



# GRAND JUNCTION HOUSING AUTHORITY

## **Addendum No. 1**

**Date:** March 26, 2025  
**From:** Grand Junction Housing Authority  
**To:** All Respondents  
**Re:** Financial Consulting in the Areas of New Affordable Housing  
Development and Long-Term Organizational Financial Analysis and  
Planning  
SOQ FIN-02-2025

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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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:** I understand you're currently engaged in an active search for a CFO. Section 2.5 of the RFQ discusses broader organizational financial strategies, planning, etc. Will the results of your CFO search modify the scope of what falls under this section? (Question from Pre-Submittal Meeting)

**A:** If we select a firm out of this SOQ process then we will not hire a CFO, so the scope would not be affected. Alternatively, if we choose to hire a CFO, we will not move forward with hiring a consulting firm.

2. **Q:** Can you elaborate on your expectations for a physical presence? How often do you expect in person meetings versus virtual? (Question from Pre-Submittal Meeting)

**A:** We are willing to be flexible with in person vs virtual presence. Though some situations would call for an onsite visit, our main interest is responsiveness.

3. **Q:** Looking at the scope 2.4.1, which is related to new development, and 2.4.2, which is related to project specific consulting and program management. And

then we look at 2.5 which is more like a CFO typical scope. If you hire a CFO would that mean that 2.5 would go away from this RFP, or would the entire RFP go away? (Question from Pre-Submittal Meeting)

**A:** If we hire a CFO then we will not proceed with hiring a consulting firm.

4. **Q:** Would it be acceptable to you to divide the work among different specialists on the same team, or do you prefer to only work with one person? (Question from Pre-Submittal Meeting)

**A:** We are open to working with a team.

5. **Q:** As a firm that is also interested in entering into a relationship with GJHA on the development side, would you be concerned about a conflict of interest? Do you see the two positions as being mutually exclusive? (Question from Pre-Submittal Meeting)

**A:** It would be very challenging for someone to simultaneously be a developer partner and to represent the interests of GJHA. Choosing to apply for both is a business decision that's up to the individual to make.

6. **Q:** Part of the scope of work is identifying future business and development opportunities. Do you see that as 3rd parties approaching GJHA, or actively identifying and seeking out future projects? (Question from Pre-Submittal Meeting)

**A:** We anticipate both.

7. **Q:** It seems traditionally the Grand Junction Housing Authority has targeted a lot of 9% LIHTC development. Do you see the goal expanding to include 4% tax credits, state competitive, etc? (Question from Pre-Submittal Meeting)

**A:** Yes, we are open to different opportunities that would allow us to help fulfil the housing needs of the community.

8. **Q:** How is Proposition 123 affecting GJHA's future plans? (Question from Pre-Submittal Meeting)

**A:** GJHA exists under State statutes and by ordinance charter of the Grand Junction City Council. We do believe that it is our obligation to help our community, particularly the city, to meet those goals.

9. **Q:** Just a point of clarification with specific project consulting. Obviously, you have a 9% project you're working on getting to closing right now. I'm assuming that that specific project is outside of the scope of this, because there's already a team in place that's managing that? (Question from Pre-Submittal Meeting)

**A:** Yes. For future efforts, we are open to hearing what a firm could offer regarding project management or other support.

10. **Q:** There's a published tentative schedule in Section 1.7. Do you anticipate that there could be modifications to that schedule depending on where you're at in a process with potential applicants for a full-time CFO position? (Question from Pre-Submittal Meeting)

**A:** Our interest is to stick to the published timeline. We don't foresee any changes, but if they do occur they will be communicated.

11. **Q:** Will a summary of the questions discussed today be published? (Question from Pre-Submittal Meeting)

**A:** Yes.

A recording of the pre-submittal meeting can be found here:

[Pre-Submittal Meeting Recording](#)

*Please note that this link will expire on May 9<sup>th</sup>, 2025, upon completion of the selection process for this solicitation.*