



Housing Authority of the City of Pittsburgh

Contracting Officer
412 Boulevard of the Allies
6th Floor
Pittsburgh, PA 15219
(412) 456-5116
www.hacp.org

September 17, 2024

Project Based Vouchers with GAP Financing Round 9 RFP #600-22-24

ADDENDUM NO. 1

This addendum issued September 17, 2024, becomes in its entirety a part of the Request for Proposals RFP #600-22-24 as is fully set forth herein:

Item 1: **Q:** We are looking at unit designs and are considering making some efficiencies into one-bedroom units with “captured bedrooms.” So, we asked the market analyst to provide a short study on the marketability of this unit type in the Pittsburgh market and they have just issued the attached report that supports captured bedrooms in the market. It is our understanding City of Pittsburgh Code does not require bedrooms to have a window in the outside wall of the building. May we develop units with captured bedrooms when using HACP’s Project-Based Voucher and Gap Financing Program? `

A: **HACP has reached out to HUD for additional guidance on this subject. HUD currently uses National Standards for the Physical Inspection of Real Estate (NSPIRE) as their housing standard, which does not address captured bedrooms or specify a requirement for window(s) in a bedroom. Therefore, HUD treats captured bedrooms on a case-by-case basis and some questions to consider in designs are as follows:**

- **Will the window(s) in the unit be operable?**
- **How many units in the building will have this condition?**
- **What is the building’s solar orientation? Where is the unit placement within the building/project and the solar orientation?**

Additionally, HUD may consider additional items during their review based on the project scope (i.e. new construction, adaptive reuse, historic preservation, etc.) and occupancy type (general, senior, etc.).

Please Note: All projects awarded through the PBV/Gap Financing program must undergo architectural review and receive approval from HUD Architect prior to the execution of an Agreement to Enter Into Housing Assistance Payments Contract (AHAP).

Item 2: **Q:** For Attachment B (Excel form), should I convert this document to a PDF and include it along with the other required documents as a single PDF submission? Or should I submit the supporting documentation in a separate PDF and keep the Excel form as an Excel spreadsheet?

A: **The forms in the Excel workbook must be completed and submitted as PDF. All online submissions should be submitted as a PDF package following the instructions outlined in Section IV of the RFP.**

Item 3: The proposal due date time, and location remain unchanged at September 26, 2024, at 9:00 AM, at the 412 Boulevard of the Allies, 6th Floor Procurement Department, 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 9:00 AM on September 26, 2024**, in the One Stop Shop of 412 Boulevard of the Allies Pittsburgh, PA 15219. Proposals may still be submitted electronically: <https://www.dropbox.com/request/9KCBYxuOx49n7etkW9xB> and may still be mailed via USPS at which time they will be Time and Date Stamped at 412 Boulevard of the Allies, 6th Floor Procurement Department, Pittsburgh, PA 15219. All proposals must be received at the above address no later than September 26, 2024, at 9:00 a.m., regardless of the selected delivery mechanism.

END OF ADDENDUM NO. 1



Ms. Dereen Neice
Sr. Procurement Director

09/18/2024

Date






Addendum 1 RFP# 600-22-24 Project Based Vouchers with GAP Financing Round 9

Final Audit Report

2024-09-18

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