

RFP for Affordable Rental Production and Preservation Housing Projects

Questions and Answers

Question 1

If the project is existing, can there be a waiver for the 10% accessibility requirement?

Answer 1

Developer requests to provide less than 10% accessible units for preservation projects are reviewed on a case by case basis. Since this process requires review of rationale provided by developer, we cannot make that determination prior to submittal of your proposal.

Question 2

If the project is existing, are the community meetings required or just encouraged? The RFP says threshold if developing NEW affordable units.

Answer 2

Correct, community meetings for preservation projects are not required but they are encouraged.

Question 3

For new productions, is it mandatory for them to apply for LIHTC credits?

Answer 3

Yes – only projects proposing production of new units that are seeking 4% LIHTC are eligible under this RFP

Question 4

Are you accepting proposals for 9% deals?

Answer 4

No

Question 5

How about other housing production projects that are non LIHTCs?

Answer 5

No, we are only accepting housing production projects that are seeking 4% LIHTC

Question 6

Is there a minimum/maximum amount of units for projects that are eligible for the ACC RFP?

Answer 6

For projects for new production of new units, the minimum is 15 units. For preservation projects, on 9/15, PHA indicated that they will not be issuing an RFP for ACCs

Question 7

I do have a question does this program qualify for someone who already has properties example I have 2 properties 1 I would like to convert 1 property into a home for the disable which I already have a tenant who became disabled and I have another that is a full rehab

Answer 7

No this is for existing affordable preservation projects or new projects that are applying for 4% low income housing tax credits

Question 8

When does the 42-year affordability period start? Is this meant to coincide with PHFA's 40-year affordability period starting at placed-in-service?

Answer 8

At financial closing so in corresponds with PHFA 40 years.

Question 9

Is this for first time home buyer?

Answer 9

NO

Question 10

Are new HUD Section 202 elderly housing developments eligible under tis RFP?

Answer 10

Yes, if you already have a 202 commitment or in the process of applying AND also pursuing 4% LIHTC .

Question 11

Can LOI from PRA regarding transfer of property ownership be accepted in lieu of site control?

Answer 11

Yes- if this is a new 4% low income housing tax credit project

Question 12

Did you say that in the case where there is an LOI from PRA that we should include the LOI in the site control section?

Answer 12

Yes- if property coming from PRA and it is a new 4% low income housing tax credit project

Question 13

What is the anticipated date those that have been awarded will be notified?

Answer 13

Hopefully early-mid November

Question 14

How do we sign up PHA RFPs?

Answer 14

PHA's business opportunity website - <http://www.pha.phila.gov/business-opportunities/real-estate-opportunities.aspx>