

Addendum

Solicitation #: 12272022

Addendum Title: Addendum #1

Date and Time Issued: 04/07/2023 12:44 PM EDT

PLEASE NOTE: As long as you are registered for this RFQ you will continue to receive these notices. If you plan to not respond to this RFQ with a submittal, you may want to access the Internet System and mark "No Proposal." Once you have done such, you will not continue to receive any notices pertaining to this RFQ.

(1) QUESTIONS AND ANSWERS:

Question: May you please advise as to the Faircloth Rents for each bedroom size?

Answer: The table below provides the average rent for Rental Assistance Demonstration (RAD) units currently owned and/or managed by the Housing Authority of Savannah (HAS). Nonetheless, these amounts should be utilized in preliminary financial forecasting as they are subject to change; RAD contract rents are established based on previous or estimated operating subsidy, capital fund levels, and utility allowance for the property, as well as other property characteristics such as location and building type.

1 BDRM 2 BDRM 3 BDRM 4 BDRM 5 BDRM
\$545 \$577 \$788 \$846 \$966

Question: Once there is a Faircloth-to-RAD conversion, is the PHA anticipating to complete an OCAF or MSM?

Answer: The Housing Authority of Savannah anticipates rents to be adjusted annually in accordance to the Operating Cost Adjustment Factor (OCAF).

Question: As this is an RFQ, does the PHA have anticipated PHA sites to use for the Faircloth-to-RAD process for which this RFQ will select the Housing Authority of Savannah as co-developer partner?

Answer: The Housing Authority of Savannah (HAS) is welcoming proposals for development of Faircloth-to-RAD units on sites already owned or to be acquired by the proposer, or sites owned by HAS that are currently vacant. For information on land ownership, please visit the Savannah Area Geographic Information System (SAGIS). HAS encourages proposers to confirm land availability before submitting proposals for sites supposedly under control of the PHA.

Besides participating in owner and developer entities, HAS will consider extending gap financing or covering predevelopment costs of selected projects, contingent upon availability of funds and approval by the U.S. Department of Housing and Urban Development.

(2) Submission Clarification: In order to support the submission of complete applications by the deadline, and to ensure submitted projects meet the minimum requirements, the Agency's Procurement Manager will be welcoming preliminary submissions for threshold review. Feedback will be provided by the Agency within a reasonable timeframe to interested applicants submitting their preliminary plans.

(3) Virtual Workshop: The Housing Authority of Savannah (HAS) will host a virtual workshop on May 8, 2023, at 10 A.M., to provide information regarding the application process, discuss the evaluation criteria, and receive stakeholder feedback on this open solicitation. Attendance of the workshop is strongly encouraged for developers and owners of multi-family rental housing interested in submitting Faircloth-to-RAD project proposals to HAS.

Join from the meeting link:
<https://housingauthorityofsavannah-067.my.webex.com/housingauthorityofsavannah-067.my/j.php?MTID=m45911bf6ee7d0a02edc60111426034cd>

Join by meeting number:
Meeting number (access code): 2556 826 7351
Meeting password: Yc9HgHhW8b9 (92944449 from phones and video systems)

Tap to join from a mobile device (attendees only)
+1-415-655-0001,,25568267351#92944449# US Toll

Some mobile devices may ask attendees to enter a numeric password.

Join by phone
+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application
Dial 25568267351@webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Note: One of the files available for downloading might be a ZIP file.

Addendum Delivered To