



## **Housing Authority of the City of Pittsburgh**

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**December 22, 2015**

**Project Based Voucher & Gap Financing for Mixed Finance  
Developments  
RFP#600-39-15**

**ADDENDUM NO.5**

This addendum issued December 21, 2015 becomes in its entirety a part of the Request for Proposals RFP#600-39-15 as is fully set forth herein:

**Item 1: Q:** I am bit confused on what we need to submit in terms the attachments. At the pre-conference meeting I got the impression that the MWBE and Section 3 attachments (D&E) were for reference and would need to be completed post award and not with this proposal response. Rereading the RFP, it appears we are to submit these attachments with our proposal. Which is correct? Our proposal is new construction and not all team members/3 parties have been selected yet.

**A:** Please complete the forms and attach the requisite documents found in both the MWBE and Section 3 of RFP #600-39-2015 at the time of the submission. This information should encompass any MWBE or Section 3 firms secured by the date of the submission. It is HACP's expectation that Owner/developers will not be in a position to secure all of the MWBE and Section 3 participants associated with their development plan at the time of submission. However, HACP expects that Owner/developers will continue to solicit the highest

levels of participation in both categories in good faith and in accordance with HACP policies.

**Item 2:** Q: If we are applying for PBV for a new construction project that has not been built yet, do we still need to fill out Attachment M? Seems to be related more toward existing projects than new construction. Some of the information listed on Attachment M is not available for a project that has not been constructed. Should we just indicate that ("info not available at this time") on the Attachment M?

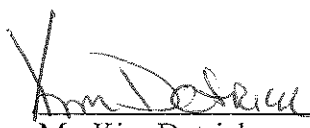
**A: Yes. Please submit all of the information found on Attachment M that is applicable and available at the time of submission for any particular development proposal, whether the development proposes new construction or rehabilitation. Please indicate "Not available at this time." to any answer that the Offeror believes does not apply to the project at the time of the submission. Upon review, HACP will request additional information it deems necessary to complete its evaluation of the proposal.**

**Item 3:** Q: We want to propose a 4% deal in the City of Pittsburgh. The gap is larger than the \$3.5 million advertised in the RFQ, but this development deal will serve as replacement housing for existing residents. I am inclined to submit it anyway, and let HACP decide if they are interested in it or not. Make sense?"

**A: The gap financing component of RFP #600-39-15 is intended to be the last resort funding necessary to implement any particular development strategy. The maximum amount offered by HACP for gap financing to complement a 4% Low Income Housing Tax Credit (LIHTC) allocation is \$3,500,000. Owner/developers will be responsible for securing any additional gap financing necessary to implement the proposed development plan.**

**Item 4:** The proposal due date, time and location remain unchanged at 2:00 PM, January 5, 2016 at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

**END OF ADDENDUM NO. 5**

  
Mr. Kim Detrick  
Procurement Director/Contracting Officer

12/22/15  
Date