

Addendum No. 1
RFP 21-001OCS
COMPREHENSIVE AFFORDABLE HOUSING PLAN
July 24, 2020

This addendum is hereby made a part of RFP-21-001OCS and it shall amend the said document in the following respects:

The Office of Council Services, County of Maui, has provided responses to questions submitted by prospective vendors for this RFP.

RE: Office of Council Services, County of Maui, RFP-21-001OCS for a Comprehensive Affordable Housing Plan

Subject: Response to questions relating to the above RFP.

Q #1. Appreciating that resources to achieve this big and important goal may be limited, particularly in this time of economic and fiscal upheaval, we are inquiring whether the RFP response could prioritize the following aspects of the desired Plan:

- Consultation with public and private stakeholders, together with a robust public outreach program: RFP items 7(b)(i, ii, and iii).
- Review prior studies and available research, with consideration of existing community plans and updates, infrastructure and resilient designs: RFP items 7(b)(iv and v).
- Access to services and infrastructure, including water supply, wastewater treatment, roads, and transportation RFP items 7(b)(v) (portion) using only existing County information (i.e. new data and analysis not be required from outside civil engineering firms)
- Consideration of a range of housing options and types, and identification and mapping of specific candidate projects that that appear able to yield the desired 5,000 units over 5 years. This would include evaluation of the potential affordable housing yield of each, steps to fruition, potential impediments and related solutions, estimated costs, potential funding, and timelines: RFP items 7(b)(vi) and 7(c)(i)1 to 5.
- Estimate of County costs for the most promising of the candidate projects: RFP item 7 (c)(i)(6) (por.)

Response: The need to address the affordable housing crisis requires bold action and a comprehensive affordable housing plan is indeed an ambitious undertaking. While the workplan process may determine the order in which components are addressed, all components are considered necessary to the objectives of the Plan and should be included with equal weight in the proposal.

Q #2. In consideration of what is anticipated to be limited resources, we are also inquiring as to whether the other Plan components may be pursued in a follow-up study, under separate contract. Pursuing these other components after identifying and vetting the candidate projects would enable these

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considerations to be pursued in a more targeted way, with the appropriate professional resources. The components we are inquiring about delaying in this manner include:

- Projected total costs to the County of each housing project, including estimated land and infrastructure costs RFP items 7 (c)(i)(6)
- Potential strategies for financing via County bonds or other County, State or Federal sources: RFP items 7 (c)(i)(6 (por.)) and (7).
- Recommendations for an independent housing development corporation or other entity to implement the plan: RFP item 7(c)(ii).
- Recommended revisions to the County’s Residential Workforce Housing Policy: RFP item 7(c)(iii).
- Analysis of legally permissible ways to give preference to County or area residents: RFP item 7(c)(iv).
- Recommendations for revisions to County legislation and policies: RFP item 7(c)(v).
- Recommendations for means of increasing developer responses to related solicitations and expand capacities of other providers: RFP item 7(c)(vi). We believe it would be critical to have the affordable housing policy plan for RFP 18-001OCS ahead of the implementation plan for RFP 18-002OCS. This way the affordable housing policy plan could lay the context and requirements to inform the implementation plan.

Response: An extensive timeline has been provided for completion of the RFP, in light of the resources and targeted work required for this undertaking. Removing components or dividing them into separate solicitations would materially modify the RFP and cause further delay in achieving the objectives of the Plan.

Approval:



ALICE L. LEE, COUNCIL CHAIR
Council of the County of Maui

Issued: July 24, 2020