

Request for Proposals (RFP) 20-01
Berkeley Housing Authority
Project-Based Section 8
New Construction and Rehabilitation Projects

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, starting July 24, 2020: 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 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.**

The populations served by the units awarded PBVs via this RFP must fall within the following categories, as required by The Housing Opportunity Through Modernization Act of 2016 (HOTMA): homeless, including 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 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 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).

Existing projects may also apply. Existing projects are those that substantially comply with HQS and must be inspected prior to award. If the property/units do not substantially comply with HQS, they will be considered rehabilitation projects.

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 www.cityofberkeley.info/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 may not be postmarked by 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.

Selection of Proposals

BHA will evaluate each proposal on its merits using the following factors:

- Completeness of proposal submission including all attachments, certifications required;
- Extent to which the project furthers the PHA goal of deconcentrating poverty and expanding housing and economic opportunities to areas of lower poverty concentration within Berkeley;
- Extent to which the units receive rehabilitation or modernization, in addition to any required systems improvements;
- Extent to which the project serves a special needs population, specifically those allowable under the HOTMA;
- Extent to which the project includes fully accessible or adaptable units for 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 PBV's to a special needs population would more equitably distribute the available PBVs throughout all of the categories and throughout the City;
- Demonstrated fiscal need for PBV subsidy as a financing mechanism to enhance the long-term viability of an existing or proposed development at rents affordable to households up to 50% Area Median Income;
- Owner experience and capability to build or rehabilitate the housing.

