



Request for Proposals (RFP) 20-01 Project-Based Section 8 Vouchers

The Berkeley Housing Authority (BHA) has opened an RFP for Project-based Vouchers (PBVs), and will be accepting proposals from developers of new construction and rehabilitation projects of low income housing in Berkeley, CA. Applications are available on BHA's website: www.cityofberkeley.info/bha under the "Requests for Proposals" section of the website. Application deadline is August 18, 2020, by 5 pm.

The allocation, expected to be approved during the September 10, 2020 BHA Board meeting, will be for anywhere between 30 and 175 Project-based Vouchers. **However, the issuance of this RFP does not guarantee a specific maximum number of PBVs to be awarded. Projects with existing PBV master HAP contracts with BHA are not eligible to apply for this RFP.**

The populations served by the units awarded PBVs via this RFP must be in the following categories, as required by The Housing Opportunity Through Modernization Act of 2016 (HOTMA): homeless, which may be homeless unaccompanied youth under 25; veterans; elderly or disabled households receiving supportive services; units in a census tract with a poverty rate of 20% or less. Households served may have incomes of between 0% Area Median Income (AMI) through 50% AMI.

Priority will be given to projects that take into consideration a thoughtful request of PBVs that reflects only the minimum number of PBVs required for a project to be financially feasible, keeping in mind the limited number of PBVs remaining within BHA's capacity to issue future RFPs for Project-based Vouchers. For reference, BHA recently awarded 12 PBVs to an 87 unit project; the developer requested a maximum of 12 PBVs, all 12 PBVs were approved (14% of the project).

The Project-based vouchers awarded in this RFP will be for a timeframe of up to 1 – 20 years in the first term of a Master HAP contract only. For projects awarded PBVs, there will be an option to renew in a second term.

Site control must be in owner's possession prior to allocation, with an allowance of up to 6 months for those still working on site control. Site control may be in the form grant deed, option, or deposit receipt.

Rehabilitation projects are those existing projects that do not substantially comply with Housing Quality Standards (HQS) inspections protocol, which are outlined on BHA's website: <https://www.cityofberkeley.info/ContentDisplay.aspx?id=20810> .

Existing projects may also apply. Existing projects are those that substantially comply with HQS and will be inspected prior to award for confirmation of compliance with inspection protocols. Properties/units that do not substantially comply with HQS will be considered rehabilitation projects. Any existing projects with current tenants in units that are expected to be project-based must be confirmed eligible for the PBV program or their units will be denied PBV designation. Developments with existing PBV Master HAP contracts with BHA are not eligible to apply under "Existing Housing" category.

PBV tenant eligibility requirements for existing housing: must be confirmed to be in one of the HOTMA allowable population categories listed above; incomes of not more than 50% AMI; not a registered sex offender; not previously convicted of manufacturing methamphetamine on public housing premises; at least one household member must have legal immigration status.

New Construction and Rehabilitation projects may not begin construction until completion of: (a) an Environmental Review; (b) Subsidy Layering Review; (c) signing of an Agreement to Enter into a Housing Assistance Payment Agreement (AHAP).

Participation in the PBV program requires **compliance with Fair Housing and Equal Opportunity requirements** of construction including accessibility requirements under section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act as appropriate; federal Labor standards will apply in cases of more than 9 PBV units awarded.

Developers selected for PBV awards for New Construction and Rehabilitation will be required to hire: (a) an environmental review consultant to handle proper level of review and submit to the City of Berkeley, the Responsible Entity, for proper public record notification and HUD approval; and (b) if 9 or more PBVs are awarded, a Davis-Bacon wage monitoring firm, which will be responsible for obtaining a wage decision number, lock in date, providing copies of weekly payroll records to BHA, identifying and remedying wage discrepancies, and providing discrepancy & resolution documentation to BHA.

To Apply:

Application deadline is August 18, 2020, 5:00 pm.

Application forms are available on line at:

https://www.cityofberkeley.info/BHA/Home/Request_for_Proposals.aspx. If preferred, applicant may re-type application form into a different word processing format for completion, or may type responses directly into the form provided on website. No additional formats of the application will be provided by BHA.

Completed applications, attachments, and certifications must be emailed by 8/18/2020, 5 pm deadline to:

Rachel Gonzales-Levine, Acting Executive Director/Management Analyst
rgonzales-levine@cityofberkeley.info

In addition to emailing the application & attachments, two (2) complete hard copies must mailed or delivered to:

BHA PBV RFP 2020-01
Berkeley Housing Authority
1936 University Ave, Suite 150
Berkeley, CA 94704

Note: the BHA office is closed to the public due to the pandemic; please place the two hard copies of the proposals through the main office door mail slot, if not mailing.

Both email response and two hard copies must be received by due date/time (hard copy must not be postmarked on the due date, as it will arrive after deadline).

Owners/developers will be notified by letter of the acceptance or rejection of their proposal, including the number of PBVs approved by the Board after the September 10, 2020 Board meeting. **Submission of a proposal does not a guarantee that the number of PBVs requested will be allocated, and the actual award may be fewer PBVs than requested. If an award is made, it will be up to the developer to accept or decline award after learning of the number of PBVs awarded.**

Selection of Proposals

Each proposal will be evaluated using the following factors:

- Extent to which the project serves a special needs population, specifically only those categories allowable under the HOTMA;
- Demonstrated fiscal need for PBV subsidy as a financing mechanism, and reliance on other subsidy options, so that the request for number of PBVs is reasonable in context of the pro forma and Board's desire only to fund the minimum number of PBVs required for project feasibility;
- Extent to which the project furthers the goal of deconcentrating poverty and expanding housing and economic opportunities to areas of lower poverty concentration within Berkeley;
- Extent to which units of rehab/existing projects are modernized, in addition to any property-wide systems improvements;
- Extent to which the project includes fully accessible or adaptable units for disabled/wheelchair access;
- History of tenant screening policies/practices that are inclusive, and give regard to hardships typical to families with limited financial means;
- Extent to which an allotment of PBVs to a special needs population would more equitably distribute the available PBVs throughout all of the population categories and throughout the City of Berkeley;
- Owner experience and capacity to build or rehabilitate housing;
- Completeness of proposal submission including all required attachments, certifications.

