



ADDENDUM #1

RFP # 1978-21 PROJECT BASED VOUCHERS

Original Notice of RFP Issued on: Thursday, April 1, 2021

Response Due Date: Tuesday, May 18, 2021 @ 2:00pm

April 20, 2021

To All Prospective Respondents:

The purpose of this addendum is to provide answers to questions raised by a potential respondent.

1. QUESTION #1 - Page 5, Cap on Number of PBV Units (screenshot below)

- The first sentence says that the cap is 25% of the units in the building – with no reference to the 25 unit cap for buildings that have less than 25 units, but then Point #3 says “...the project cap is the greater of 25 units or forty percent (instead of 25 percent) of the units in the project”.
- I just want to confirm that the limit is 25% of the units or 25 units – whichever is greater.
- Can you please clarify?

Cap on Number of PBV Units per Assisted Building

HACH may only select proposals and enter into HAP contract to provide PBV assistance for up to 25% of units in each building.

PBV units will not be counted against the 25% cap for the following types of assisted units:

1. The units are exclusively for elderly families.
2. The units are for households eligible for supportive services available to all families receiving PBV assistance in the project.
3. If the project is in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year estimates, the project cap is the greater of 25 units or forty percent (40%) (instead of 25 percent) of the units in the project [FR Notice 7/14/17].

ANSWER: Please use the following criteria to determine the maximum number of units that may be project based at a particular site. These criteria are from PIH Notice 2017-21.

PIH Notice 2017-21 amends the income-mixing requirement for an individual project (i.e., the project cap) so that the limitation on the number of PBVs in a project is now the greater of 25 units or 25 percent of the units in a project. Previously, the limitation was 25 percent of the units in a project.

The Notice also makes changes to the exceptions to the project cap. The following units are excluded from the 25 percent or 25-unit project cap:

- Units exclusively serving elderly families.
- Units housing households eligible for supportive services available to all families receiving PBV assistance in the project.

Also, units in projects that are in a census tract with a poverty rate of 20 percent or less are subject to a higher (40%) cap.

QUESTION 2: Page 6, Existing Housing Sites

- The RFP States “If the total rehabilitation costs exceed \$5,000 per unit, the units shall not be considered existing and the proposal shall be rejected”
- Does the \$5,000 limit apply only to repairs/renovations that are necessary in order to get the unit in compliance with HQS?
- If we wanted to do optional/cosmetic improvements that pushed the total budget over \$5,000/unit – would our proposal be rejected? Do we need to disclose these optional improvements in our proposal?

Existing Housing Sites

A proposed site for existing must meet the following site and neighborhood standards. Also, to be considered existing housing, the units must substantially comply with HQS at the time of proposal selection. Attach a sketch of any proposed rehabilitation work and include an estimate of the total construction costs. **If the total rehabilitation costs exceed \$5,000 per unit, the units shall not be considered existing and the proposal shall be rejected.** Please note that **any rehabilitation that is performed post HAP Contract execution is subject to Davis-Bacon rules for 18 months following the effective date of the HAP Contract.**

ANSWER: The \$5,000 cap only applies to repairs necessary to bring the proposed units into compliance with HQS standards. The cost of optional/cosmetic repairs and upgrades will not be considered in the cap so long as the units are placed in service within the timeframes described in the RFP and in any response.

It is up to the individual respondent whether or not they wish to disclose optional/cosmetic upgrades. Notwithstanding the foregoing, the highlighted language related to Davis-Bacon wages applies to ANY rehabilitation conducted post HAP execution.

All other terms and conditions of the RFP remain the same.

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