

Project Based Section 8 Voucher Request for Proposals

Summer 2021

Project Based Section 8 RFP Goals

HTFC seeks qualified Applicants to achieve the following goals:

- Increase the supply of quality housing that is affordable to low-income households in communities across New York State in support of de-concentration of poverty and expanding housing and economic opportunities.
- Preserve the long-term viability of existing affordable housing previously assisted with Federal and State investments.

Resources Available in the PBV RFP

Federal Section 8 PBV Summary	
Total # of Units available through this RFP:	Up to 150 units
Eligible Properties	Properties requiring construction or existing properties
Length of Contract being offered:	20 years
Maximum request:	<ol style="list-style-type: none"> 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.
Minimum request:	N/A
Income Targeting:	Very low (50% AMI) and extremely low income (30% AMI) [minimum 75% of new admissions for the HCV program (which includes PBVs) must be at or below 30 % AMI]
*Applicable Statutes and Regulations: (*Not all inclusive - Applicants should be knowledgeable on any applicable regulations)	42 USC § 1437(o)(13), Federal Regulations Title 24, Subtitle B, Chapter IX, Part 983 - Project-Based Voucher (PBV) Program; other Federal regulations applicable to Section 8; NYS HTFC Section 8 Administrative Plan

Track 1: New Projects

- A property is eligible for PBV assistance in the Summer 2021 if new construction or preservation/substantial rehabilitation will take place within the next two years.
- Properties are only permitted to apply under this RFP if they either have been awarded or have a current application pending for at least one other construction or permanent financing source through either DHCR, HTFC, AHC or HFA.
 - Potential funding sources include but are not limited to eligible projects through the current 9 percent Low Income Housing Tax Credit (“LIHTC”) RFP, projects seeking 4 percent LIHTC/Bond financing, and projects participating in the Small Building Participation Loan Program.
- Properties must not have started construction or undertaken any choice limiting actions per 24 CFR 58.22 before signing an Agreement to enter into a Housing Assistance Payment Contract (AHAP) for PBV units. .

Track 2: Existing Projects

- Applicants may apply for PBVs for existing properties where construction or substantial rehabilitation has NOT taken place in the past year and will NOT take place within the next two years.
- To be considered, the property must have previously received funding from DHCR, HTFC or HFA under the following programs –
 - 9% Low Income Housing Tax Credits (“LIHTC”); 4% LIHTC; HTFC financing; HOME financing; HFA bond financing, SLIHTC, other competitively-awarded HFA or HTFC loan or subsidy; State-supervised public housing; State supervised Mitchell-Lama housing.
- To seek PBVs as an existing property, a property must be:
 1. existing housing (per HUD 24 CFR 983.3);
 2. with a current regulatory agreement through one or more of the above listed programs; and
 3. at the time of award compliant with Housing Quality Standards (“HQS”) and other applicable requirements.
- Properties with a current PBV contract with HCR who wish to add PBV units may also apply under Track 2 if they meet the qualifying criteria listed above.

PBV RFP Timeline

Event	Date
Issuance of RFP	<u>Wednesday, June 30, 2021</u>
Application Submission Deadline	<u>Thursday, August 12, 2021 at 5 PM Eastern Time</u>
Anticipated date of awards	On or around October 15, 2021

PBV Eligibility

- One project/property per proposal
- Property must be applying for/ previously received funding from DHCR, HTFC or HFA under the following programs – 9% Low Income Housing Tax Credits (“LIHTC”); 4% LIHTC; HTFC financing; HOME financing; HFA bond financing, SLIHTC, other competitively-awarded HFA or HTFC loan or subsidy; State-supervised public housing; State supervised Mitchell-Lama housing.
- Eligible properties are single buildings, multiple contiguous buildings, multiple buildings on contiguous parcels of land, or scattered site projects. Manufactured home projects may apply if project includes set structures and does not include a pad rent.
- Existing housing must have all units substantially complying with Housing Quality Standards (HQS) for physical condition at the time of award

Unit Maximum Request

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.

There is no unit minimum for this RFP

Eligible units cannot have an existing rental subsidy

Application Materials

- Tab One: Cover Letter
- Tab Two: Applicant Information
- Tab Three: Application Narrative
- Tab Four: Operating Assessment
- Tab Five Vendor Responsibility Questionnaire and Additional Certifications
- Tab Six: Supporting Attachments

Note: Please read carefully as different tracks have slightly varying responses

Tab 4

- Rent plus tenant-paid utilities cannot exceed 110% of the FMR (<https://www.huduser.gov/portal/datasets/fmr.html>) or the reasonable, market rate rent
- The Debt Coverage Ratio must fall between 1.0 and 1.45; Cash Flow as a percentage of Operating expenses must not exceed 10%. Projects which vary from these numbers may be denied; any variance should be explained using the one page summary of Tab 4

PBV Applicants

- Selected properties are responsible for being aware of laws and regulations regarding PBV vouchers
- Properties will be subject to environmental review and subsidy layering review requirements
- Davis Bacon is triggered at 9 PBV units
- Properties should be familiar with federal and state requirements as listed in the RFP

PBV RFP

Application materials: <https://hcr.ny.gov/summer-2021-section-8-project-based-vouchers-requests-proposals>

TA Contact: Courtenay Loiselle

Email: Courtenay.Loiselle@nyshcr.org

Phone: 518-417-9127

Submission email: RentalRFP@nyshcr.org