DEPARTMENT OF HOUSING
Commonwealth of Puerto Rico

RFP - ADDENDA: We encourage applicants to review the information contained in the RFP, and any other applicable rule before submitting. Any request for clarification or supplemental information regarding the application requirements or process must be directed to the Evaluation Committee, no later than Tuesday, November 1, 2016, to the following email address: **strategicproject@afv.pr.gov**. No other communications from applicants will be considered beyond this due date. Addenda containing clarifications or supplemental information will be notified to all registered applicants and posted in the PRHFA website: **www.afv.pr.gov**, through Friday, November 18, 2016.

STRATEGIC PROJECTS FOR AFFORDABLE RENTAL HOUSING: RFP ADDENDA

1	Solicitamos una visita al "site" para las 10 parcelas de la Comunidad Río Bayamón. Favor confirmar fecha y hora.	As described in section 4.8 of the RFP, respondents are encouraged to arrange visits to any of the properties with the appropriate agency by no later than November 1, 2016. A contact list is provided in Exhibit XV. GDB's confirmed contact to arrange site visits is: **Ada López Santos, Security and Administration Manager; Tel. 787.722.2525, ext.15510; email ada.i.lopez@bgfpr.com**. PRLA's contact: **Víctor I. Ruiz, Inspections Manager; Tel. 787.753.9300, ext. 306; email ivan.ruiz@terrenos.pr.gov**. PRASA's contact: **Lcda. Deborah Rivera Estrada, Deputy Director for Lands and Contracts; Tel. 787.999.1717, exts. 1122, 1162; email deborah.rivera@acueductospr.com**.
2	Solicitamos vía correo electrónico copia de los planos de las infraestructuras construidas en la Comunidad Río Bayamón Norte. Deseamos constatar las facilidades construidas de calles, aceras, encintados, agua, sanitaria, pluvial y electricidad.	For GDB's Río Bayamón parcel, assume that adequate infrastructure and capacity exists for the uses and densities allowed under the Master Plan. Detailed plans and/or as-builts will be made available to a successful respondent by the award date or as further specified.
3	En la reunión de orientación se indicó que las 10 parcelas de Comunidad Río Bayamón no están a la fecha segregadas. Pregunta: ¿Se van a segregar antes de la fecha de someter las propuestas? Y de no ser segregadas antes de esta fecha, ¿los proponentes tendrán que someter propuestas para las 10 parcelas en conjunto como una sola propiedad?	GDB's Río Bayamón parcel will be offered and economic offers accepted for the entire property, as depicted in new Exhibit XXXVI (identified as "Banco Gubernamental de Fomento Remnant"). No offers will be accepted for lots within the parcel. The Schedule of Properties included in Appendix VI is modified accordingly.
4	En el schedule de fecha de actividades se indica que las tasaciones serán entregadas el 18 de octubre de 2016 para todas las popiedades y que las propuestas deberán ser sometidas no más tarde de las 4:00 p.m. del 28 de noviembre de 2016. Solicitamos se extienda en 45 días calendario adicionales la fecha para entregar las propuestas. Entendemos que hay muy poco tiempo entre la fecha de entrega de las propuestas para poder negociar con entidades bancarias términos de financiemiento y preparar una propuesta responsiva y responsable.	Copies of the appraisals for PRLA's properties were added as Exhibits XXXVII to XLII. Values for Plaza 23, AEE Lot and Hogar Insular de Niños, which have an effective date exceeding one year, are to be held for the purpose of the transactions contemplated in the development of these properties under the RFP. Appraisals for all GDB properties will be updated and provided no later than Monday, November 7. PRASA's value current as previously informed in Appendix VI. Unless modified at a later date, the submission's deadline is maintained as sheduled under the RFP.
5	La Junta de Control Fiscal en la reunión de hoy, 14 de octubre de 2016, indicó que pasarán juicio sobre la venta y/o disposición de cualquier activo del Estado Libre Asociado de Puerto Rico y que ninguna Agencia del Gobierno podrá realizar transacciones financieras sin consultar antes con la Junta de Control Fiscal. Nos preocupa que gastar tiempo y dinero en la preparación de las propuestas sea un ejercicio futil para los participantes. Solicitamos nos contesten la posición del Departamento de la Vivienda y de AFV en cuanto a esta preocupación y si se tiene el aval de la Junta de Control fiscal para comprometer la venta de estos activos.	PRHD's position is described in section 4.4 of the RFP (regarding PROMESA's section 407 on the transfer of properties by government entities and/or covered government entities in violation of applicable law under which any creditor has a valid pledge of, security interest in, or lien on such property, or which deprives any such territorial instrumentality of property in violation of applicable law assuring the transfer of such property to such territorial instrumentality for the benefit of its creditors); section 5.3.4 of the RFP (regarding PROMESA's section 207 on debt issuance and/or related transactions by government entities and/or government covered entities; and, section 5 of the RFP (regarding section 208(b)(1) on State discretionary tax abatement or similar tax relief agreements). Neither PRDH nor PRHFA represent or assume any responsibility for the proper interpretation of any relevant rule or procedure. Respondents are encouraged to seek counsel and/or advice regarding any applicable rule or provision. As laid out in section 3.14 of the RFP, PRDH (or PRHFA) "accepts no liability for the costs and expenses incurred by any respondent in responding to this RFP, responses to clarification requests and re-submittals, meetings, and subsequent negotiations. Each respondent that enters into this RFP process shall prepare the required materials and submittals at its own expense and with the express understanding that the respondent cannot make any claims whatsoever for reimbursement from the PRDH, PRHFA or the government entities furnishing properties for the costs and expenses associated with the process. All such costs and expenses shall be borne solely by each respondent."

6	Hemos intendado infructuosamente via telefonica obtener informacion de como podemos tener acceso a los planos de las fincas que incluyen este RFP. Ademas, segun el RFP hoy iban a enviar unas tasaciones.	As specified in section 6.3 of the RFP, all questions and communications concerning this RFP process shall be directed to the PRDH through a request for clarification or information in writing and submitted via email as specified. If the PRDH provides any clarification or additional information as a result of a request, it will provide such clarification(s) by means of an Addendum to be delivered to all registered prospective respondents. Land surveys have been provided for all properties, except for PRASA's and GDB's Río Bayamón. The PRDH nor the agencies furnishing the properties attest to the correctness of the information provided. Please, refer to Exhibits XLIII through LI. Refer to item 4, above, for information on appraisals.
7	Is it possible to change the Letter of Credit requirement of $50,000 for a bond of $50,000?	Yes, a Bid Bond issued by a duly authorized Surety would be accepted.
8	How can we get the plans for the properties?	Copies (in PDF format, DWG for PRLA's Hogar Insular de Niños) of land surveys have been distributed for all properties. Please, refer to Exhibits XXXVI, and XLIII to LII.
9	We would like to know if Puerto Rico Housing Finance Authority or another government agency can provide interim loans for project financing with repayment source with Law 130.	PRHFA will not provide financings.
10	Discrepancia entre la información publicada en la Tabla bajo el inciso 6.1 (pág. 26) y el párrafo en el inciso 6.7.5 (pág. 27-28); ya que, según la Tabla, la fecha límite para registrarse y poder participar es hasta el 18 de octubre de 2016, pero, el párrafo en el inciso 6.7.5 indica que el registro estará abierto hasta el 28 de noviembre de 2016, que, entiendo, es la fecha límite para presentar la Propuesta.	Later registration date is upheld. Sections 6.1 and 6.2 are corrected accordingly.
11	Toda persona interesada en participar del RFP, tendrá que registrarse y pagar $100 por el "application number" (Inciso 6.7.5, pág. 27-28). Según entiendo, entonces, con la obtención de mi "application number" puedo presentar más de una propuesta, aunque por separado (Inciso 3.1, pág. 4), y no significa que necesito más de un "application number" por cada propuesta que interese presentar	A separate registration must be completed, a separate application number must be obtained, and a separate application must be submitted for each of the properties for which the Respondent presents a proposal.
12	Cuando me registré, me preguntaron cuál era el proyecto para el cual tenía pensado presentar propuesta, y tuve que escoger uno. Ahora, según el RFP, tenemos hasta el 1ro de noviembre para visitar los "sites". Por lo tanto, quiere esto decir que, aunque identifiqué "X" proyecto en el registro, pudiera darse la situación que, una vez, visite todos los "sites", este no sea el proyecto para el cual presente propuesta finalmente.	Correct.
	Changes to previous documentation	
1	Section 6.7.23	Section 6.7.23 is amended as follows: "GDB, PRLA, and PRASA's evaluation. The Committee will defer to the government entities furnishing the properties the assessment of the economic offers of those proposals that met the threshold requirements, supported their projected feasibility and met any other conditions required at this stage of the evaluation process. The entities will submit their comments to the evaluation Committee, regarding their rejection, acceptance or conditioning of the proposals, no later than two weeks after receiving the respective offers."
2	Exhibit XXXVI	Survey_GDB's Río Bayamón Parcel
3	Exhibit XXXVII	Appraisal_PRLA's Plaza 23
4	Exhibit XXXVIII	Appraisal_PRLA's AEE Lot
5	Exhibit XXXIX	Appraisal_PRLA's Navy Lot
6	Exhibit XL	Appraisal_PRLA's Bolivia
7	Exhibit XLI	Appraisal_PRLA's Hermanas Fano
8	Exhibit XLII	Appraisal_PRLA's Hogar Insular de Niños
9	Exhibit XLIII	Survey_PRLA's Plaza 23
10	Exhibit XLIV	Survey_PRLA's AEE Lot
11	Exhibit XLV	Survey_PRLA's Navy Lot
12	Exhibit XLVI	Survey_PRLA's Bolivia
13	Exhibit XLVII	Survey_PRLA's Hermanas Fano

Cont.	Changes to previous documentation	
14	Exhibit XLVIII	Survey_PRLA's Hogar Insular de Niños
15	Exhibit XLIX	Survey_GDB's CODREMAR
16	Exhibit L	Survey_GDB's Parada 26
17	Exhibit LI	Survey_GDB's Sears (includes demolished structures)
18	Exhibit LII	Survey_PRASA's Former McCraken Yards and Shops
19	Section 6.1	Section 6.1 is amended as follows: "Date" cell in third row in Table, corresponding to "Registration deadline" shall read: "11/28/2016".
20	Section 6.2	Section 6.2 is amended as follows: "Prospective respondents that anticipate participating in this RFP shall so indicate as soon as possible but no later than November 28, 2016, by filing their registration."