



**ADDENDUM NO. 1,
October 8, 2020**

**REQUEST FOR PROPOSALS
LEAD AND HEALTHY HOMES
APPLICATION INTAKE AND ELIGIBILITY SCREENING SERVICES**

Notice to: Prospective Submitters

This addendum containing the following additions, clarifications, and/or changes, is issued prior to receipt of proposals and does hereby become part of the original Request for Proposal and documents and supersedes the original Request for Proposals and documents in case of conflict. Acknowledgement of this addendum will be included on your Request for Proposals Cover Sheet submitted with your proposal.

Please see the questions received and responses provided by City staff during the RFQ Workshop Presentation on September 23, 2020 and/or submitted during the Questions and Answers Period pertaining to the above RFP:

- 1. Will the \$80,000 maximum award be spread over 30 months? Do the budget and timeline factor up-front costs of starting the program or project? And, if we're able to complete eligibility determination in less than 30 months, is that ok?**

Expenses are reimbursed over the project period, upon the submission of completed invoices and receipts. Once a contract is executed, City of Durham encourages vendors to submit invoices routinely throughout the project period vs. at the end of the project period.

Program or project start-up expenses should be included in an applicant organization's proposed budget and clarified in the Budget narrative/ explanation.

The Application Intake and Eligibility Screening Services vendor may complete performance on its goals (to qualify 116 eligible households for Lead Remediation Services) before the end of the 30-month project period.

- 2. What is the current Area Median Income (AMI) for Durham?**

Area median income (AMI) – Area Median Income, or AMI, refers to the midpoint of the income distribution for a specific geographic area, as defined by the U.S. Department of Housing and Urban Development (HUD) using data from the U.S. Census Bureau. HUD

calculates AMI levels annually, with adjustments for household size. These AMI levels are frequently used to determine eligibility for housing assistance involving federal funds.

*The current AMI for the Durham-Chapel Hill Metropolitan Statistical Area is **\$90,900.00** for a family of four. For the purposes of this award, the following HUD HOME program thresholds are used to determine income eligibility of beneficiary households. See the Table attached to this Addendum entitled: **“Income, Rent and For Sale Price Limits – Durham Metro Area”**.*

Income, Rent and For Sale Price Limits - Durham Metro Area

NOTE: For all HOME-assisted rental units, the **maximum allowable total rent** is the Low HOME Rent for households with annual incomes at or below 50% Area Median Income (AMI) - or the High HOME Rent for households with annual incomes between 50% and 80% AMI - or the Fair Market Rent for household with annual incomes above 80% AMI - but none shall exceed the HUD-published Fair Market Rent. Both Low and High HOME rent limits include utility costs, which must be **deducted** to establish **maximum lease rents**.

2020 - Income & Rent Limits - Effective 07/01/2020

2020 INCOME Limits based on Number of Persons in Household - Durham, NC - Published 06/17/2020								
HH Income as % of AMI	1	2	3	4	5	6	7	8+
30% (extremely low)	\$19,100	\$21,800	\$24,550	\$27,250	\$29,450	\$31,650	\$33,800	\$36,000
35%	\$22,295	\$25,480	\$28,665	\$31,815	\$34,370	\$36,925	\$39,480	\$42,000
40%	\$25,480	\$29,120	\$32,760	\$36,360	\$39,280	\$42,200	\$45,120	\$48,000
45%	\$28,665	\$32,760	\$36,855	\$40,905	\$44,190	\$47,475	\$50,760	\$54,000
50% (very low)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
60%	\$38,220	\$43,680	\$49,140	\$54,540	\$58,920	\$63,300	\$67,680	\$72,000
80% (low)	\$50,900	\$58,200	\$65,450	\$72,700	\$78,550	\$84,350	\$90,150	\$96,000
100% (median)	\$63,700	\$72,800	\$81,900	\$90,900	\$98,200	\$105,500	\$112,800	\$120,000
120%	\$76,350	\$87,250	\$98,150	\$109,100	\$117,800	\$126,550	\$135,250	\$144,000

2020 RENT Limits, based on Number of Bedrooms (all include utility allowances) - Published 06/17/2020								
Rent Standard	Efficiency	1BR	2BR	3BR	4BR	5BR	6BR	
Low HOME Rent	\$796	\$853	\$1,023	\$1,181	\$1,318	\$1,455	\$1,590	
High HOME Rent	\$919	\$934	\$1,088	\$1,461	\$1,645	\$1,810	\$1,963	
FMR	\$919	\$934	\$1,088	\$1,461	\$1,645	\$1,892	\$2,139	
Single Room Occupancy (SRO)	\$689							

Note - In SRO Housing, if the unit has neither food preparation nor sanitary facilities, or only one, rents may not exceed 75% of the FMR for an Efficiency unit (the "lesser of" standard does not apply). If the unit has both food preparation and sanitary facilities, "High HOME Rents" and "Low HOME Rents" for an Efficiency unit may apply.

2020 Maximum Sales Price - Effective 07/01/2020

Maximum Sales Price \$234,000

Note - Maximum sales price is calculated by CDD per the City's Recapture, Resale and Maximum Sales Price Policy and uses a 30-year fixed, FHA mortgage with 5% downpayment and 2-person family at 80% AMI

2019 - Income & Rent Limits - Effective 06/28/2019

2019 INCOME Limits based on Number of Persons in Household - Durham, NC - Published 06/05/2019								
HH Income as % of AMI	1	2	3	4	5	6	7	8+
30% (extremely low)	\$17,850	\$20,400	\$22,950	\$25,450	\$27,500	\$29,550	\$31,600	\$33,600
35%	\$20,790	\$23,765	\$26,740	\$29,680	\$32,060	\$34,440	\$36,820	\$39,200
40%	\$23,760	\$27,160	\$30,560	\$33,920	\$36,640	\$39,360	\$42,080	\$44,800
45%	\$26,730	\$30,555	\$34,380	\$38,160	\$41,220	\$44,280	\$47,340	\$50,400
50% (very low)	\$29,700	\$33,950	\$38,200	\$42,400	\$45,800	\$49,200	\$52,600	\$56,000
60%	\$35,640	\$40,740	\$45,840	\$50,880	\$54,960	\$59,040	\$63,120	\$67,200
80% (low)	\$47,500	\$54,300	\$61,100	\$67,850	\$73,300	\$78,750	\$84,150	\$89,600
100% (median)	\$59,400	\$67,900	\$76,400	\$84,800	\$91,600	\$98,400	\$105,200	\$112,000
120%	\$67,700	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650

2019 RENT Limits, based on Number of Bedrooms (all include utility allowances) - Published 05/15/2018								
Rent Standard	Efficiency	1BR	2BR	3BR	4BR	5BR	6BR	
Low HOME Rent	\$742	\$795	\$955	\$1,102	\$1,230	\$1,357	\$1,484	
High HOME Rent	\$834	\$902	\$1,055	\$1,399	\$1,541	\$1,682	\$1,823	
FMR	\$834	\$902	\$1,055	\$1,435	\$1,624	\$1,868	\$2,111	

2018 - Income & Rent Limits - Effective 06/01/2018

2018 INCOME Limits based on Number of Persons in Household - Durham, NC - Published 05/11/2018								
HH Income as % of AMI	1	2	3	4	5	6	7	8+
30% (extremely low)	\$16,950	\$19,400	\$21,800	\$24,200	\$26,150	\$28,100	\$30,050	\$31,950
35%	\$19,775	\$22,575	\$25,410	\$28,210	\$30,485	\$32,725	\$35,000	\$37,240
40%	\$22,600	\$25,800	\$29,040	\$32,240	\$34,840	\$37,400	\$40,000	\$42,560
45%	\$25,425	\$29,025	\$32,670	\$36,270	\$39,195	\$42,075	\$45,000	\$47,880
50% (very low)	\$28,250	\$32,250	\$36,300	\$40,300	\$43,550	\$46,750	\$50,000	\$53,200
60%	\$33,900	\$38,700	\$43,560	\$48,360	\$52,260	\$56,100	\$60,000	\$63,840
80% (low)	\$45,150	\$51,600	\$58,050	\$64,500	\$69,700	\$74,850	\$80,000	\$85,150
100% (median)	\$56,500	\$64,500	\$72,600	\$80,600	\$87,100	\$93,500	\$100,000	\$106,400
120%	\$67,700	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650

2018 RENT Limits, based on Number of Bedrooms (all include utility allowances) - Published 05/15/2018								
Rent Standard	Efficiency	1BR	2BR	3BR	4BR	5BR	6BR	
Low HOME Rent	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410	
High HOME Rent	\$731	\$847	\$990	\$1,329	\$1,463	\$1,596	\$1,728	
FMR	\$731	\$847	\$990	\$1,356	\$1,512	\$1,739	\$1,966	