

RFP 2017-02
Request for Proposal – Project Based Voucher Program
ADDENDUM #1
ISSUE DATE: April 5, 2017

1. Page 1: Purpose and Definitions:

DELETE: “Existing non-rehabilitation housing units will not be considered under this proposal.”

ADD: The Housing Authority, under this proposal, will consider existing senior income restricted multifamily projects.

ADD: Existing housing is defined as: housing units that already exist on the proposal selection date and substantially comply with HQS on that date. For the purpose of this proposal, the existing units must be income restricted and serve seniors.

2. Page 1: Applicants Should Be Aware of the Following Conditions:

ADD: Project Based Vouchers units must be occupied by tenants referred by HAPGC from its waiting list or prior written approval must be given to utilize the property’s waiting list.

3. Page 2: Ineligible Housing Type:

DELETE: (h), (l)-(v).

4. When will a decision be made regarding the awarding of Project Based Vouchers?

ANSWER: The Housing Authority anticipates making and announcing selection of award(s) on April 29, 2017.

5. When does the HAPGC anticipate executing a Housing Assistance Payment (HAP) contract?

ANSWER: The HAPGC will enter into an agreement when HUD requirements are fully satisfied.

6. What are the Section 3 requirements?

ANSWER: Section 3 of the Housing and Community Development Act of 1968, as amended, requires that certain recipients of HUD financial assistance, to the greatest extent feasible, provide job training, employment and contracting opportunities for low or very low income residents in connection with projects and activities in their neighborhood.

7. Does Davis-Bacon wage rate apply?

ANSWER: Davis-Bacon wage rates do apply.

8. Will Project Based Vouchers projects have to comply with accessibility requirements for persons with disabilities?

ANSWER: Project Based Voucher projects must comply with the accessibility requirements of Section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 CFR, part 8. Project Based Voucher projects are also required to comply with the design and construction requirements of the Fair Housing Amendments Act of 1988 and implementing regulations at 24 CFR 100.205.

9. Is the Housing Authority looking for a full set of plans and specifications or can the applicant provide elevation and description of the construction? Can the Plans and Specifications be submitted on CD?

ANSWER: For new construction, the applicant can provide a detailed description of the work to be performed, amenities and elevations. For rehabilitation projects, the applicant can provide detailed descriptions of the work to be performed and exterior photos of the property.

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Executive Director