you believe the consultant will play a role in supporting their client’s efforts beyond acquisition. It is up to the consultant to explain the relationship and their contribution to the overall effort, so there may be other areas of the proposal beyond the Tab 4 narrative where this is important to state.

**1.12. Will our Board Roster and their professional associations along with resumes of our CEO and COO be sufficient in response to questions on the Profile of Firm Form (RFQ Attachment C) pertaining to the Principals/Partners of the Firm?**

The Board’s professional associations and the CEO and COO resumes will be sufficient.

**2. Scattered Site Properties Listing**

| Address  | Type |
|--|------|
| 10101 E 9th Ave, Spokane Valley WA 99206             | SF   |
| 1017 S Florida St, Spokane WA 99202                  | SF   |
| 1029 & 1031 E Sanson Ave, Spokane WA 99207           | DX   |
| 10323 & 10325 E Augusta Ave, Spokane Valley WA 99206 | DX   |
| 10415 & 10417 E August Ave, Spokane Valley WA 99206  | DX   |
| 1123 E 35th Ave, Spokane WA 99203                    | SF   |
| 11924 E Frederick Ave, Spokane Valley WA 99206       | SF   |
| 1221 S Bettman Rd, Spokane Valley WA 99212           | SF   |
| 128 E Rockwell Ave, Spokane WA 99207                 | SF   |
| 1408 E 36th Ave, Spokane WA 99203                    | SF   |
| 1511 E 16th Ave, Spokane WA 99203                    | SF   |
| 1611 N Raymond Rd, Spokane Valley WA 99206           | SF   |
| 1702 E Empire Ave, Spokane WA 99207                  | SF   |
| 1822 E Bismark Ave, Spokane WA 99208                 | SF   |
| 18421 & 18423 E Maxwell Ave, Spokane Valley WA 99016 | DX   |
| 2011 E 11th Ave, Spokane WA 99202                    | SF   |
| 2017 E 11th Ave, Spokane WA 99202                    | SF   |
| 21323 E Queen Ave, Spokane WA 99027                  | SF   |
| 218 E Rockwell Ave, Spokane WA 99207                 | SF   |
| 2412 E Empire Ave, Spokane WA 99207                  | SF   |
| 2611 E Rich Ave, Spokane WA 99207                    | SF   |
| 26414 E Rowan Ave, Newman Lake, WA 99025             | SF   |
| 2910 E Pacific Ave, Spokane WA 99202                 | SF   |

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|   |    |
|---|----|
| 2912 E 15th Ave, Spokane WA 99223                 | SF |
| 2923 E Indiana Ave, Spokane WA 99207              | SF |
| 2924 W Longfellow Ave, Spokane WA 99205           | SF |
| 2930 W 19th Ave, Spokane WA 99224                 | SF |
| 3007 W Longfellow Ave, Spoknae WA 99205           | SF |
| 3134 E 35th Ave, Spokane WA 99223                 | SF |
| 315 E Gettysburg Dr, Spokane WA 99208             | SF |
| 3315 S Fiske St, Spokane WA 99223                 | SF |
| 3419 E Glass Ave, Spokane WA 99217                | SF |
| 3424 E 28th Ave, Spokane WA 99223                 | SF |
| 3431 E Glass Ave, Spokane WA 99217                | SF |
| 3607 W Broad Ave, Spokane WA 99205                | SF |
| 3618 N Ralph St, Spokane WA 99217                 | SF |
| 3702 N Ralph St, Spokane WA 99217                 | SF |
| 3907 W Wellesley Ave, Spokane WA 99205            | SF |
| 4042 E 4th Ave, Spokane WA 99202                  | SF |
| 4123 E Fairview Ave, Spokane WA 99217             | SF |
| 4129 E 4th St, Mead WA 99021                      | SF |
| 4203 E 25th Ave, Spokane WA 99223                 | SF |
| 4209 E 25th Ave, Spokane WA 99223                 | SF |
| 421 & 423 N Sommer Rd, Spokane Valley WA 99037    | DX |
| 4227 E Montgomery Ave, Spokane WA 99217           | SF |
| 4303 W Sanson Ave, Spokane WA 99205               | SF |
| 4905 N Haye St, Newman Lake WA 99025              | SF |
| 513 & 515 N Sommer Rd, Spokane Valley WA 99037    | DX |
| 519 & 521 N Sommer Rd, Spokane Valley WA 99037    | DX |
| 5312 N Lincoln St, Spokane WA 99205               | SF |
| 602 E St Thomas Moore Way, Spokane WA 99208       | SF |
| 614 E Cascade Place, Spokane WA 99208             | SF |
| 6306 E 10th Ave, Spokane WA 99212                 | SF |
| 709 E Vicksburg Ave, Spokane WA 99208             | SF |
| 711 S Myrtle St, Spokane WA 99202                 | SF |
| 7121 E 9th Ave, Spokane Valley WA 99212           | SF |
| 7224 E Fairview Ave, Spokane Valley WA 99212      | SF |
| 723 E Fort Henry Ct, Spokane WA 99208             | SF |
| 7412 & 7414 E Euclid Ave, Spokane Valley WA 99212 | DX |
| 7616 N Standard St, Spokane WA 99208              | SF |
| 7706 E Liberty Ave, Spokane Valley WA 99265       | SF |
| 7921 N Dakota St, Spokane WA 99208                | SF |

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|   |    |
|---|----|
| 8311 N Valerie St, Spokane WA 99208             | SF |
| 8402 N Wilding Dr, Spokane WA 99208             | SF |
| 8803 E Michielli Place, Spokane Valley WA 99212 | SF |
| 8805 E Michielli Place, Spokane Valley WA 99212 | SF |
| Total   | 66 |

Single Family      58  
Duplex                8  
Total                    66

SHA IS AN EQUAL OPPORTUNITY EMPLOYER AND REQUESTS RESPONSES FROM  
SECTION 3, MINORITY AND WOMEN BUSINESS ENTERPRISES