



TO: ALL PLANHOLDERS OF RECORD

RE: 24P-DF-207 LIHTC Project, Financial Audit & Tax Return Services, Addendum No. 2

FROM: Linda Vo, Procurement Specialist

PAGE(S): 3, including this cover sheet

DATE: November 5, 2024

Transmitted herewith is an Addendum to the solicitation listed above. If the Addendum is **not** received in full, please contact the Procurement Office at (907) 793-3000. If all pages of the Addendum are received, please sign this sheet and email it back to CIHA's Procurement Department at Procurement@cookinlethousing.org.

Company's Name

Company's Representative

Date

Request for Proposal 24P-DF-207, Addendum No. 2

This document forms a part of and modifies the solicitation as noted below. Respondents must acknowledge receipt of this addendum. Failure to acknowledge receipt of this addendum may subject Respondent to disqualification.

PROJECT: LIHTC Project, Financial Audit & Tax Return Services
 FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the RFP 24P-DF-207 are hereby made a part of said documents. All other terms and conditions remain the same.

This Addendum Shall:

1. Respond to all questions submitted.
2. Incorporate the following attachments:
 - Attachment A – Loussac Place Audit 2023
 - Attachment B – Loussac Tax Return 2023
 - Attachment C – Elizabeth Place Audit 2023

Questions	Answers
1. We noted that in the Background summary, CIHA currently owns/operates over 20 LIHTC projects, can you provide specifics for the scope of services you are looking for? Example: How many entities currently require audits, are there any 10% carryover or final cost certifications needed in the next few months? Are you looking for audit and tax preparation services for year-ended December 31, 2024?	We have already engaged Cohn Reznick for our year end 2024 audit and tax preparation. I currently show 31 audits/tax returns scheduled to be completed in 2024, with two being for third parties as their development partner, and another being the LLC partner in a LIHTC project.
2. Is the level/nature of the entity's activities consistent throughout the portfolio? Could you provide us with the prior year audit for one of the typical entities?	Yes, each property has fairly consistent activities, but there are a few with retail space. Elizabeth Place which has retail is attached.
3. Item L of the scope section notes that CIHA will be responsible for the preparation of the internal financials and footnotes, just to confirm, none of the entities' audits will be used to satisfy the SEC's custody-rule, correct?	correct

<p>4. Can you clarify exactly how many LIHTC properties will need an audit and tax return for 2024?</p>	<p>31</p>
<p>5. Can you provide an example of prior year audit and tax return from the portfolio?</p>	<p>Loussac Place attached.</p>
<p>6. Do any of the properties have HUD compliance audit requirements?</p>	<p>There are no HUD compliance audit requirements needed from properties audits.</p>
<p>7. Are there any unique challenges Cook Inlet Housing Authority faces that we would be able to assist on or provide guidance, not discussed in RFP?</p>	<p>Generally it would be questions about the scope items in the RFP. No two projects are the same, so there may be some differences where we may need your consultation for proper treatment of development cost, audit or tax items. It's not a frequent need but is needed from time to time.</p>

END OF ADDENDUM