



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

May 30, 2023

Project Based Vouchers with GAP Financing-Round 7 IFB #600-17-23

ADDENDUM NO. 1

This addendum issued May 30, 2023, becomes in its entirety a part of the IFB #600-17-23 as is fully set forth herein:

Item 1: **Q:** Can you provide information about the total pot of funds available through this round?

A: HACP is unable to provide an accurate estimate for the funding available in this RFP due to various factors, some of which are beyond the agency's control. The potential funding amount for this RFP is approximately \$8,000,000.

Item 2: **Q:** In the evaluation criteria, there are 5 points for “gap financing request per PBV unit” category. How is this scored? Is there any scoring penalty for projects requesting the maximum amount of \$100K per PBV unit?

A: Proposals will be scored under this objective criteria as follows:

- Less than or equal to \$65,000 per PBV unit is 5 points
- Less than or equal to \$80,000 per PBV unit is 4 points
- Less than or equal to \$100,000 per PBV units is 3 points
- Over \$100,000 per unit is 0 points

Item 3: **Q:** Can you provide some clarity on interpreting the payment standards we should be using? See project details below:

We are building a new construction energy efficient apartment building. The landlord will be paying for water, sewer, and trash collection and tenants will be paying the utilities highlighted on the attached utility allowance schedule which includes:

Heating-Natural Gas
Cooking-Electric
Other Electric-Lights & Appliances

Air Conditioning
Electric Water Heating

The landlord isn't paying all utilities, so we were looking at the table labeled "Apartments" under the proper Tier. We don't seem to meet the exact definition of "gas & electric" found at the bottom of the table, but the tenant isn't paying all utilities either (landlord paying water/sewer/etc). How do we determine the proper payment standard? Do we need to make specific adjustments in the rents based on the utility allowance table? If so, are those reductions based off the maximum rents listed in the "All Units Types/Owner is Paying All Utilities" Table or the lower rents on the "Apartments" table?

A: The PBV rent determination is ultimately conducted by HACP's Operations Department, which performs a rent reasonableness study as part of the process. Please note that rent determination does not take place during the initial award phase of the RFP. Respondents are responsible for conducting their own study and including desired rents in their Proposal. Please refer to PBV/Gap Financing Program & Underwriting Guidelines, Section 3.2, for further details.

Item 4: The bid due date, time, and location remain unchanged at 10:00 am on June 15, 2023, at the HACP Procurement Dept., 412 Boulevard of the Allies, Pittsburgh, PA 15219.

Item 5: The Housing Authority of the City of Pittsburgh will **only be accepting physical bids dropped off in person from 8:00 AM until the closing time of 10:00 AM on June 15, 2023**, in the lobby of 412 Boulevard of the Allies Pittsburgh PA 15219. Proposals may still be submitted electronically: <https://www.dropbox.com/request/2ULihBy75xJac9zmnGus> and may still be mailed via USPS at which time they will be Time and Date Stamped at 412 Boulevard of the Allies Pittsburgh PA 15219. All proposals must be received at the above address no later than 10:00AM on June 15, 2023 regardless of the selected delivery mechanism.

END OF ADDENDUM NO. 1

Kim Detrick

Kim Detrick (May 30, 2023 09:40 EDT)

Mr. Kim Detrick
Procurement Director/Chief Contracting Officer

05/30/2023

Date






Addendum 1 PBV with GAP

Final Audit Report

2023-05-30

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