

COLUMBUS METROPOLITAN HOUSING AUTHORITY

880 East 11th Avenue

COLUMBUS, OHIO 43211

DATE: April 13, 2021

RFP# 2021-003

TO ALL BIDDERS:

The specifications are hereby amended and supplemented by this addendum, which will form a part of the contract documents and should be considered in preparation of bid.

ADDENDUM # 1

1. What equates to compliance with the requirement that a unit must have “the ability to commence lease up within 60 days of the application deadline?”
 - a. This statement was to address new construction. We are working to avoid selecting a new build that will not be able to begin leasing units due to not having a certificate of occupancy within 60 days of the award preventing the property from utilizing the PBV’s.
2. We have the project in contract. Can we apply if we don't currently own it? If needed, we could get the current owner and private lender to cooperate if absolutely needed.
 - a. Yes
 - b. The applying entity must have site control within 60 days of the award.
3. If it isn't zoned for multifamily at time of application, can we still apply if we have a plan/path forward?
 - a. It will depend on what stage the zoning change is in. The applying entity must be able to allocate the PBVs awarded within 60 days of the award being made.
4. On the topic of zoning, currently the zoning would be difficult for 12-month leases. Is there any scenario in this program where the vouchers are not tied to a 12-month lease (for example month to month). This would be more to accommodate zoning designations than to change how the program is treated. We understand there may be some inflexibility with this but are thinking there may be some creative approaches?
 - a. No
 - b. All PBV leases must be one year.
5. Of the 1000 vouchers, is there a pool of actual people waiting for them where CMHA knows what their PSH type needs are?
 - a. No
6. Does CMHA have a current tenant base or type of PSH in mind?
 - a. No
7. Is there any breakdown in terms of unit type that is in demand (how do they see the 1000 vouchers broken down by unit type?)
 - a. No
 - b. Each proposal will be reviewed, and awards will be made based on a points system.

8. Do you have any contacts or suggestions PSH providers or funding sources that would be worth us speaking with?
 - a. No
9. Will the HA extend the due date of the RFP so we can provide a more thorough response?
 - a. RFP 2021-003 Project Based Vouchers submission date has been extended to April 30, 2021 @12:00pm