

Addendum #1 to the Request for Proposals for Affordable Housing Project

September 15, 2023

1. The following language can be found in two places within the RFP:

“must include a pro forma that demonstrates the project’s ability to maintain affordability as defined further in the RFP for a minimum period of **twenty years.**”

Clarification:

The Town’s TIF District #8 (which includes certain Affordable Housing project costs as an eligible use of TIF revenue) is set to expire in 2048. Therefore, any CEA approved for an affordable housing project within the District would expire in 2048. The expectation of the Town is that any affordable housing project would have protective deed covenants in place that would ensure that affordability of the project be maintained for at least thirty years from the date of initial occupancy, notwithstanding the fact that the term of the TIF District is shorter than that.

Also, in the Town’s negotiations with the selected developer, the Town expects that the Cumberland Housing Authority would be a party to any agreements related to protective covenants for affordability.

2. INVITATION

The Town of Cumberland is soliciting proposals for affordable housing opportunities to be constructed on a 2.5 acre lot owned by the Town of Cumberland. **The land will be available at no cost**

Clarification:

The property anticipated for this project is a piece of land gifted many years ago to the Town. The Town’s intent is to retain the ownership of the underlying property, but the Town will enter into a \$1.00, ninety-nine (99) year lease with the successful developer to construct and operate the affordable housing project on the property.

Exhibit A

Exhibit A is the **“The Concept Plan with Wetlands”** file. It was developed from an aerial photo of the Town’s 100 Acre + parcel. The gps coordinates of the wetlands can be made available upon request.