



PROJECT BASED VOUCHER RFP

Pre-Proposal Conference
September 21, 2022



www.provhousing.org

What are Project Based Vouchers?

- Ties HCV assistance to “hard” units for up to 20 years
- Awarded through a competitive process
- Tenants pay 30 percent of income to rent and utilities, PHA pays the balance
- Rent agreed to by PHA and Owner and may be adjusted annually
- Tenants referred off of a PHA-run waiting list which is not site-specific

2022 RFP

- Up to 50 Project Based Vouchers (PBV) to be awarded for use in new construction/substantial rehabilitation
- Unless otherwise noted, VASH and non-VASH programs share the same regulations and rules
- Proposers must propose projects with 5 or more PBV units
- Up to 25 of the 50 vouchers may be awarded for projects serving veterans through the VASH program
 - VASH projects can be in Providence or in Pawtucket, subject to approval by the Pawtucket Housing Authority
 - Non-VASH projects must be in Providence only

HUD-VASH PROGRAM

- Veterans Affairs Supportive Housing Program started in 2008
- Special purpose voucher program administered through a partnership between HUD and the VA
- Program pairs rental assistance with VA case management and supportive services for homeless veterans
- Services designed to help homeless veterans and their families find and sustain permanent access to housing and access to health care, mental health treatment, substance use counseling, and other supports necessary for recovery and maintain housing in the community
- VASH participants can have incomes up to 80% of AMI
- VA determines eligibility for the VASH program, and refers eligible veterans to the PHA's program



NON VASH PBV PROGRAM

- Families apply directly to PHA for participation in the non-VASH PBV program
- No special status, such as being a veteran, homeless or being a victim of domestic violence, required to be considered for the program
- Participants in the general PBV program must have incomes less than 50% AMI



Eligible and Ineligible Properties

- Eligible properties are newly constructed and rehabilitated structures that may be appropriate for attaching assistance to the units
- Ineligible properties, include but are not limited to:
 - Certain types
 - Occupied by owner
 - Not meeting site and neighborhood standards at 24 CFR 983.57
 - Housing for which the new construction or rehabilitation is started before an AHAP is executed

A full listing of ineligible housing types can be found on pages 3 - 4 of the RFP

PER PROJECT PBV LIMITS

- 25 units or 25 percent of the development, whichever is higher
- Cap does not apply to elderly housing or housing with supportive services available to all residents
- Up to 40 percent of development or 25 units, whichever is higher, in a low-poverty census tract (below 20%)

CONSTRUCTION AND DEVELOPMENT

- For projects of 9 or more PBV units (regardless of phasing), Davis Bacon prevailing wages will be required for all contractors and subcontractors
- For buildings with 4+ units, broadband infrastructure must be installed, other than where allowable exceptions apply (24 CFR 5.100)
- Equal opportunity hiring
- Uniform Relocation Act applies
- All projects must have a Subsidy Layering Review performed by HUD plus an Environmental Review/Analysis performed by the City

ENVIRONMENTAL AND SUBSIDY LAYERING REVIEWS

- An SLR must be conducted by HUD before an Agreement to enter into a HAP contract (AHAP) can be executed
 - Purpose is to ensure project is not oversubsidized
- Proposers awarded PBVs must submit documentation identified in Appendix 1 for the SLR
- All projects will be required to have an Environmental Review/Analysis

Construction or site preparation work cannot begin until the Environmental Review/Analysis and SLR are completed and an AHAP has been executed

TENANT SELECTION

- PHA screens applicants from its PBV Waiting list for eligibility for the housing program
- PHA refers program eligible applicants from its PBV waiting list to developer/property manager
- Developers/manager is responsible for conducting tenant screening
- VASH participant family incomes must be below 80% AMI; all other participants must be below 50% AMI
- Priority given to those who need a handicap unit – other preferences in an owner’s TSP that are in compliance with fair housing may be adopted for PHA referrals to that owner (e.g., VAWA preference)



SUPPORTIVE SERVICES

- **Comprehensive Life Skill Training and Support**
 - Housekeeping/homemaking, nutrition, budgeting, parenting skills, active case management, referrals to local community agencies that offer additional services need by the participating resident/household
- **Care to Elderly and/or Disabled Individuals**
 - Mental health services and/or case management along with supervised taking of medications and transportation
- **On-Site Treatment and Case Management for Drug and/or Alcohol Rehabilitation for Current abusers**
- **Educational and Job Training Opportunities**
 - On-site childcare, GED or ESL classes, assistance with obtaining citizenship or citizenship classes, computer classes/training, work skills development and job training, college level or similar classes.
- **Self-Sufficiency and Homeownership Programs**

RENTS

- May not exceed the lower of 110% of HUD Fair Market Rent OR the reasonable rent as determined by PHA
- For 2023, rent requests (including utilities) may go up to 110% of the HUD 2023 FMR
- For units where utilities will be paid by the tenant, proposers should plan that maximum rent to owners will range \$200 - \$300 less than the figures contained in the chart below

2023 Maximum PBV Rents

\$1,172	\$1,288	\$1,549	\$1,886	\$2,329	\$2,678	\$3,028
OBR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR

RANKING CRITERIA

CRITERION	VASH POINTS	NON-VASH POINTS
DEVELOPMENT EXPERIENCE	UP TO 20	UP TO 20
SUPPORTIVE SERVICES	UP TO 20	UP TO 20
EXPERIENCE OF MANAGEMENT	UP TO 10	UP TO 15
EXPERIENCE WITH VETERANS	UP TO 10	NOT APPLICABLE
POVERTY RATE - LOCATED IN AREA < 20% POVERTY RATE	5 POINTS	10 POINTS
LOW AFFORDABILITY HOUSING AREA	5 POINTS	10 POINTS
ACCESSIBLE UNITS	2 UNITS = 5 POINTS, 3 - 4 UNITS = 10 POINTS, 5 OR MORE UNITS = 15 POINTS	2 UNITS = 3 POINTS, 3 - 4 UNITS = 6 POINTS, 5 OR MORE UNITS = 10 POINTS
READINESS TO PROCEED	UP TO 15 POINTS; PROPOSERS LIKELY TO BREAK GROUND IN 6 MONTHS RECEIVE FULL 15 POINTS	UP TO 15 POINTS; PROPOSERS LIKELY TO BREAK GROUND IN 6 MONTHS RECEIVE FULL 15 POINTS

Areas of Opportunity

- PBV program aims to support housing in areas of low poverty concentration and other areas of opportunity
- If project is in a census tract over 30% poverty, applicant must explain how the development can be considered in an “area of opportunity” – see 24 CFR 987.57(b)(1)
 - Enterprise Zone, Economic Community or Renewal Community
 - Area undergoing significant revitalization
 - Area with reduced poverty and/or development of new market rate housing
 - See other possible criteria in regulations or page 9 of RFP
- Requirement applies to tracts 1.01, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 18, 19, 20, 22, 26, 28, 31, 36.01, 36.02 (22 of 39 tracts)

Other Requirements

- Proposer and any partners cannot have been debarred by HUD or terminated from participation in any PHA housing program
- Completed application submitted with all required documents identified on page 19 of the RFP
- Application must be tabbed with all required documentation contained in specified tabs
- Proposed development must contain at least one unit that is accessible for residents with physical disabilities
- Proposal must be received by PHA by 3:00 p.m. on October 26, 2022

How to Apply

- Complete fillable version of application form available on website
- Narrative forms should be 8.5x11 paper, no smaller than 11 size font
- Submit two copies of the proposal to the PHA
 - One hard copy with all attachments mailed or hand delivered to PHA at 100 Broad Street to the attention Michelle Booth. **Please include PHA or Providence Housing in address**
 - Hand deliveries can be dropped in the the gray drop box outside the PHA's Administrative Offices
 - One electronic copy with all attachments to Michelle Booth at mbooth@provhousing.org with the subject: 2022 RFP for Project Based Vouchers
- Both electronic and hard copy must be received by 10/26/22 at 3pm
- Review committee may request an interview(s) with proposers



Post Award Activity

- PHA requests Environmental Review/Analysis from City
- Proposer secures commitments for funding for the project
- Owner provides PHA with all SLR documentation and PHA requests SLR from HUD
- Within 30 days of the completion of the Environmental Review/Analysis and SLR processes, PHA and owner execute an Agreement to Enter into a HAP contract (AHAP)
- AHAP sets timeframe for completion of units
- PHA maintains regular contact with owner during construction to monitor completion and plan for referral of tenants and lease-up process

As HAP Contract Continues

- After one year, the owner can request rent increases annually
- All units inspected at any turnover
- 20% of units (sample) inspected every other year
 - If 20% of the sample fails, all units covered by the HAP contract must be inspected
 - Emergency violations must be fixed within 24 hours of the inspection; others within 30 calendar days of the inspection



Questions

- PHA will accept questions e-mailed to Michelle Booth, mbooth@provhousing.org until September 27 at 4:00 p.m.
- PHA will post answers to questions by Monday October 3.
- All registrants for the webinar and anyone who submits written question will receive an e-mail when answers are posted.
 - Answers will be posted at www.provhousing.org/PBVs2022
- Review Committee anticipates forwarding award recommendations to the PHA BoC for action at the 12/8/22 Board meeting

