

PBV RFP

Delaware State Housing Authority

Agenda

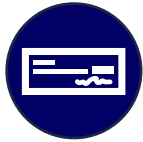
Introduction

PBV Program Overview

Next Steps



PBV Overview



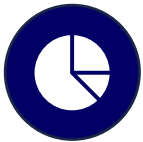
Project-based vouchers (PBVs) are a component of a public housing agency's (PHA's) Housing Choice Voucher (HCV) program.



PHAs are not allocated additional funding for PBV units; the PHA uses its tenant-based voucher funding to allocate project-based units to a project.



Projects are typically selected for PBVs through a competitive process managed by the PHA; although in certain cases projects may be selected non-competitively.



A PHA can use up to 20 percent of its authorized voucher units to project-base units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. In certain cases, the PHA may use an additional 10 percent of its authorized voucher units for PBV assistance.

PBV Program Goals

Expand Affordable Housing

- Focus on new or existing rental developments in Kent and Sussex counties, where affordable housing is in high demand.

Support Veterans and Equity

- Prioritize projects that integrate supportive services for veterans and address equity for underserved BIPOC communities.

Leverage Investments and Sustainability

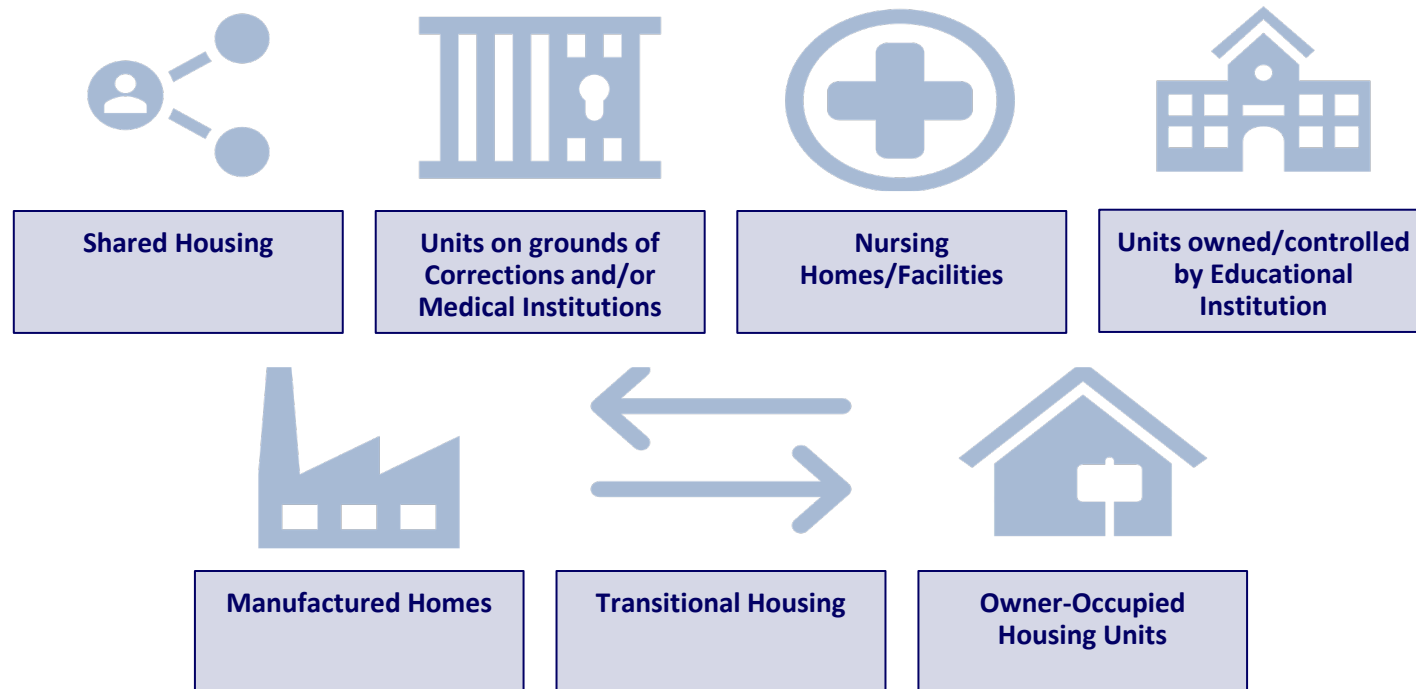
- Build on existing state investments and incorporate energy conservation, sustainability, and high design standards.

Enhance Accessibility

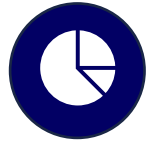
- Promote additional accessibility features in buildings that are not specifically for the elderly or disabled.

Non-Eligible Housing

Certain types of housing units and/or developments are **not** eligible for PBV assistance including:



Additional Restrictions & Limitations



The number of PBV assisted units cannot exceed the greater of **25 units** or **25%** of total number of dwelling units.



The following **exceptions** to this PBV Cap are:

Units exclusively serving Elderly Families



Units serving Supportive Services Eligible Families



Project(s) in census tract with poverty rate $\geq 20\%$





Site & Neighborhood Standards Existing and Rehabilitated Housing

Selected site must adhere to the following:



Be adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities and streets must be available to service the site.



Promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.









Be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.



Be so located that travel time and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers is not excessive.

Site & Neighborhood Standards New Construction

Selected site must adhere to the following:


-  Be adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities and streets must be available to service the site.
-  Must not be located in an area of minority concentration and must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.
-  Must promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
-  Neighborhood must not be one that is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.
-  Be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.
-  Be so located that travel time and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers is not excessive.



Site & Neighborhood Standards


New Construction

Selected Site may be in an area of minority concentration only if:



Sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside areas of minority concentration.

Units may be considered 'comparable opportunities if they:

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- Have the same household type (elderly, disabled, family, large family) and tenure type (owner/renter)
 - Require approximately the same tenant contribution towards rent
 - Serve the same income group
 - Are located in the same housing market
 - Are in standard condition.



Project is necessary to meet overriding housing needs that cannot be met in that housing market area.

RFP Submission Requirements

Ownership Eligibility

Non-profit and for-profit entities, including DSHA and its affiliates, are eligible. Exclusions apply to those listed on the GSA's exclusion list, sanctioned or debarred from HUD projects, or prohibited from DSHA projects.

Unit Eligibility

Must be existing, newly constructed, or substantially rehabilitated units in multifamily or single-family buildings meeting or exceeding HUD Housing Quality Standards.

Contract and Subsidy

Standard HUD contracts are used. Maximum subsidy levels and forms may vary; DSHA may negotiate subsidies beyond 110% of FMR and explore alternative subsidy forms.

Supplemental Notes

Tenant displacement is not permitted. Award is available to approximately 250 units through the PBV assistance process; other funding needs must be addressed separately.



All housing units must meet HUD NSPIRE Standards



Davis-Bacon wage rates



Environmental review regulations

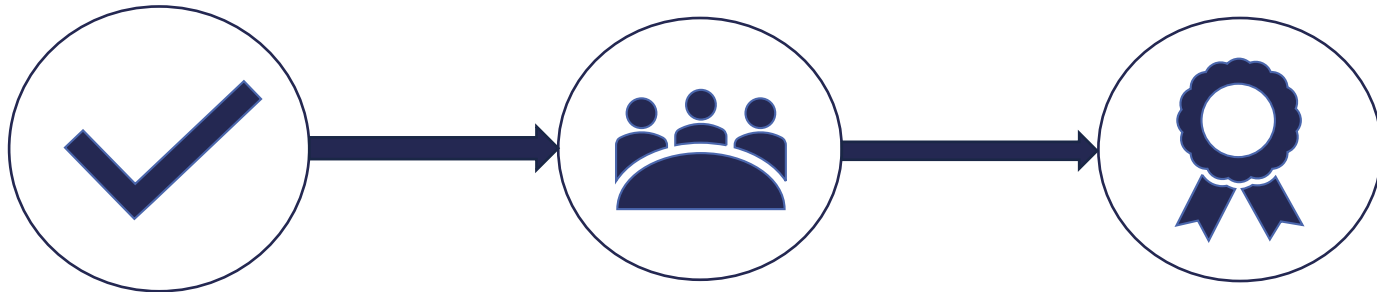


Subsidy layering review regulations

Scoring Submission Requirements

EVALUATION CRITERIA	POINTS
Financial Feasibility	20
Previous Experience of Applicant in Development and Property Management of Projects of Similar Scale for Similar Target Population (Evaluated for all projects)	20
Project Design (Evaluated for all projects)	10
Supportive Services Plan and Capacity	15
Development Timeline & Readiness	20
Kent and Sussex County	15
Maximum Number of Points	100

RFP Submission Timeline



Proposal Due Date

September 4, 2024

Committee Evaluation
(Including Interviews)

Notice of Award



Award Terms and Timing



Timely Progress Requirement: Awarded projects must actively work towards executing an Agreement within one year. If not, they must provide an update and a timetable for completing the contract within an additional six months, or risk having their award revoked.



Quarterly Reporting: DSHA requires quarterly progress reports from awarded projects.



Application Deadline: Projects with a letter of commitment from DSHA must submit a fully reviewed application and receive an award within six months, or the commitment may be rescinded.