



Allies & Ross  
Management and Development Corporation  
200 Ross Street  
Pittsburgh, PA 15219  
412-456-5000

**February 7, 2017**  
**Allies & Ross Management and Development Company**  
**RFP#2017-18**

**NORTHVIEW MIDRISE- LOW INCOME HOUSING TAX CREDIT INVESTOR  
AND/OR CONSTRUCTION AND/OR PERMANENT LENDER**

**ADDENDUM NO. 3**

This addendum issued February 7, 2017 becomes in its entirety a part of the Request for Proposals RFP#2017-18 as is fully set forth herein:

- Item 1:**      **Q:**    Is a market study available at this point?  
                 **A:**    The final market study is not available yet. Real Estate Strategies is finalizing the report in February.
- Item 2:**      **Q:**    Why is a portion of the construction loan origination fee marked ineligible?  
                 **A:**    A portion is not included in eligible basis because we are presuming the construction loan term will be longer than the construction period. Only the portion attributable to the construction period would be in basis.
- Item 3:**      **Q:**    Do you have a lease-up schedule?  
                 **A:**    Not yet. A typical lease-up schedule of 4-5 months can be presumed for now.
- Item 4:**      **Q:**    Do you have a preferred pay-in schedule?  
                 **A:**    Yes. Please see page 18 for that preferred schedule: 20% at closing, 55% at construction completion, 24.5% at stabilized occupancy, and .5% at delivery of 8609s.
- Item 5:**      **Q:**    Can you describe the \$150,000 in relation costs?  
                 **A:**    The inclusion of these costs was an error, so this line should be zero. Most of this budgeted amount should have been in Rent-up Expenses, which should have been budgeted at \$1200 per unit.

**Item 6:**       **Q:**     Can you describe what went into the \$10,000 construction loan interest expense calculation?

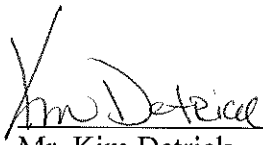
**A:**     The construction interest was budgeted at 5.09%. The HACP loan will be drawn before the construction loan, so we are showing less interest expense on the construction loan than may be typical in a deal of this size.

**Item 7:**       **Q:**     Can you tell us a little more about the \$4.7 Million bond line in the sources and uses pages?

**A:**     It is our expectation that the HACP commitment to finance the development will be split between tax-exempt bonds and taxable bonds. The \$4.7MM taxable bond line represents our current calculation of the taxable portion of the HACP commitment. The balance of its commitment is included in the tax-exempt line, with the permanent amortizing 3<sup>rd</sup> party financing.

**Item 8:**       The Proposal due date, time and location remain unchanged at February 17, 2017 at 10:00 a.m., at HACP Procurement Dept., 100 Ross St. 2<sup>nd</sup> Floor, Suite 200, Pittsburgh, PA 15219.

***END OF ADDENDUM NO. 3***

  
\_\_\_\_\_  
Mr. Kim Detrick  
Procurement Director/Contracting Officer

2-7-17  
\_\_\_\_\_  
Date