



Housing Authority of the City of Pittsburgh

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

January 23, 2020

Project-Based Voucher & Gap Financing Program 2019 IFB #600-39-19

ADDENDUM NO.4

This addendum issued January 23, 2020 becomes in its entirety a part of the Request for Proposals RFP #600-39-19 as is fully set forth herein:

Item 1: Q: If we have existing tenants in units we intend to submit, that qualify for PVBs and need to be relocated for work to be done on their units, can we relocate them only once into a new (renovated) PBV unit and by-pass the HACP waiting list?

A: An eligible family residing in a proposed PBV contract unit on the date the proposal is selected by the PHA is considered an "in-place family." These families are afforded protection from displacement under the PBV rule. If a unit to be placed under contract (either an existing unit or a unit requiring rehabilitation) is occupied by an eligible family on the date the proposal is selected, the in-place family must be placed on the PHA's waiting list. Once the family's continued eligibility is determined (the PHA may deny assistance to an in-place family for the grounds specified in 24 CFR 982.552 and 982.553), the family must be given an absolute selection preference and the PHA must refer these families to the project owner for an appropriately sized PBV unit in the project. This regulatory protection from displacement does not apply to families that are not eligible to participate in the program on the proposal selection date. Federal Regulation [24 CFR 983.251(b)]

Item 2: Q: Are HUD regulatory Compliance Requirements required to be submitted Post-grant only?

A: The HUD Regulatory Compliance Requirements (Section 2.7 of PBV/Gap Financing Program & Underwriting Guidelines) are to be submitted post-RFP award in a timely manner.

Item 3: Q: Is Phase 1 ESA required for scattered site properties where sole use has been single-family residence? If yes, does it have to be completed before submitting our application?

A: The Phase I ESA and HUD Part 58 environmental review approval will be required following the award or selection of the project.

Please note that the City of Pittsburgh is the responsible entity for HACP's PBV/Gap Financing projects' Part 58 process and requires Phase I ESA reports unless a development project is categorically excluded from the regulatory requirement. Federal Regulation [24 CFR 58]

Item 4: Q: If we cannot meet the accessibility requirements (rehab of small scattered site units and no possible way to make accessible due to existing narrow stairs), are we not eligible, or can we just forfeit the points in the scoring system but still be considered?

A: You will receive reduced points in the scoring system but still be considered if the proposed development is a rehab and can justify its inability to meet the accessibility requirements.

Item 5: Q: Completion Guaranty: Can you give an example of what this might be for an 8 vouchers on a 22-unit deal with a TDC of around \$3m? Are we talking a bond? A letter of credit? We are thinking that for a smaller deal like this, bonding would be a very expensive solution.

A: This is a legal agreement of completion guaranty between guarantor (owner or developer) and guarantee (ARMDC as a lender).

Item 6: Q: Local Cooperation Agreement: Is this simply a letter from the City that this is consistent with the City's plan?

A: This particular item listed on the HUD form 50157 (Mixed-Finance Development Proposal) is not applicable to PBV projects that are not owned by HACP.

Item 7: Q: Are complete site plans and building plans required for 8 scattered site units when we are not changing the layouts of anything and where full-unit accessibility is impossible? Would this be required prior to submission?

A: Yes. These items as referenced will be reviewed and evaluated accordingly as specified in the evaluation criteria.

Item 8: Q: What are the caps on a Developer Fee per HUD Safe Harbor Standards for a non-LIHTC Deal? Is it a percentage of hard costs? Or some other determinant?


A: HUD Safe Harbor Standards including the developer fee limit are applicable for both LIHTC and non-LIHTC deals. Net developer fee is expressed as a percentage of the project costs. Project costs are defined as all hard and soft costs of constructing a particular component with some exclusions. (Source: Cost Control and Safe Harbor Standards for Rental Mixed-Finance)

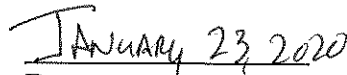
Item 9: Q: Attachment A, Section 15: Are these evidentiary documents required in the proposal or only post-award?

A: The evidentiary documents (in the Mixed-Finance Development Proposal, HUD-50157) are required post-award for HUD final approval for ARMDC gap financing loans.

Item 2: The proposal due date, time, and location remains unchanged at January 31, 2019, at 2:00 PM, at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 4


Mr. Kim Detrick
Procurement Director/Chief Contracting Officer


Date

Fwd: Questions for IFB 600-39-19

3 messages

Kim Detrick <Kim.Detrick@hacp.org>

Tue, Jan 21, 2020 at 11:25 AM

To: Brandon Havranek <brandon.havranek@hacp.org>, JW Kim <KimJW@hacp.org>, Noor Ismail <noor.ismail@hacp.org>

Addendum should be done

----- Forwarded message -----

From: **Dave Brewton** <dbrewton@hazelwoodinitiative.org>

Date: Tue, Jan 21, 2020 at 11:23 AM

Subject: Questions for IFB 600-39-19

To: kim.detrick@hacp.org <kim.detrick@hacp.org>

Mr. Detrick,

Please provide answers for the following questions regarding the above-referenced RFP:

1. If we have existing tenants in units we intend to submit, that qualify for PVBs and need to be relocated for work to be done on their units, can we relocate them only once into a new (renovated) PBV unit and by-pass the HACP waiting list?
2. Are HUD regulatory Compliance Requirements required to be submitted Post-grant only?
3. Is Phase 1 ESA required for scattered site properties where sole use has been single-family residence? If yes, does it have to be completed before submitting our application?
4. If we cannot meet the accessibility requirements (rehab of small scattered site units and no possible way to make accessible due to existing narrow stairs), are we not eligible, or can we just forfeit the points in the scoring system but still be considered?
5. Completion Guaranty: Can you give an example of what this might be for an 8 vouchers on a 22-unit deal with a TDC of around \$3m? Are we talking a bond? A letter of credit? We are thinking that for a smaller deal like this, bonding would be a very expensive solution.
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7. Are complete site plans and building plans required for 8 scattered site units when we are not changing the layouts of anything and where full-unit accessibility is impossible? Would this be required prior to submission?
8. What are the caps on a Developer Fee per HUD Safe Harbor Standards for a non-LIHTC Deal? Is it a percentage of hard costs? Or some other determinant?
9. Attachment A, Section 15: Are these evidentiary documents required in the proposal or only post-award?

Thank you in advance for your responses and for the opportunity to bid on this RFP.

Sincerely,

David Brewton

David R. Brewton
Director of Real Estate
Hazelwood Initiative

412.295.4787

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Kim Detrick
Director of Procurement
Housing Authority City of Pittsburgh
100 Ross Street, 2nd Floor
Pittsburgh, PA 15219
412 643-2832
415 456-5007 fax
Kim.Detrack@hacp.org

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JW Kim <JungWook.Kim@hacp.org>
To: Kim Detrick <Kim.Detrack@hacp.org>

Tue, Jan 21, 2020 at 4:30 PM

Cc: Brandon Havranek <brandon.havranek@hacp.org>, JW Kim <KimJW@hacp.org>, Noor Ismail <noor.ismail@hacp.org>

Kim,
Answer to the questions are as follows.

Revision

Question 1: If we have existing tenants in units we intend to submit, that qualify for PVBs and need to be relocated for work to be done on their units, can we relocate them only once into a new (renovated) PBV unit and by-pass the HACP waiting list?

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Answer 2: The HUD Regulatory Compliance Requirements (Section 2.7 of PBV/Gap Financing Program & Underwriting Guidelines) are to be submitted post-RFP award in a timely manner.

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Answer 3: The Phase I ESA and HUD Part 58 environmental review approval will be required following the award or selection of the project.

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Answer 9: The evidentiary documents (in the Mixed-Finance Development Proposal, HUD-50157) are required post-award for HUD final approval for ARMDC gap financing loans.

JW Kim

New Phone Numbers - Direct: (412) 643-2732. Indirect: (412) 456-5020 (Ext. 2732)

Director of Planning and Development

Housing Authority of the City of Pittsburgh

100 Ross St, 2nd Fl. Pittsburgh, PA 15219

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can you do the addendum

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