



Purchasing Division

ADDENDUM NO. 2

DATE: February 6, 2025
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Development of the Salt Flats (21.78 acres located at 450 28 Road Grand Junction, Colorado)
LOI-5577-25-KN

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. **Q:** Is the Pre-Proposal Meeting being held on Teams or Go-To? Section 1.5 includes a Teams link, but a little further down the page, Section 1.9 includes a Go-To Meeting link.

A: The pre-proposal meeting is being held on Teams (reference link on section 1.5). The GoTo meeting link in section 1.9 is for the solicitation opening.

2. **Q:** The Solicitation says that most of the for-sale products must be for households earning less than 100% AMI, would you clarify how that will be calculated? Or at least provide information on what that price will be per family size? There are several ways to calculate the max sale price depending on downpayment, interest rate, etc.
 - a. The attached excerpt from GJ's Housing Study states that for a 2-person household, the affordable home price would be \$248,523. Is this the table that will guide the path for home prices?
 - b. Will the home prices need to be calculated based off of today's AMI or the AMI at the time that they are built? What happens if the AMI changes drastically through-out the course of development?

A: This is addressed in section 4.2.3.12. We will follow CHFA's guidelines, which outline how to calculate AMI. The AMI will be determined at the point of sale, with affordability achieved through various means, including final pricing and buyer assistance programs such as down payment assistance. Typically, CHFA will utilize the home prices for households of 4 as the baseline.

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink that reads "K Nelson".

Kassy Nelson, Buyer
City of Grand Junction, Colorado