



## Request for Proposals (RFP) 25-011 ~ Development Partner

Q&A ~ August 26, 2025

Q1	Is there a particular site already identified?
A1	<b>No, this is an opportunity for developers to bring us a site and not have to go through the PBV RFP process. If a developer is already working with PCHA on a site, this RFP does not qualify.</b>
Q2	On page 11, it states that "respondents must submit one original plus five copies of their proposals," however, on the cover and on page 4, it states proposals are to be submitted via email. This also includes submission of the financial statements - on page 14 it states it should be provided in a separate sealed envelope. Please clarify.
A2	<b>The statements above will be deleted and an Addendum will be issued. "respondents must submit one original plus five copies of their proposals," Financial statements should be submitted as a separate document.</b>
Q3	On page 15, Respondent Risk is assigned a Maximum of 15 points. Please clarify what Respondent should submit in order to demonstrate that Respondent has proposed a level of risk (financial or other) that indicates a high level of commitment to the success of the new development and its timely completion.
A3	<b>Please provide examples of when Respondent has proposed a level of risk (financial or other) that indicates a high level of commitment to the success of the new development and its timely completion.</b>
Q4	On page 16, a pre-submission conference is mentioned. Please provide more information on the pre-submission conference, if applicable.
A4	<b>There will not be a pre-submission conference.</b>

Q5	On page 13, under E. Methodology, item 3. Financing - The last sentence requires a proforma sources and uses budgets for the predevelopment and development phases. Since the RFP does not define a project or project scope, please clarify whether PCHA expects (i) illustrative/sample budgets demonstrating Respondent's approach to structuring affordable housing transactions, or (ii) project-specific budgets based on a project developed by the Respondent.
A5	<b>PCHA expects (ii) project-specific budgets based on a project developed by the Respondent.</b>
Q6	Does PCHA have sites under your jurisdiction that will be redeveloped subject to this RFP, or if this RFP purely for private sites?
A6	<b>This would be for new sites to develop or acquisitions.</b>
Q7	If possible, could you provide the names of any PCHA-owned properties that PCHA wishes to develop via this RFP?
A7	<b>This is not for current properties, this would be for new sites to develop or acquisitions.</b>