



Housing Authority of the City of Pittsburgh

Contracting Officer
100 Ross Street, 2nd Floor Suite 200
Pittsburgh, PA 15219
(412) 456-5116
www.hacp.org

January 10, 2021

Project Based Voucher & Gap Financing for Mixed Finance Developments 2021 RFP #600-40-21

ADDENDUM NO. 2

This addendum issued January 10, 2021 becomes in its entirety a part of the Request for Proposal RFP #600-40-21 as is fully set forth herein:

Item 1: Q: We are hearing that a final QAP for the 2022 LIHTC application round will not be available until March 2022. Since this is after the January 20 deadline for responses to the RFP, and since many respondents are likely to propose developments financed with LIHTCs from PHFA, will HACP/ARMDC consider extending the deadline to March 24, 2022 at the earliest? The concern is that the new QAP may include requirements that will impact the proposed development.

A: Thank you. The Concern is reasonable. The upcoming QAP can actually affect the housing program, deal structure, and development proposal as developers generally seek the highest possible scores for their LIHTC application based on the QAP's evaluation criteria such as income mix and basis cap. HACP will extend the proposal due date as indicated below. HACP will also continue to monitor PHFA's QAP timeline for any further changes to the proposal due date at its sole discretion.

Item 2: Q: Page 18, Section 4.11 of Attachment A, Program Underwriting Guidelines, indicates that cash flow to the owner should not exceed 10%. That is a very low percentage. Will HACP consider responses that propose a higher share of cash flow to the owner?

A: This cash flow limit is required by the U.S. Department of Housing and Urban Development (HUD). Please refer to HUD administrative Guidelines for Subsidy Layering Review for Project-Based Vouchers at https://www.hud.gov/sites/dfiles/PIH/images/PBV_Subsidy_Layering.pdf.

Item 3: The proposal due date is changed to March 29, 2022; the time, and location remain unchanged at 10:00 AM, at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

Item 4: The Housing Authority of the City of Pittsburgh will **only be accepting physical proposals dropped off in person from 8:00 AM until the closing time of 10:00 AM on March 29, 2022** in the lobby of 100 Ross St. Pittsburgh, PA 15219. Proposals may still be submitted electronically: <https://www.dropbox.com/request/mSF7sVpOKMoZ5hNyhKBC> and may still 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 proposals must be received at the above address no later than 10:00 AM on March 29, 2022 regardless of the selected delivery mechanism.

END OF ADDENDUM NO. 2

Kim Detrick

Kim Detrick (Jan 10, 2022 09:50 EST)

Mr. Kim Detrick
Procurement Director/Chief Contracting Officer

Jan 10, 2022

Date