



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

DEV-24-01 RFQ AMENDMENT #1

August 13, 2024

PCHA issues the following clarifications to the Request for Qualifications DEV-24-01: Development Services – Warehouse Site:

Architectural Firm

- PCHA has procured an architectural firm which we intend to use unless there is a compelling reason not to do so.

Tax Credit Project Configurations

- PCHA is soliciting proposals for this project as a 4% Tax Credit project as we do not have assurance that a 9% project proposal for this site would be competitive. Our project is located outside a Qualified Census Tract.

Funding Structure

- PCHA expects to fund much of any apparent funding gap with internal Section 18 Disposition funding available to us through the ongoing disposition of our Low-Income Public Housing program portfolio.

Please note this amendment in your response, and see the following attachment for additional details.

Signature of CO

RILEY GUERRERO

CO Printed Name

2:07 PM, 08/13/24

Date & Time

From: [Sean McKenna](#)
To: [IDENTIFYING INFORMATION REDACTED] [Riley Guerrero](#)
Cc: [Jim Stretz](#)
Subject: RE: Project #DEV-24-01 - Questions Tuesday, August 13,
Date: 2024 1:12:53 PM
Attachments:

Thank you for the questions, [ASKER NAME].

We procured an architect firm through solicitation that met our criteria. Namely similar work, of good quality and design, and with significant affordable housing experience. We intend to use our contracted architect unless there is a compelling reason not to. That's a bit vague, granted, but a few of their recent projects align extremely well in scope and aesthetic with our intended development. They've helped us with our 'fit-test' and some of the predevelopment coordination with the Pierce County Planning Department.

A 9% deal would be excellent; however, I don't know that our project would rate in our very competitive market. We've queued up for the 4% and expect that will be the path forward, even though the 2024 HUD QCT map now places our development site across the street from a QCT, when it was in one on the 2023 map.

We expect to fund much of the gap with proceeds from an ongoing Section 18 Disposition of our remaining LIPH Scattered Sites portfolio. This will also help us to utilize our 150-unit Faircloth authority.

I hope this helps. You're welcome to reach back with questions.

Sean

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Pierce County Housing Authority

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From:
To: [Riley Guerrero](#); [Sean McKenna](#)
Subject: Project #DEV-24-01 - Questions
Date: Tuesday, August 13, 2024 11:03:44 AM

EXTERNAL

Good afternoon.

In reviewing the RFQ (#DEV-24-01), I had a couple of questions:

- 1) The RFQ mentions an existing architect for the project and an approval for using an "in" house architect. Would we be able to use another 3rd party architect in lieu of the firm specified in the RFQ?
- 2) The RFQ specifies a 4% transaction with mostly Faircloth to RAD units. The initial underwriting would yield a significant gap. Would PCHA consider doing a 9% LIHTC project with a lower amount of Faircloth to RAD units in the project?

Thank you for your responses, in advance.

[IDENTIFYING INFORMATION REDACTED]