



**City of Flagstaff
Invitation for Bids (IFB)
Purchase of Real Property
#2019-67
Addendum One**

TO: ALL PROSPECTIVE BIDDERS

Please be advised that the following changes are being made to IFB 2019-67, PURCHASE OF REAL PROPERTY - City property near Butler Avenue and Herold Ranch Road – for sale and development. This Addendum is hereby made part of the IFB documents in accordance with the following:

IFB REVISIONS

THE IFB IS REVISED AS FOLLOWS:

PAGE 1, Paragraph 5 – RE: CITY PROPERTY FOR SALE

DELETE: “The City is seeking to sell right of way owned by City. The right of way may be encumbered by easements. The City may require that property be sold at a minimum price. Adjacent property owners who bid on the property may be given the right of first refusal.”

ADD: “The City is seeking to sell land owned by City. The land may be encumbered by easements. The City may require that property be sold at a minimum price. Adjacent property owners who bid on the property may be given the right of first refusal.”

PAGE 3, Paragraph 2 – RE: Property A

CORRECT APPROXIMATE ACERAGE TO: “approximately 0.74 acres,”

IFB RELATED EMAIL QUESTIONS AND ANSWERS:

Q. What is the Area Median Income?

A. The 2018 Area Median Income Limits for Flagstaff are shown in the following chart:

2018 Area Median Income Limits for Flagstaff

Household size	30%	50%	60%	80%	100%
1	\$14,700	\$24,500	\$29,400	\$39,200	\$52,600
2	\$16,800	\$28,000	\$33,600	\$44,800	\$60,100
3	\$20,780	\$31,500	\$37,800	\$50,400	\$67,600
4	\$25,100	\$35,000	\$42,000	\$56,000	\$75,100
5	\$29,420	\$37,800	\$45,360	\$60,500	\$81,100
6	\$33,740	\$40,600	\$48,720	\$65,000	\$87,100
7	\$38,060	\$43,400	\$52,080	\$69,450	\$93,100
8	\$42,380	\$46,200	\$55,440	\$73,950	\$99,100

Note: 30%, 50%, 80% and 100% income categories are provided by HUD. The 60% income category is provided by ADOH.

Q. What monthly payment does the 30% of monthly income equate to?

A. The payment will differ depending on the income that someone makes. The requirement is that the monthly payment cannot exceed 30% of a family's monthly income.

The balance of the IFB package shall remain the same. Respondents are to acknowledge receipt of this addendum directly on PlanetBids.

End of Addendum No. 1