



Housing Authority of the City of Pittsburgh

Contracting Officer
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August 30, 2017

Project Based Voucher & Gap Financing for Mixed Finance Developments RFP #600-35-17

ADDENDUM NO. 2

This addendum issued August 30, 2017 becomes in its entirety a part of the Request for Proposals RFP #600-35-17 as is fully set forth herein:

- Item 1:** Q: When referring to per unit cap for gap funding, the rfp indicates that there is a max of \$25,000 per unit for 9% LIHTC projects. Max of \$1,000,000. Is this gap funding max for all units in the property or just the PBV awarded units. For example:
- a. I have a 40 unit LIHTC development with 10 units being designated for PBV, I can request \$1,000,000 in HACP gap financing (\$25K x 40 units = \$1,000,000). Or does it mean...
 - b. I have a 40 unit LIHTC development with 10 units being designated for PBV, I can request \$250,000 in HACP gap financing (\$25K x 10 PBV units = \$250,000).
- A: \$25,000 per PBV unit.**

Item 2: Q: Can we request a waiver of the Right of First Refusal language? At least in the case of our potential project, we will have amortizing and URA debt on the project. The RFP indicates that we need to commit to selling the property to HACP fee simple and more than likely the remaining debt would not be satisfied by that time. We would be prevented from selling without satisfying or assigning the remaining debt, which reading the RFP, HACP does not want. Just seems like this might not be a one size fits all requirement.

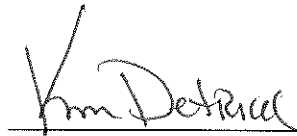
A: HACP must have right of first refusal. The details and conditions of this provision can be negotiated at project selection (prior to closing) to consider any outstanding superior debt on the project.

Item 3: Q: Does Attachment H "504/UFAS Checklist" need to be completed and included in the RFP, for either New Construction or Gut-Rehabilitation since at this point in the development stage these elements do not exist? We will include schematic drawings for unit plans and UFAS and Accessibility compliance will be included and addressed.

A: Any project being submitted should be far enough in the planning stage to complete the vast majority of the 504/UFAS Checklist. The applicant may answer N/Av. on some items if specific information is not available at the time of submission. HACP reserves the right to require an answer on any specific item prior to making a funding decision. This form must be 100% complete prior to closing.

Item 4: The proposal due date, time and location remain unchanged at September 7, 2017 at 10:00 AM, at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 2



Mr. Kim Detrick
Procurement Director/Chief Contracting Officer

8-30-17

Date