
Please execute the receipt on this page and return immediately to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813.

Receipt of Addendum No. 2

Receipt of Addendum No. 2 is hereby made a part of the Request for Proposals RFP No. DEV-RFP-23-001 – Kahului Civic Center Mixed-Use Complex, Kahului, Maui, Hawaii, issued by HHFDC on March 28, 2023.

Signed: _____ Title: _____

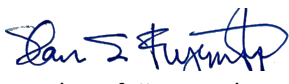
Company: _____ Date: _____

The Offeror shall be responsible for incorporating Addendum No. 2 into its copy of the Request For Proposals.


**ADDENDUM NO. 2, ITEM #1
QUESTIONS AND ANSWERS
RFP – KAHULUI CIVIC CENTER MIXED-USE COMPLEX**

#1	<p>Question: Is it possible to access the Transit Hub from the site?</p> <p>Answer: If access to the Transit Hub from the project site is desired, it will be a subject of negotiation between the Selected Offeror and the County of Maui Department of Transportation (MDOT). MDOT is not required to provide access to the Transit Hub from the project site.</p>
#2	<p>Question: A low-income housing tax credit (LIHTC) project could never fairly compete on a net present value (NPV) basis with a for-sale development proposal. How will the social impact of a 60% AMI LIHTC rental development be assessed/weighed when determining the scoring?</p> <p>Answer: HHFDC has no pre-conceived notion that a LIHTC project or a for-sale project has a greater or lesser social benefit over the other.</p>
#3	<p>Question: Do we need to provide organizational charts for consultants as “all other entities involved with the project” per Section 7.D.1.d of the RFP?</p> <p>Answer: Organizational charts do not need to include the consultants. However, to the extent known, key contractors and consultants should be identified per Section 7.D.1.c.</p>
#4	<p>Question: Scoring item in Section 8.F Maximum Present Value to HHFDC—Will this scoring category incorporate both an economic, community and social economic benefit? If a 100% affordable housing community was proposed, how will the benefit be quantified?</p> <p>Answer: This scoring criteria will focus on the economic benefits to HHFDC, not on the community and social benefits of the proposal, subject to adjustments if HHFDC deems the proposal unrealistic.</p>
#5	<p>Question: Would it be possible to amend the existing Environmental Assessment (EA) to conform to the zoning height limit of 90 feet?</p> <p>Answer: The Selected Offeror shall be responsible for compliance with Chapter 343, Hawaii Revised Statutes. If an amendment to the existing EA is desired or necessary, the Selected Offeror shall be responsible for preparing and obtaining approval of such an amendment.</p>

END OF ADDENDUM NO. 2

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