



Housing Authority of the City of Pittsburgh

Contracting Officer
100 Ross Street
2nd Floor Suite 200
Pittsburgh, PA 15219
(412) 456-5248
Fax: (412) 456-5007
www.hacp.org

October 6, 2016

Project Based Voucher Program for 2016 Phase I RFP# 125-42-16 P1

ADDENDUM NO. 3

This addendum issued October 6, 2016 becomes in its entirety a part of the Request for Proposals RFP#125-42-16 as is fully set forth herein:

Item 1: Q: Will HACP conduct a third-party UFAS inspection on existing accessible units to determine if it meets UFAS compliance prior to entering into a HAP contract?

A: Yes

Item 2: Q: Will HACP be willing to accept some of the existing units upon turnover if unit is currently occupied by an income eligible tenant?

A: As per Project-Based Voucher Program regulations (24 CFR 983.251), (b) *Protection of in-place families*. (1) The term "in-place family" means an eligible family residing in a proposed contract unit on the proposal selection date.

(2) In order to minimize displacement of in-place families, if a unit to be placed under contract that is either an existing unit or one requiring rehabilitation is occupied by an eligible family on the proposal selection date, the in-place family must be placed on the PHA's waiting list (if the family is not already on the list) and, once its continued eligibility is determined, given an absolute selection preference and referred to the project owner for an appropriately sized PBV unit in the project. (However, the PHA may deny assistance for the grounds specified in 24 CFR 982.552 and 982.553.) Admission of such families is not subject to income-targeting under 24 CFR 982.201(b)(2)(i), and such families must be referred to the owner from the PHA's waiting list. A PHA shall give such families priority for admission to the PBV

program. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.

Item 3: Q: Will HACP consider issuing project-based vouchers to income eligible families currently living in an existing unit?

A: Yes. Please see the response to Item 2.

Item 4: Q: The Evaluation Criteria appears to be suited for rehab and construction projects, will there be a separate scoring criteria for existing projects?

A: No. However the evaluation criteria language will be revised so it will take into account existing unit submissions. Please see Attachment A

Item 5: Q: Is there a minimum threshold of points required to be considered for an award assuming there will be multiple awards?

A: No

Item 6: Q: Are MBE/WBE and Section 3 goals applicable for existing units?

A: Yes.

Item 7: The proposal due date, time and location remain unchanged at October 21, 2016 at 9:00 AM, at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 3



Mr. Kim Detrick
Procurement Director/Contracting Officer

10/6/16
Date



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Attachment A

Updated Evaluation Criteria

SECTION V EVALUATION CRITERIA

The Evaluation Committee will evaluate and will score each proposal that is submitted as a complete response. It is noted that the proposed Fee will be evaluated separately. Responses may receive a maximum score of one hundred (100) points subdivided as follows:

Site Location/Community Amenities: Maximum 25 points

Areas meeting the HACP site selection criteria under Section II, Item a. on page 6-7 of this RFP will receive more points. Sites with good access to community amenities such as parks, schools, and stores, and to transportation and employment centers will also receive more points.

Design/Unit Amenities & Public Purpose including UFAS Units: Maximum 20 points

Good design, especially utilizing “green” building principles will be scored higher. Also, HACP’s public purpose emphasizes a need for units in a variety of bedroom sizes; projects with a range of bedroom sizes, including general occupancy 1 bedroom, and/or 4 and/or 5+ bedroom units will receive additional points in this category.

Owner Rental Housing & Management Experience: Maximum 15 points

Owners/developers who have finished similar projects and can show a high likelihood that the project will be completed successfully will be scored higher. Managers who have managed similar projects successfully will be scored higher.

Project Feasibility/Readiness to begin Construction: Maximum 15 points

Evidence of readiness to proceed will be considered. For rehabilitation or new construction projects, renderings, floor plans, schematic site plans, scope of work or other documentation all may be submitted; evidence that financing is in place to complete the project will be considered in this criteria, as will demonstration of an established strategy to meet project schedules. For existing units, evidence the units are ready and suitable will be considered: floor plans, site plans and/or pictures may be submitted along with other materials showing the property is suitable and ready for occupancy.

MBE/WBE Participation Maximum 10 points

Demonstrated experience and commitment of the Offeror to assist the HACP in meeting its requirements and goals related to Minority/Women Business Participants.

Section 3 Maximum 15 points

Demonstrated experience and commitment of the Offerer to assist the HACP in meeting its requirements and goals related to Section 3.

Deductions

Points may be deducted for failure to submit all required documents or for submitting irrelevant or redundant material.