

## Questions & Answers

- 1) When will HAPGC make decisions? Will it be in time for inclusion in the September 9 LIHTC 9% round deadline?

**Answer:** *The closing date for submission of proposals is August 17th. Thereafter, the proposals shall be evaluated by an Evaluation Committee in which an Evaluation Report will be prepared prior to an award of the contract. HAPGC cannot, in good faith, state that an award will be made in time for inclusion in the September 9 LIHTC 9% round deadline.*

- 2) Are applications being reviewed on a first-come, first-serve basis?

**Answer:** *No.*

- 3) Should developers assume a limitation of no more than 25% of the units in the project benefiting from PBV?

**Answer:** *HAPGC follows HUD regulations pertaining to the Project-Based Voucher (PBV) Program: 24 CFR Part 983. 24 CFR § 983.56 defines the cap on number of PBV units in each project and the exception to the 25% building cap. Please note that the HAPGC seeks a proposal or proposals that will yield sixty-nine (69) vouchers for project-based assistance for Accessible Units with the following unit composition:*

- *No more than eight (8) one-bedroom units designated to elderly families;*
- *Thirty-one (31) two-bedroom units; and*
- *Thirty (30) units with three or more bedrooms.*

- 4) How many awards does HAPGC expect to make?

**Answer:** *It depends. After evaluation of the proposals, the contract shall be awarded to the responsible firm whose technical approach to the project, qualifications, price and/or any other factors considered, are most advantageous to HAPGC provided that the price is within the maximum total project budgeted amount established for the specific property or activity.*

- 5) Will HAPGC administer another RFP(s) again in the future?

**Answer:** *HAPGC) will administer another RFP(s) again [sic] in the future - on a triannual basis starting July 2020 and will issue this notice in the next cycle thereafter based on the availability of PBVs and/or until all UFAS units are committed.*

- 6) To arrive at the overall desired distribution of PBVs for 1BR, 2BR and 3BR units, will HAPGC accept an application that indicates a willingness to accept a different number of units than proposed? For example, could an application request PBVs for 10 two-bedroom units and 10 three-bedroom units, with the sponsor agreeing to accept a different mix or a lower number of PBVs if it is advantageous to HAPGC to achieve their desired mix?

***Answer:*** *Yes. Under this RFP, HAPGC will provide no less than sixty-nine (69) PBV vouchers for mobility and/or sensory accessible units in compliance with the Uniform Federal Accessibility Standards (UFAS) at Section 4.34 and any related requirements regarding Accessible Routes as defined by the statute. Irrespective of a Proposer/Respondent's response concerning a proposed combination of the Accessible Unit composition, HAPGC will consider those proposals.*

- 7) Should financial modeling assume the prevailing FMR for the PBVs, or is there a different payment standard that should be used, i.e. 110% of FMR, etc.?

***Answer:*** *When determining the initial rent to owner, the PHA shall use the most recently published FMR in effect and the utility allowance schedule in effect at execution of the HAP contract. At its discretion, the PHA may use the amounts in effect at any time during the 30-day period immediately before the beginning date of the HAP contract. 24 CFR 983.301(f)(1)(i)*

- 8) Would you please clarify: is a project eligible for points if the subsidized UFAS units are above 8% for all units in the building?

***Answer:*** *This question is similar, in general, to another one that was posted in the Question & Answer page: Bullet 3 Answer*  
<https://www.princegeorgescountymd.gov/bids.aspx?bidID=81>.

*Yes, a project is eligible for points if the subsidized UFAS units are above 8% for all units in the building. Under the Proposal Criteria Evaluation (p. 13 of 15) the maximum score for the percentage of subsidized UFAS units between 6% and 8% of all units within the building is 20 points. The score does not change if the percentage of subsidized UFAS units exceeds 8%. Neither does it mean that you cannot request PBVs for more than 8% of the units in the project.*

*In issuing this RFP, HAPGC seeks a proposal or proposals that will yield the following unit composition and may select several responses to fulfill the unit composition as listed below:*

- *No more than eight (8) one-bedroom units designated to elderly families;*
- *Thirty-one (31) two-bedroom units; and*
- *Thirty (30) units with three or more bedrooms.*