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Interim Executive Director

ADDENDUM NO.1

PCHA-RFQ 2017-02 Affordable Housing Real Estate Co-Developer

Date: December 20, 2017

The following changes, additions, and/or deletions are hereby made a part of the Documents for the above noted request for qualifications, fully and completely as if the same were fully contained therein. All other terms, conditions, and specifications of the original Request for Qualifications, remain unchanged.

This addendum must be acknowledged in the space provided on the Schedule of Addenda. The Submittal Date and Time has NOT been changed. It remains: January 12, 2018 2:00 PM EST.

Following are the questions submitted and answers provided for the above-mentioned Request for Qualifications. The questions and answers are to be considered as part of the RFQ. It is the Respondent responsibility to check the Pasco County Housing website for all addenda or amendments.

Questions and Answers

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|---|----------|---|
| 1 | Question | Has there been any information released regarding the location of the new VA hospital? |
| | Answer | PCHA does not have any information at this time. |
| 2 | Question | Does the Pasco County Housing Authority (PCHA) have experience in managing tax credit properties? If so, please state: (1) number of units managed; and (2) any findings of non-compliance that has been issued to PCHA managed properties. |
| | Answer | The PCHA as entity does not have experience yet in managing tax credit properties, but some of its employees do. |
| 3 | Question | Does the PCHA have the ability to project-base 100 vouchers for the Veterans housing project or the Senior housing project, or both? |
| | Answer | Refer to section 3.3.1 of the RFQ. |
| 4 | Question | What property does PCHA have available or earmarked for potential availability for a ground lease? |
| | Answer | None. |



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- 5 Question Is the PCHA requirement to manage the development(s) a non-negotiable requirement?
Answer It is non-negotiable, unless proven that it will be in the best interests of the PCHA.
- 6 Question If an equity provider is requiring a guarantee by PCHA as the management company, would PCHA agree to provide a guarantee?
Answer Refer to section 5 of the RFQ specifically items: No.1, 16, 17, 18 and 21.
- 7 Question Please advise as to why the previous solicitation issued on April 2, 2107 was cancelled.
Answer The previous solicitation was cancelled because it was in the best interest of the PCHA.
- 8 Question Please advise as to whether the requirement for a 50% developer fee split to the PCHA is negotiable and if not, why?
Answer It is non-negotiable, unless proven that it will be in the best interests of the PCHA
- 9 Question Is the PCHA will pay for 50% of the development expenses?
Answer Refer to section 5 of the RFQ item No.24.
- 10 Question Please advise, if such information is available to the PCHA, the estimated number of homeless Veterans in the Pasco County Area.
Answer In the Stand Down of last September in Pasco County, 122 Homeless Veterans registered with the PCHA and the VA looking for help. The One Community Now (OCN) Organization estimates 150 Homeless Veterans and 350 at risk.
- 11 Question Please describe the nature of the relationship between the PCHA and the local Department of Veterans Affairs, including but not limited to, Veterans programs such as VASH.
Answer PCHA has a partnership with the local Department of Veterans Affairs, PCHA has VASH program, and work closely with the VA through calls, meetings and participating together in the annual Stand Down.
- 12 Question Will PCHA's role be "managing the manager(s)" or will PCHA be utilizing its own employees and / or its contracted service firms? Is this a negotiable point? Please clarify as there appears to be a few opposing statements.
Answer The PCHA plans to use its own staff and contracts to undertake its management responsibilities. It is non-negotiable, unless proven that it will be in the best interests of the PCHA.