

ADDENDUM No. 1

RFP No. 26-44

Consultant for Development of Anti-Displacement Plan

Due: September 29, 2026 by 2:00 P.M. (Local Time)

The information contained herein shall take precedence over the original documents and all previous addenda (if any) and is appended thereto. **This Addendum includes five (5) pages.**

The Proposer is to acknowledge receipt of this Addendum No. 1, including all attachments in its Proposal by so indicating in the proposal that the addendum has been received. Proposals submitted without acknowledgement of receipt of this addendum may be considered non-conforming.

The following forms provided within the RFP Document should be included in submitted proposal:

- **Attachment B – City of Ann Arbor Non-Discrimination Declaration of Compliance**
- **Attachment C - City of Ann Arbor Living Wage Declaration of Compliance**
- **Attachment D - Vendor Conflict of Interest Disclosure Form of the RFP Document**

Proposals that fail to provide these completed forms listed above upon proposal opening may be rejected as non-responsive and may not be considered for award.

I. CORRECTIONS/ADDITIONS/DELETIONS

All mentions As provided in RFP No. 26-44 Document:
Proposal Due Date: September 17, 2026 by 2:00 p.m. (Local time)

As updated herein:
Proposal Due Date: September 29, 2026 by 2:00 p.m. (Local Time)

Comment: The Due Date and Time for responses to this RFP has been extended to September 29, 2026 by 2:00 p.m. (local time). If the City chooses to interview, the City will hold those interviews at a mutually agreeable time for all parties. And Expected City Council Authorizations will likely occur in November/December 2026.

II. QUESTIONS AND ANSWERS

The following Questions have been received by the City. Responses are being provided in accordance with the terms of the RFP. Respondents are directed to take note in their review of the documents of the following questions and City responses as they affect work or details in other areas not specifically referenced here.

Question 1: What types of anti-displacement interventions are the City most interested in exploring or incorporating into its plan? The RFP highlights increasing density and preserving existing affordable housing, while the Comprehensive Plan identifies several other strategies, including owner-occupied rehabilitation, aging in place, and eviction diversion. How much should this effort focus on increasing production in areas identified for increased density?

Answer 1: The recently adopted Comprehensive Plan will initiate steps to evaluate and modernize a variety of City regulations to increase housing production opportunities. The Anti-displacement plan is a contrary perspective that will seek to identify where displacement is of an elevated concern and/or consequence as housing supply increases. As noted, the Comprehensive Plan identifies several strategies and it is envisioned that the Anti-Displacement Plan work will recommend strategies that can advance these, or other recommended activities.

Question 2: Are there existing resources in place to support implementation of anti-displacement strategies?

Answer 2: There are a variety of potential resources that could be deployed. The City has a Community Services Area (department) that includes a planning services section. The City also works closely with the Housing Commission in addition to having a partnership with Washtenaw County's Office of Community and Economic Development. Depending on the strategies adopted those entities and potentially others will be utilized to assist.

Question 3: Should the engagement, tools inventory, and strategies address commercial displacement in addition to residential displacement?

Answer 3: Yes, strategies should address both residential and commercial displacement.

Question 4: What budget, timeline, and key milestones is the City hoping to achieve?

Answer 4: The City does not have any specific timeline or budget in mind. Since the legislative decision was made regarding the Displacement consultant there has been an election. In December there will be a new Mayor, and three new Council members. Although implementation will be managed by the administration realistically it will take some time for things to settle after the transition. Meaning, there will likely be more time involved in settling into the strategies.

Question 5: What are the City's expectations for in-person meetings?

Answer 5: The City accepts being part of the virtual environment post-COVID. In person meetings where it is strategically or logistically necessary will be what is expected. The City Administrator's Office will work with the consultant to determine what that looks like. At a minimum, some in-person meeting(s) will be expected for presentation of a final product to the City Council for adoption.

Question 6: What budget, timeline, and key milestones is the City hoping to achieve?

Answer 6: A response is provided above.

Question 7: Does the City have an anticipated budget range or not-to-exceed amount for this engagement?

Answer 7: No. The administration will need to take the selected vendor contract before Council and obtain a General Fund appropriation to perform the work. Our review process will settle upon a submittal that provides options that the City favors priced at a level that the City can afford.

Question 8: Does the City have a desired timeline for completion and City Council adoption of the Anti-Displacement Plan, including key milestones or public meeting dates?

Answer 8: No, the City is open minded regarding implementation. Implementation timelines is one of the things that will be evaluated across proposers.

Question 9: For identifying neighborhoods, populations, and commercial districts at heightened displacement risk, does the City anticipate new quantitative/spatial analysis and mapping, or primarily synthesis of existing City and regional data?

Answer 9: The City does not have demographic data available beyond census data, however, Washtenaw County has aggregated some data for such spatial analysis at <https://www.washtenaw.org/opportunity-index-interactive-map>.

Question 10: For evaluation of similar projects, will the City consider related municipal work in housing stability, equitable development, displacement analysis, community development, or comprehensive planning, or is direct experience developing stand-alone anti-displacement plans expected?

Answer 10: The City will consider related municipal work.

Question 11: What datasets, GIS layers, prior analyses, housing data, development data, and staff analytical resources will the City make available to the selected consultant?

Answer 11: The City will make available any desirable data that will help with the analysis. The City has parcel data, sales data, recent development data, and a variety of other datasets available here: <https://data.a2gov.org/>. The City has detailed assessing records available to the selected consultant via a data sharing agreement that includes housing units, sales data, taxable value, estimated date of construction, and a variety of other fields.

Question 12: Does the City have expectations for the number or types of community engagement activities, such as public meetings, focus groups, interviews, workshops, surveys, or advisory group meetings?

Answer 12: The City will review the implementation strategy suggested by the proposer and evaluate it on its merits. Simply put, what will get the job done. There is no predetermined set of expectations regarding strategy implementation.

Question 13: To what extent should the final plan include implementation details such as responsible entities, funding sources, policy or ordinance changes, level of effort, timelines, and performance measures?

Answer 13: The proposer is not expected to determine or necessarily suggest funding sources. If the proposer is aware of how other places funded certain things it is appropriate to point that out. It is acknowledged that the proposer may not be in the best position to determine if a policy or ordinance change is required and/or possible. In considering the strategies being recommended the City can determine what would be required legislatively which should normally factor into the City's evaluation of the feasibility of the recommended approaches.

Question 14: How should this work coordinate with implementation of the 2050 Comprehensive Plan, including zoning-code revisions, housing initiatives, and related infrastructure planning? Does the City anticipate these processes may run concurrently with the anti-displacement planning process?

Answer 14: The Comp Plan has been approved, and its implementation is currently being determined by the Planning Commission, and its staff (Planning Dept). It is anticipated that these processes will run concurrently, but that there will be some natural interfaces once the displacement plan is selected.

Question 15: Can the City clarify how the 20-point Fee Proposal criterion will be incorporated into the final evaluation, given that fee proposals may not be reviewed during the initial technical evaluation?

Answer 15: It is the City's practice that fee proposals remain sealed until a proposer has made it to the finalist stage based solely upon the proposed work product. In the end the City will need to determine the most viable path forward evaluating the proposed strategy, and the associated cost of procuring the proposer's services.

Question 16: Does the City have a specific deadline for the completion of the Anti-Displacement Plan? For instance, are there upcoming reports or plans that the City hopes will be informed by the Anti-Displacement Plan?

Answer 16: There is no specific deadline being contemplated. The implementation of the recently approved Comp Plan will take years to realize. A determination will be made regarding how the two things with interface. The City may engage the proposer on natural interfaces based upon prior experiences of the consultant.

Question 17: Has the City identified a budget for the development of this Plan?

Answer 17: No, it will require an appropriation by City Council.

Question 18: Given that the Comprehensive Plan process included significant engagement discussing housing and neighborhood development, what type of additional engagement does the City consider necessary for the Anti-Displacement Plan?

Answer 18: A response was previously provided above.

Question 19: Does the City have an established framework or set of priority populations and businesses it uses to consider the most vulnerable to displacement? Or, does the City expect the selected consultant to identify these populations as part of the plan development process?

Answer 19: The City will be able to provide some data responsive to this question (see previous response above). This work is expected to identify these populations as part of the plan development process.

Question 20: Does the City currently have programs, agreements, or other collaborative efforts with the Ann Arbor Community Land Trust, the Ann Arbor Economic Development Corp, or similar entities that target anti-displacement efforts?

Answer 20: No.

Question 21: Does the City have programs, policies, or relationships relating to owners of naturally occurring affordable properties (both residential and commercial) that are at risk for near-term turnover?

Answer 21: Generally, no. The City has relationships with the Housing Commission, and various other mission-based affordable housing agencies. Identifying near term turnover is an area of challenge.

Question 22: Does the City have working relationships with Washtenaw County, other municipalities, or townships, that could be beneficial for the data collection process and consideration of regional efforts related to an Anti-Displacement Plan?

Answer 22: Yes.

Question 23: Has the City identified storm water or wastewater infrastructure or urban flooding issues that are impacting City-identified areas at risk of displacement, particularly for lower- and middle-income homeowners, small business owners, or other vulnerable stakeholders?

Answer 23: There are a number of properties in the floodway that the City has been acquiring and demolishing as the opportunity arises, however these are not forced sales.

Question 24: Can the City identify the departments, agencies, community organizations, or other stakeholders that it anticipates will collaborate to provide data, technical expertise, or ongoing participation throughout the planning process?

Answer 24: Yes.

Question 25: How was the steering committee chosen for the Comprehensive Plan? What expertise or perspectives did the City seek? Does the City have similar goals for a potential advisory panel for the Anti-Displacement Plan?

Answer 25: The steering committee for the Comprehensive Plan was chosen through an open application process, recommendation by the Planning Manager, and ratification by the Planning Commission. Nonetheless, it is not necessary to duplicate the Comp Plan process for the Displacement Plan. It is not a given that the City would seek to establish a steering committee or advisory panel. If the proposer chooses to suggest that would be the only way implementation could occur the City would consider that when reviewing the proposal.

Question 26: Are there specific community groups, populations, or geographic areas that have historically been underrepresented that the City has in mind to prioritize in the community engagement approach?

Answer 26: There has been no identification of specific groups or populations to be impacted by this work. There is a Harms Study currently underway by a consulting group that is looking at the impact that past practices, ordinances, policies, statutes, have had on the Black community as it relates to housing and policing. The findings of that work may somehow connect to this effort, but it is premature to make a final determination on that.

Question 27: Are there existing community-based organizations, advocacy groups, tenant organizations, neighborhood associations, business groups, etc. that the City anticipates will cooperate during the community engagement approach, especially among residents and businesses at elevated risk of displacement?

Answer 27: Yes, there will be some groups that the City can identify that may be able to offer a perspective regarding the Displacement Plan.

Offerors are responsible for any conclusions that they may draw from the information contained in the Addendum.