



# Housing Authority of the City of Pittsburgh

Contracting Officer  
100 Ross Street, 2<sup>nd</sup> Floor Suite 200  
Pittsburgh, PA 15219  
(412) 456-5116  
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**March 14, 2022**

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

### **ADDENDUM NO. 5**

This addendum issued March 14, 2022 becomes in its entirety a part of the Request for Proposal RFP #600-40-21 as is fully set forth herein:

**Item 1:** Q: How should we handle our request for 30 PBVs for Oakland Pride Housing that we submitted last October in relationship tour funding application, that we are currently working on, for GAP Financing due at the end of this month?

A: **If you submitted a proposal to the Project Based Vouchers 2021 Request for Proposals (RFP) only for Project Based Voucher (PBV) assistance, but now would like to submit a proposal to this RFP for both PBVs and Gap Financing, you may submit a proposal under this RFP. The proposal must comply with all requirements of this RFP (including submission requirements). Include the total number of PBVs and amount of Gap Financing required for the proposed project.**

**If you are awarded PBVs only under the Project Based Vouchers 2021 RFP and if you are also awarded under this RFP, the PBVs only awarded under the Project Based Vouchers 2021 RFP will be rescinded.**

**If you are awarded PBVs only under the Project Based Vouchers 2021 RFP and if you are not awarded under this RFP, the PBVs only awarded under the Project Based Vouchers 2021 RFP remains in effect according to the conditions of the award.**

**Item 2:** Q: We would like to discuss the FMRs that HACP is willing to pay. The RFP is clear that the FMRs are the Pittsburgh citywide FMRs, which are less than LIHTC rents. There are also HUD FMRs for the Oakland neighborhood, based on census tract, which are substantially higher. The Pittsburgh Wide FMRs give us sufficient revenues to cover operating expenses, but they do not give us revenues to support debt to help build the facility. The HUD small-area FMRs do give us sufficient revenues to support debt that would allow us to build the building

A: **HACP may apply an alternative PBV payment standard, as a last resort, to any particular development project after the award of this RFP, at its discretion and upon HUD's approval, based on its underwriting and justifications. The respondent should still comply with all requirements of this RFP, including the use of the Pittsburgh Metropolitan Statistical Area Fair Market Rent, when submitting its proposal.**

**Item 3:** Q: I was wondering if you might be able to give a better sense of the max awards that ARMDC would give a project for gap financing. I know that ARMDC can go up to \$90k/unit but I haven't seen a cap mentioned. Would a \$1.3M ask be reasonable for 20+ units?

**A: The maximum loan amount that can be provided is \$90,000 per PBV unit, regardless of the primary equity financing method (LIHTC or Non-LIHTC) and subject to HACP's funding availability. The maximum loan amount that can be provided to each project is subject to HACP's funding availability. Refer to Attachment A, Section 4.3.**

**Item 4:** The proposal due date, time, and location remain unchanged at March 29, 2022; 10:00 AM, at the HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

**Item 5:** 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. 5**

*Kim Detrick*

Kim Detrick (Mar 14, 2022 16:20 EDT)

Mr. Kim Detrick  
Procurement Director/Chief Contracting Officer

Mar 14, 2022

Date