A webinar regarding this RFP was recorded August 7, 2020. The recording and the slides are posted on the RFP website.

Changes in Amendment of PBV RFP published 8/14/2020

* RentalRFP@nyshcr.org is back up and running after a little glitch
* “Currently funded” has been clarified. Properties must have a current regulatory agreement.
* In Section 6.6.5, non-collusive bidding certification and offeror disclosure have been removed from the list and documents required under Tab 5.

Frequently Asked Questions

1. My property has an existing project-based section 8 contract with another housing authority. Can I apply under Track 3?

A: No, this property must apply under Track 2 (as long as it meets the other criteria). The PBV unit cap still applies, and the property cannot apply for units that, when combined with existing PBV units, would put it over the unit cap.

1. If a project falls under Track 3, does the maximum addition of 7 units change if the property is in a low poverty area or it serving elderly or households eligible for supportive housing?

A: For track 3 only 7 more units could be requested.  If the property wants more than 7 units and these added units wouldn’t push over the unit max, it should apply under Track 2.

1. My property only has a small number units – does the unit max still apply?

A: The following applies regardless of property size:

1.Higher of 25 units or 25% of units at property; OR

2.Properties in a low-poverty area may request PBVs for up to 40% of units OR

3.Properties serving elderly (age 62 and older) or households eligible for supportive services have no unit maximum.

4. My property has existing tenants that would be eligible for PBV. Can I apply for PBV for their units?

A: Yes. PBV gives a preference for existing tenants.

1. How are the rents set for project-based section 8 units?

A: Project Based Section 8 rents are set at the lower of 110% of FMR, owner requested amount, or the reasonable rent. Rent increases are also set at these standards.

1. Are project-based subsidies attached to specific units?

A: Yes, project-based units will be attached to specific units. The subsidized PBV units will be an exhibit as part of the PBV contract.

1. The 20 year pro-forma (underwriting) states that the cash flow after debt service cannot exceed 10% of expenses, and DSC must be between 1.1 and 1.45.  What if our pro forma amounts fall outside the listed amounts?

A: Properties receiving PBV are subject to subsidy layering reviews which ensure the project doesn’t receive more funding than is necessary to make a project feasible in consideration of all government assistance. The numbers listed in the form are the HUD safe harbor amounts. There may be limited times when numbers fall outside the safe harbor; if this is the case, please make the reasons for exceeding the limits clear in the narrative section of Tab 4.

1. When is Davis Bacon triggered for existing properties?

A: Davis Bacon is triggered 9 or more vouchers – any rehab either 18 months prior or post signing of the AHAP contract.  If you’re not doing any rehab now, you should be aware of the 18 month post-signing requirement.  All the details are in the link below.

<https://www.hud.gov/sites/documents/DAVISBACON.PDF>

1. Do we need to specifically call out the units we are requesting?

A: You do need to submit specific units on the Existing Units tab of the underwriting

1. How do we calculate the amount of PBV assistance received on the form 2880?

A: You may calculate the requested PBV assistance for this form.

1. When are EEO and Section 3 requirements be triggered for a PBV property?

A: For projects that have fed funds of $200K or more during construction, Section 3 is triggered. MWBE is best efforts for all projects.