



## **ADDENDUM #1**

### **306 10<sup>th</sup> STREET AFFORDABLE HOUSING DEVELOPMENT PROJECT**

**RFP # 24/25-015**

**RFP'S DUE NO LATER THAN: 4:00 PM ON AUGUST 21, 2025**

This addendum is to notify all potential proposers of clarifications made to the RFP documents as stated below.

- A) **RFP Document Delivery** – Proposals must be in the hands of the Housing Specialist or designee at 431 Prater Way, Sparks, Nevada, **NO LATER THAN 4:00 PM ON August 21, 2025**. Proposals postmarked prior to but not received until after this deadline will not be accepted. Vendor submittals may not be sent to the City of Sparks via the Internet/e-mail and those that are will not be entertained for award by the City of Sparks. The right is reserved to reject any Proposal or to accept the Proposal which is deemed by the City of Sparks to be in the best interest of the City of Sparks. The City of Sparks reserves the right to waive any irregularities and/or informalities in the proposal process.

**B) City Responses to Planholder Request for Information:**

1. Is the project intended to be residential only, or will commercial components be allowed?

**City Response:**

Commercial activity on the 306 10<sup>th</sup> Street is not an allowable use.

The Home Means Nevada Grant Agreement (Grant Agreement for American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds) with the Nevada Housing Division (NHD) states the following:

I. General Terms, C. Grantee agrees that the Project will be maintained as a low-income housing project for not less than 50 years beginning on the date which the Project is available for occupancy ("Affordability Period") which shall be secured by a Declaration of Restrictive Covenants ("Declaration") recorded in the County Recorder's Office of Washoe County. As used in this Paragraph C, "low-income housing project" means a housing complex that provides housing to tenants at or below 60% of the Area Median Income for the county in which the Project is located.

2. Will income averaging be permitted?

**City Response:**

No, ALL units must be used for households earning 60% AMI or below during the affordability period as stated in the Declarations of Restrictive Covenants Running with the Land.

Article II, Covenants Running with the Land A. Declaration of Covenants 3. Residential Rental Requirements, “During the Period of Affordability the Grantee will hold all Units in the Project continuously open for rental purposes to Tenants with incomes at or below 60% of the Area Median Gross Income.”

3. Would projects that provide opportunities for homeownership be allowed? Or is the City of Sparks looking for strictly rental projects?

**City Response:**

No, homeownership projects are not allowed.

Article I. Definitions of the Declaration of Restrictive Covenants Running with the Land Project is defined as “the multi-family residential housing project to be constructed as 306 10<sup>th</sup> Street, Sparks, Nevada on the Property.”

Article II, Covenants Running with the Land A. Declaration of Covenants 3. Residential Rental Requirements, “During the Period of Affordability the Grantee will hold all Units in the Project continuously open for rental purposes to Tenants with incomes at or below 60% of the Area Median Gross Income.”

Please note and adjust your proposal according to the revisions, additions, deletions, clarifications or modifications as presented in Addendum 1, which are made a part of this RFP. NOTE: To avoid disqualification, this Addendum 1 (and any other addenda) must be signed by an authorized representative of the submitting firm in the space provided and must be submitted with your firm’s proposal. Failure to return this addendum, duly signed, may be cause for rejection of the proposal. ALL ADDENDA SHOULD BE SIGNED AND PLACED IN SEQUENTIAL ORDER AND ATTACHED TO THE FRONT OF THE RFP PACKAGE, COMPLETE WITH ALL REQUIRED DOCUMENTS.

\_\_\_\_\_  
CONTRACTOR BUSINESS NAME

X\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name of Person Signing

\_\_\_\_\_  
Amy Jones  
Housing Specialist

May 13, 2025