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Addendum

Solicitation Name	Debt & Equity Services for First Creek Phase 3 Q2207	Addendum Number	2	Date	05/27/22
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This addendum answers questions raised about this solicitation. Questions are generally verbatim as received. To aid in readability, the questions are in black, the answers are in **bolded blue**, and the answers follow immediately below.

Q1	Please clarify the utility allowance on the 50% AMI units
	The way the 202 Program application worked was that the PRAC rents they provided KCDC with were net of all utilities. Therefore, for projects that have some portion of the utility services paid for by the owner/landlord, those costs are added back to the net rent number. KCDC is calculating the owner paid utility costs to be ~\$66/unit/month which is why that amount is being added back to the net rent for the 50 50% unit (all of which are the 202 units).
Q2	What is the reason for the 6.5% vacancy assumption?
	That is KCDC's standard assumption that has been used for the last several projects. KCDC assumes 1.5% bad debt and 5% vacancy loss.
Q3	What is the annual payment amount on the ground lease? Please confirm basic terms of the lease.
	\$1.00/Year.
Q4	Please share financial statements and REO, we were not able to access them in the links provided in the RFP document.
	This is now posted to KCDC's Procurement webpage at: https://vrapp.vendorregistry.com/Bids/View/BidsList?BuyerId=e33a3f2a-ddf5-45c0-a7d2-2dc35fcbe696
Q5	Please clarify-am I to email my response or upload it to KCDC's Procurement webpage?
	Responses are to be uploaded (as one single document) to KCDC's webpage.