



PHILADELPHIA HOUSING AUTHORITY
OPENING DOORS TO OPPORTUNITIES

OFFICE OF SUPPLY CHAIN MANAGEMENT

3100 PENROSE FERRY ROAD
PHILADELPHIA, PA 19145
PHA.PHILA.GOV

April 7, 2015

TO: ALL POTENTIAL OFFERORS

RE: ADDENDUM NO. 5 for Solicitation P-004440, "Unit-Based Operating Subsidy Program"

Dear Sir/Madam:

Attached is Addendum No. 5 dated April 7, 2015 in regard to the above referenced solicitation. This addendum shall be attached to the noted solicitation and take precedence over the same.

All offerors must acknowledge receipt of this addendum.

If you should have any questions, please contact William Cook at (215) 684-4223 or William.Cook@pha.phila.gov.

Sincerely,
Philadelphia Housing Authority

A handwritten signature in black ink, appearing to be 'William Cook', written over a horizontal line.

William Cook
Senior Sourcing Manager - Procurement

Attachment: Addendum No. 5

cc: File P-004440



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THE PHILADELPHIA HOUSING AUTHORITY
3100 Penrose Ferry Road, Philadelphia, PA 19145
ADDENDUM NO. 5
Dated April 7, 2015 for
Solicitation No. P-004440
“Unit-Based Operating Subsidy Program”

This addendum shall take precedence over the same and previous addenda. Any items not mentioned herein nor affected hereby shall be performed strictly in accordance with the original specifications, drawings, and previous addenda thereto.

RFP # P-004440
Unit-Based Operating Subsidy Program

Addendum # 5

ITEM 1: 3rd Cycle Submission Deadline has been extended to June 15, 2015 at 4 P.M.



January 20, 2015

TO: ALL POTENTIAL OFFERORS

RE: ADDENDUM NO. 4 for Solicitation P-004440, "Unit-Based Operating Subsidy Program"

Dear Sir/Madam:

Attached is Addendum No. 4 dated January 20, 2015 in regard to the above referenced solicitation. This addendum shall be attached to the noted solicitation and take precedence over the same.

All offerors must acknowledge receipt of this addendum.

If you should have any questions, please contact William Cook at (215) 684-4223 or William.Cook@pha.phila.gov.

Sincerely,
Philadelphia Housing Authority

William Cook
Senior Sourcing Manager - Procurement

Attachment: Addendum No. 4

cc: File P-004440



THE PHILADELPHIA HOUSING AUTHORITY
3100 Penrose Ferry Road, Philadelphia, PA 19145
ADDENDUM NO. 4
Dated January 20, 2015 for
Solicitation No. P-004440
“Unit-Based Operating Subsidy Program”

This addendum shall take precedence over the same and previous addenda. Any items not mentioned herein nor affected hereby shall be performed strictly in accordance with the original specifications, drawings, and previous addenda thereto.

RFP # P-004440
Local Unit-Based (Public Housing) Operating Subsidy Program

Addendum # 4

PHA has received a number of inquiries regarding the purpose of Addendum #3. A number of proposers applied to PHA under both its unit (project) based voucher RFP and the unit based subsidy (ACC) RFP. Unfortunately the second round of awards for unit (project) based vouchers and proposal rejections came after the deadline for submission of proposals under the unit based (ACC) RFP. Several proposers who did not receive unit based vouchers for their projects wanted the opportunity to modify their proposals to increase the number of ACC units. PHA takes the position that this presented adequate justification to provide for an opportunity to modify proposals. In order to provide for this, PHA must make this opportunity available to all proposers. Please note this is not an obligation to modify the number of units if proposer is satisfied with the current proposal.



January 16, 2015

TO: ALL POTENTIAL OFFERORS

RE: ADDENDUM NO. 3 for Solicitation P-004440, "Unit-Based Operating Subsidy Program"

Dear Sir/Madam:

Attached is Addendum No. 3 dated January 16, 2015 in regard to the above referenced solicitation. This addendum shall be attached to the noted solicitation and take precedence over the same.

All offerors must acknowledge receipt of this addendum.

If you should have any questions, please contact William Cook at (215) 684-4223 or William.Cook@pha.phila.gov.

Sincerely,
Philadelphia Housing Authority

William Cook
Senior Sourcing Manager - Procurement

Attachment: Addendum No. 3

cc: File P-004440



THE PHILADELPHIA HOUSING AUTHORITY
3100 Penrose Ferry Road, Philadelphia, PA 19145
ADDENDUM NO. 3
Dated January 16, 2015 for
Solicitation No. P-004440
“Unit-Based Operating Subsidy Program”

This addendum shall take precedence over the same and previous addenda. Any items not mentioned herein nor affected hereby shall be performed strictly in accordance with the original specifications, drawings, and previous addenda thereto.

RFP # P-004440
Local Unit-Based (Public Housing) Operating Subsidy Program

Addendum # 3

The Philadelphia Housing Authority is providing each proposer the opportunity to modify its proposal to change the number of ACC units originally proposed. The only change permitted under this addendum is to modify the number of ACC units and any associated documents, such as the proforma, that are directly impacted by the number of ACC units in the project. Proposal revisions are optional and proposers are not required to submit revised proposals. Each proposer is required to send an email acknowledgement of the receipt of this addendum.

Modifications to a proposal must be submitted by January 21, 2015. Email submissions are permitted but receipt must be verified by contacting William Cook if an email verification receipt is not received.



November 12, 2014

TO: ALL POTENTIAL OFFERORS

RE: ADDENDUM NO. 2 for Solicitation P-004440, "Unit-Based Operating Subsidy Program"

Dear Sir/Madam:

Attached is Addendum No. 2 dated November 12, 2014 in regard to the above referenced solicitation. This addendum shall be attached to the noted solicitation and take precedence over the same.

All offerors must acknowledge receipt of this addendum on page 20 of their solicitation packages.

If you should have any questions, please contact William Cook at (215) 684-4223.

Sincerely,
Philadelphia Housing Authority

William Cook
Senior Sourcing Manager - Procurement

Attachment: Addendum No. 2

cc: File P-004440



THE PHILADELPHIA HOUSING AUTHORITY
3100 Penrose Ferry Road, Philadelphia, PA 19145
ADDENDUM NO. 2

Dated November 12, 2014 for
Solicitation No. P-004440

“Unit-Based Operating Subsidy Program”

This addendum shall be attached to the noted solicitation and shall take precedence over the same and previous addenda. Any items not mentioned herein nor affected hereby shall be performed strictly in accordance with the original specifications, drawings, and previous addenda thereto.

ITEM 1: 1st Cycle Submission Deadline has been extended to November 21, 2014 at 4 P.M.

ITEM 2: 2nd Cycle Submission Deadline has been changed to December 19, 2014 at 4 P.M.

ITEM 3: Question: Is PHA's RFP limited to developments that are also being submitted to PHFA for 9% or 4% low income housing tax credits?

Response: **Yes. Please refer to section A.2. of the RFP.**

ITEM 4: Question: Should supporting attachments be placed under each respective tab or at the end under an Exhibit Tab?

Response: **All supporting attachments should be under the appropriate tabs.**

ITEM 5: Question: Should proposers submit two operating budgets, one for ACC-units and one for non-ACC units that could cover debt?

Response: **Submit one operating budget but make sure your schedule identifies the number of ACC units assumed.**

ITEM 6: Question: How will ACC site based waiting lists and preference issues work with respect to the Clearinghouse requirements under the City's RFP?

Response: **Waiting lists and preferences must be managed in accordance with public housing requirements and the PHA Admissions and Continued Occupancy Policy. To the extent possible, PHA will coordinate with OHCD.**

ITEM 7: An addendum acknowledgment page has been added to the solicitation as page 20 of the RFP



Philadelphia Housing Authority
Building Beyond Expectations

3100 PENROSE FERRY RD | P215.684.4000
PHILADELPHIA, PA 19145 | www.PHA.PHILA.G

End of Addendum

Acknowledgement of Amendments

The offeror hereby acknowledges the receipt of and obligation to perform pursuant to the following addenda to this RFP:

Addendum No.	_____	dated	_____
Addendum No.	_____	dated	_____
Addendum No.	_____	dated	_____



Philadelphia Housing Authority
Building Beyond Expectations

3100 PENROSE FERRY RD | P 215.684.4000
PHILADELPHIA, PA 19145 | www.PHA.PHILA.G

October 7, 2014

TO: ALL POTENTIAL OFFERORS

RE: ADDENDUM NO. 1 for Solicitation P-004440, "Unit-Based Operating Subsidy Program"

Dear Sir/Madam:

Attached is Addendum No. 1 dated October 7, 2014 in regard to the above referenced solicitation. This addendum shall be attached to the noted solicitation and take precedence over the same.

All offerors must acknowledge receipt of this addendum on page H-3 of their solicitation packages.

If you should have any questions, please contact William Cook at (215) 684-4223.

Sincerely,
Philadelphia Housing Authority

William Cook
Senior Sourcing Manager - Procurement

Attachment: Addendum No. 1

cc: File P-004440



THE PHILADELPHIA HOUSING AUTHORITY
3100 Penrose Ferry Road, Philadelphia, PA 19145

ADDENDUM NO. 1

Dated October 7, 2014 for

Solicitation No. P-004440

“Unit-Based Operating Subsidy Program”

This addendum shall be attached to the noted solicitation and shall take precedence over the same and previous addenda. Any items not mentioned herein nor affected hereby shall be performed strictly in accordance with the original specifications, drawings, and previous addenda thereto.

ITEM 1: Sections: A, B, D, E, F H, J and K have been omitted from this solicitation.

ITEM 2:

The initial award that will be provided under this RFP is a Letter of Commitment to enter into negotiations for a Mixed Finance Transaction to provide public housing operating subsidy to all or a portion of the units in the proposed development. A Mixed Finance Transaction consists of the negotiation and execution of a Regulatory and Operating Agreement and other documents as required by PHA and/or HUD, and is subject to HUD approval. The Letter of Commitment is further subject to the development receiving an award of four or nine percent tax credits from the Pennsylvania Housing Finance Agency, further due diligence by PHA and approval by the Board of Commissioners.

End of Addendum