



**ADDENDUM #1**  
**CITY OF SALEM RFP 23-05-LGL**  
**CARETAKER/TENANT OF MACK PARK HOUSE**  
**JUNE 17, 2022**

The following changes and additions are incorporated into the specifications packet:

**Price Proposal:** Please see table on following page for area median income and reference the Boston-Cambridge-Quincy section.

**2.1.2 Requirements and Submissions: Non-price Proposal**

In addition to the other items listed, proposer should include documentation of family/household income in the form of 2021 Federal taxes and/or W2s.

Plan of Service: Item 1 shall read as follows (additions in **bold**):

1. Responds to all of the minimum requirements listed in section 3.1, **and specifically identifies who will:**
  - a. **complete necessary repairs to the building and maintain immediate grounds, and their experience and qualifications to do so;**
  - b. **maintain restrooms**
  - c. **work at the community farm no less than five (5) hours per week during the season.**

**3.1 Minimum Criteria**

Bullet point 10 shall read as follows (additions in **bold**):

- From April to October, Lessee shall open and close the restrooms, and clean **and stock** the restrooms daily. **Stock shall be provided by the City.** With approval of the Director of Parks, Recreation & Community Services, Lessee may be relieved of these duties for no more than fourteen (14) days per season, with at least ten (10) business days' notice.

All other terms and conditions remain the same.



**MHP  
2021 INCOME LIMITS FOR AFFORDABLE UNITS**

*COVID-19 Note: Property owners and rental agents of affordable housing should refer to the Massachusetts Department of Housing and Community Development's guidance here to operators and owners, with regard to rent increases at their properties:*

*Note: These income limits are based on U.S. Department of Housing and Urban Development (HUD) income limits for 2021, which are effective until new income limits for 2022 are published by HUD (typically in the first week of April of 2022).*

At least 20% of the units in an MHP-financed project must be affordable to households earning no more than 50% of the area median income, or at least 40% of the units must be affordable to households earning no more than 60% of the area median income, or at least 50% of the units must be affordable to households earning no more than 80% of the area median income. Alternatively, at least 25% of the units in each project must be rented to households earning less than 80% of the median area income, provided that the maximum allowable restricted rents are at least 10% below comparable market rents. The MHP requires that tenants in affordable units meet income-eligibility guidelines, and also requires that the rents for the affordable units not exceed the Maximum Allowable Rents published annually by the MHP. "TC" refers to Multifamily Tax Subsidy Income Limits and are to be used for projects funded with tax credits. Please contact the MHP for more information about determining the income-eligibility of tenants. Here are the current income requirements for new tenants in affordable units:

	<u>Area Median Income</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
	<u>(AMI)</u>								
Barnstable Town, MA	30% AMI	20,450	23,350	26,250	29,150	31,500	35,580	40,120	44,660
	50% AMI	34,050	38,900	43,750	48,600	52,500	56,400	60,300	64,200
	TC 50% AMI	34,050	38,900	43,750	48,600	52,500	56,400	60,300	64,200
	60% AMI	40,860	46,680	52,500	58,320	63,000	67,680	72,360	77,040
	TC 60% AMI	40,860	46,680	52,500	58,320	63,000	67,680	72,360	77,040
	80% AMI	54,450	62,200	70,000	77,750	84,000	90,200	96,450	102,650
	110% AMI	74,910	85,580	96,250	106,920	115,500	124,080	132,660	141,240
Boston-Cambridge-Quincy, MA	30% AMI	28,200	32,200	36,250	40,250	43,500	46,700	49,950	53,150
	50% AMI	47,000	53,700	60,400	67,100	72,500	77,850	82,500	88,600
	TC 50% AMI	47,000	53,700	60,400	67,100	72,500	77,850	83,250	88,600
	60% AMI	56,400	64,440	72,480	80,520	87,000	93,420	99,000	106,320
	TC 60% AMI	56,400	64,440	72,480	80,520	87,000	93,420	99,900	106,320
	80% AMI	70,750	80,850	90,950	101,050	109,150	117,250	125,350	133,400
	110% AMI	103,400	118,140	132,880	147,620	159,500	171,270	181,500	194,920
Brockton, MA	30% AMI	21,000	24,000	27,000	29,950	32,350	35,580	40,120	44,660
	50% AMI	35,000	40,000	45,000	49,950	53,950	57,950	61,950	65,950
	TC 50% AMI	37,100	42,400	47,700	53,000	57,250	61,500	65,750	70,000
	60% AMI	42,000	48,000	54,000	59,940	64,740	69,540	74,340	79,140
	TC 60% AMI	44,520	50,880	57,240	63,600	68,700	73,800	78,900	84,000
	80% AMI	55,950	63,950	71,950	79,900	86,300	92,700	99,100	105,500
	110% AMI	77,000	88,000	99,000	109,890	118,690	127,490	136,290	145,090

**END OF ADDENDUM 1**