



Housing Authority of the City of Pittsburgh

Contracting Officer
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October 2, 2020

Project-Based Voucher & Gap Financing Program 2020 RFP #600-29-20

ADDENDUM NO. 4

This addendum issued on October 2, 2020 becomes, in its entirety, a part of the Request for Proposals RFP #600-29-20 as is fully set forth herein:

Item 1: Q: Are we able to submit a letter to request a funding increase for a proposal that was previously submitted and awarded?

A: A prior year's awardee (Prior Awardee) of PBV/Gap Financing RFPs can submit a complete proposal package in response to this RFP#600-29-20. A funding limit of the Gap Financing is described in the RFP and its Addendum No. 2. This is a competitive process and, therefore, Prior Awardees will be scored alongside all other applicants and ranked according to all underwriting guidelines established in this RFP.

Item 2: Q: How can I request for PBV units for my projects?

A: This RFP only accepts proposals that seek both PBV support and Gap Financing. If a Developer is seeking only PBV support, please contact HACP's Housing Choice Voucher (Section 8) Department at housingchoicevouchers@hacp.org. HACP's Section 8 Department issues, from time to time, an RFP for PBV support only. You may wish to visit HACP's procurement website at www.hacp.org/doing-business/procurement-search/ for open procurements.

Item 3: Q: How can I request for an increase in operating support on a previous HACP housing recipient project?

A: This question is out of the purview of this RFP. Please note that this RFP does not offer an opportunity for developers or owners to request enhanced operating support for mixed-finance public housing or to convert public housing into project-based vouchers such as HUD's Rental Assistance Demonstration program.

Item 4: Q: For projects previously funded by HACP that are being submitted as a refinanced deal under this RFP, will HACP consider forgiveness of previous loans or loan interest if necessary for a developer to reach project financial feasibility?

A: Proposals submitted in response to the RFP will be evaluated based on RFP's evaluation criteria such as financial commitment letters for financial feasibility. HACP's decision and timing of its decision about any potential restructuring of HACP's existing loans are independent of this RFP's evaluation and award process.

Item 5: Q: Will HACP accept projects that are not fully funded, except for the Gap Financing requested amount?

A: The answer is not as straightforward. Due to limited funding availability, HACP puts a priority on projects that demonstrate their abilities to finance and produce PBV affordable housing in a timely manner as outlined in the RFP. If a project does not demonstrate its financial feasibility and project readiness, it will be less likely to get awarded a requested amount of PBV and Gap Financing.

Item 6: Q: What is the difference between the ACC and the PBV rent standards?

A: ACC public housing rent subsidy and PBV rent subsidy are from different funding sources and determined by different funding formulas and regulations. ACC rent subsidy is provided to public housing authorities to assist in funding the operating and maintenance expenses of their own dwellings, in accordance with Section 9 of the U.S. Housing Act of 1937, as amended, and are calculated by using HUD's standard formula for each public housing asset group. PBV is a component of a public housing agency's (PHA's) Housing Choice Voucher (HCV) program, in accordance with Section 8 of the U.S. Housing Act of 1937, as amended, and are determined by public housing authorities to reflect an appropriate level of contract rent based on rent reasonableness, fair market rent, and requested rent.

Item 7: The proposal due date, time, and location remain unchanged at October 13, 2020 at 10:00 AM, at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

Item 8: The Housing Authority of the City of Pittsburgh will only be accepting physical proposals dropped off in person from 8:00 AM until the bid opening time of 10:00 AM on October 13, 2020 in the lobby of 100 Ross St. Pittsburgh, PA 15219. Proposals may still be submitted electronically: [RFP #600-29-20 PBV & Gap Financing 2020](#), and may be mailed via USPS at which time they will be Time and Date Stamped at 100 Ross Street 2nd Floor, Suite 200, Pittsburgh, PA 15219. All bids must be received at the above address no later than October 13, 2020 at 10:00 AM, regardless of the selected delivery mechanism.

END OF ADDENDUM NO. 4

Kim Detrick
Kim Detrick (Oct 2, 2020 13:42 EDT)

Mr. Kim Detrick
Procurement Director/Chief Contracting Officer

Oct 2, 2020

Date






Addendum #4 - RFP #600-29-20 Project-Based Voucher & Gap Financing Program 2020v5

Final Audit Report

2020-10-02

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