

**Questions related to Providence Housing Project Based Voucher 2021 RFP
Updated as of June 25, 2021**

Q1. What is the time frame for review and awarding PBV's to successful candidates?

We are aiming to complete review and have the Board of Commissioners approve awards by the October 28 meeting of the PHA board of commissioners.

Q2. You mentioned that a property must have secured financing BUT construction can't have started...a narrow window, especially if these RFPs only happen occasionally. Could you clarify the expectation for project readiness for a new construction affordable development?

A project need not have secured all financing in order to apply for PBVs for new construction or substantial rehabilitation. However, as noted in the RFP and stated during the webinar, more points for new construction will be given to projects that can demonstrate that they are able to complete construction by June 30, 2023.

Q3. Does the PHA put out RFPs for PBVs annually?

The last RFP issued by the PHA for Project Based Vouchers was in late 2018. The agency does have a goal of establishing a timetable for issuing future RFPs annually, subject to agency capacity, availability of vouchers and the limits on how many units we can project base.

Q4. Does making RIH scoring threshold as part of a LIHTC round effectively show financial feasibility and readiness? For project financing, other metrics.

The PHA has not provided specific and detailed guidance as to what would be considered financial feasibility. However, having reached a scoring threshold for LIHTC or another state or federal funded competitive housing program is good information to share as part of an application, especially to the extent that those scoring rubrics measure financial feasibility and readiness, or otherwise overlap with PHA criteria.

Q5. If awarded PBVs as part of this RFP, what's the deadline for AHAP/HAP Contract Date? For existing housing, we hope to work together with owners as quickly as possible to put contracts in place, with a goal of doing so by the end of the calendar year. For new construction, there is a HUD imposed deadline to complete the AHAP within 30 days after the environmental review and subsidy layering review are completed. We would seek to begin those processes immediately upon award if all funding for a project is secured, and if not would provide an owner up to 1 year to secure any remaining funding and would begin requesting the ER and SLR as soon as it is possible.

Q6. If awarded PBVs as part of this RFP, would PHA wait to begin the Environmental Review, SLR etc. until additional project funding is secured? PHA intends to provide up to one year to awardees of PBVs for new construction to secure any additional funding.

Q7. Question I have read the RFP that is out for PHA Section 8 Housing Vouchers, I just need to confirm a few things:

- 1. Davis Beacon would apply to a rehabilitation project.**
- 2. If construction has already started, prior to an executed contract for vouchers, the project is ineligible.**
- 3. Of nine units, only two would be eligible (since we are not in a census tract where the poverty rate is 20% or less).**

4. And one (1) of the two would have to be an accessible unit.

I thank you in advance for your response to these questions.

Davis Bacon does apply for any project where 9 or more units will be project based, for new construction or rehabilitation. The project is not necessarily ineligible if construction has started – however, a project that is already underway would not be considered for new unit points since the PBVs would not make the difference in this project being built. PHA would not be able to sign an AHAP with a project under construction and would have to wait to sign a HAP contract until construction was completed and any PBV units pass HQS. In addition, PHA may condition its award on units being ready for occupancy within a certain timeframe.

Item 3 in the question appears to refer to the 25% project cap, but misunderstands that cap. The cap for the number of units that may be project based is limited to 25 units or 25 percent of the development, whichever is greater. This is a change to the regulation that took effect as a result of HOTMA. This means that for any development of 100 units or fewer, up to 25 units may be project based (or more if exceptions apply). As to the final part of the question, at least one PBV unit will need to be accessible. This is a requirement instituted by the PHA and is in addition to any other requirements the developer is obligated to meet under Section 504 or any other state or federal law.