

ADDENDUM #3
2022 Project-Based Housing Choice Voucher Program
Request for Proposal
No. RFP# 22-0128

Housing Authority of Kansas City
3822 Summit Street
Kansas City, MO 64111

NOTICE TO ALL RESPONDENTS

The following addendum to the Request for Proposals 22-0128 comprises this addendum and is hereby made part of the RFP.

Q. -- We plan to close on tax credits in the next several weeks, can we close with the HAKC letter that was given at the time of LIHTC application and then (if awarded vouchers), go into the HAP contract after construction?

A. – In some cases in the past HAKC has provided letters for projects to be submitted with the Low-Income Housing Tax Credit (LIHTC) application. These letters are an expression of interest and support. They indicate that based on the information provided, the project appears to qualify for the HAKC PBV program. It is not a commitment letter, and the Missouri Housing Development Commission (MHDC) has indicated it will not be considered as such. Beginning with the 2021 LIHTC application round, MHDC no longer considers these letters in project scoring.

Please note this excerpt from page 16 of the HAKC 2022 PBV RFP: *HAKC will review and score proposals as they are received and provide notice regarding approval of proposals within 60 days of proposal submission. This will be in the form of a Conditional Letter of Reservation of PBV funding. These conditions include a satisfactory City of Kansas City, Missouri environmental review or categorical exemption, HUD review, satisfactory HQS inspections, and approval of the proposed HAP contract by the HAKC Board of Commissioners. Meeting these conditions and execution of the HAP contract will require a minimum of an additional 90 days after issuance of the Conditional Letter of Reservation. This will provide time for HUD review, HQS inspections, and approval of the HAP contract by the HAKC Board of Commissioners. Agreements to Enter into Housing Assistance Payments (AHAP) for new construction or properties undergoing rehabilitation will require additional time to accommodate the HUD Subsidy Layering Review and Environmental Review processes.*

Depending on the financing for the project, some lenders and MHDC may accept the Conditional Letter of Reservation of Funding from HAKC for their initial commitments. Thus, it may be advantageous to apply for the HAKC PBV program well in advance of submitting an LIHTC application. However, it has been our experience with LIHTC projects that the investors and lenders typically require executed HAP or AHAP contracts for closing. This should be confirmed with your lenders and investors.

There are no other changes at this time.

This written response is being submitted to the Housing Authority of Kansas City, Missouri in conjunction with the RFP 22-0128 dated January 28, 2022.

I hereby represent that I am a duly authorized agent for the company identified below, AND THAT I HAVE RECEIVED THE ADDENDUM #1.

Company: _____

Authorized Signatory: _____
Printed Name

Title: _____

Signature: _____

Date: _____

NOTE: THIS COVER PAGE MUST BE ATTACHED TO THE WRITTEN BID SUBMITTED