



**Addendum 1**  
**REQUEST FOR PROPOSAL**  
**Contract #24-P-0052**  
**Low Income Housing Tax Credit Project,**  
**Financial Audit and Tax Return Services**

1. What firm is currently providing audit/tax services for the LIHTC partnerships?
  - It was Platform Accounting Group, in Portland. We previously worked with Bjorklund Montplaisir who merged with Platform and Iron Creek.
2. What is the reason you decided to go out for proposal this year?
  - We received a disengagement letter from Platform 11/5/2024. The main person we worked with left the firm.
3. Are any of the entities within the scope of the RFP (Pg 3 listing) projects HUD funded or RD funded projects that require special reporting? Can you verify the RD/REAC reporting requirements and how many have those requirements.?
  - Munsel Park has RD loans – needs RD Grouping Report
  - Hawthorn at 29<sup>th</sup> has HAP contract - needs REAC
4. Who are the investor partners for the entities?
  - Wells Fargo Affordable
  - US Bancorp Community Development Corporation
  - USA Institutional RED II LLC (Richman Group)
  - Banner Bank
  - Wincopin Circle LLLP (Enterprise Community Asset Management)
5. You noted the drafts of the audits/tax returns are due Feb 15<sup>th</sup> – is that the case for all the entities?
  - No. One has a final audit due date of 2/25, two are 3/1, the rest are 3/31



6. Page 2 scope of services notes "Qualified LIHTC tenant certifications" – is this in reference to first year certification or ongoing tenant certifications?
  - This is likely not a service needed, what is needed is regular LIHTC auditing and tenant sampling for compliance
7. Which property management company is being used? Same for all the properties?
  - Quantum Property Management, except for Roosevelt Crossing, which is Sponsors
8. The RFP says that you prepare the financial statements – is that correct?
  - The property management company will send statement drafts for audit. The CPA firm will prepare Final Audited Financial Statements.
9. Are you able to share what other firms are bidding on the work?
  - We don't have any bids prior to issuing this addendum.
10. Due to the timing of the RFP, will audits completed in April or May be acceptable?
  - We prefer to meet our investor deadlines, if possible.
11. Is the audit for Ollie Court out for RFP as well?
  - No, construction auditing needs are met.