



ALBUQUERQUE HOUSING AUTHORITY

"Empowering people in our community through affordable housing and self sufficiency opportunities."

Request for Proposals

Project Based Housing and Urban Development Veterans Affairs Supportive Housing Vouchers

Release Date: August 12, 2016

Submissions must be received by 12:00 Noon September 2, 2016

Late proposals will not be accepted.

Submissions must be in the form of 1 original and 4 hard copies.

Submit Proposals to:

**Andrew Estocin, Deputy Director
Albuquerque Housing Authority
1840 University Blvd SE
Albuquerque, NM 87106
(505)764-3991**

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INTRODUCTION

The AHA is seeking proposals from property owners and developers to receive an allocation of Project Based Department of Housing and Urban Development (HUD) Veterans Affairs Supportive Housing (PB VASH) vouchers per HUD PIH 2016-11 that was released on July 1, 2016. The purpose of this allocation is to enable homeless veterans to access affordable housing with an array of supportive services. Eligible veterans and their families who are referred by AHA and the Department of Veterans Affairs (VA) will gain the benefit of quality affordable housing combined with VA sponsored supportive services. PB VASH assistance provides rental subsidies paid on behalf of eligible families who live in units that are contracted under the program.

AHA may select one or more proposals to submit to HUD requesting up to 50 PB VASH vouchers. All proposals will be evaluated on threshold and scoring criteria developed by the AHA. The application, including the threshold and scoring criteria and other information regarding the application process, is available at www.abqha.org or by contacting Deputy Director, Andrew Estocin at 505-764-3991 or aestocin@abqha.org.

Being selected by AHA for submittal to HUD is no guarantee that HUD will award some or all of the vouchers requested. The anticipated date of HUD's award decision is November, 2016. The initial term of the proposed contract is 5 years. AHA will administer the PB VASH in compliance with Code of Federal Regulations, Title 24, Part 983. Please refer to these regulations for a complete version of all program regulations and requirements.

AHA reserves the right, at its sole discretion, to reject any and all proposals, to waive any irregularities, and to reject nonconforming, non-responsive, or conditional proposals. All applications submitted to AHA for PB VASH vouchers are due by 12:00 noon September 2, 2016. Late proposals will not be accepted. Applicants must submit 1 original and 4 hard copies to:

Andrew Estocin, Deputy Director
Albuquerque Housing Authority
1840 University SE
Albuquerque, NM 87106

The City of Albuquerque provides its programs and services in a nondiscriminatory manner and is an Equal Opportunity/Affirmative Action Employer. The hearing impaired may call 711 in New Mexico for more information.

AHA PROFILE

HUD Housing Choice Voucher Program provides rent subsidies on behalf of very low- income Albuquerque households so they can live in decent, safe, affordable housing. Administered by the AHA. The AHA serves approximately 4,100 households who are primarily senior, disabled, or working. The AHA also administers the Family Self-Sufficiency Program which encourages independence from government assisted programs. The AHA maintains a waiting list for program assistance that includes a little over 2,900 applicants.

For more information on AHA programs, please visit www.abqha.org.

PB VASH VOUCHER DESCRIPTION

Funding for this PB VASH assistance comes from a set-aside from the Consolidated and Further Continuing Appropriations Act, 2016, Public Law 114-113 enacted December 18, 2015 that provided \$60 million of funding for HUD VASH vouchers as authorized under section 8(o)(19) of the United States Housing Act of 1937. The purpose of the PB VASH voucher program is to encourage property owners to attach PB VASH assistance to rental properties in order to preserve and increase the number of housing units available to homeless veterans who are at or below the very low- income level. PB VASH vouchers enable homeless veterans to access affordable housing with an array of supportive services. Eligible veterans and their families who are referred by AHA and the VA will gain the benefit of quality affordable housing combined with VA sponsored supportive services.

AHA is seeking proposals from owners and developers with affordable housing development experience and/or experience with Housing Choice Vouchers. Special attention must also be given to the specific needs of the homeless veteran population and collaborating with the VA to increase housing retention. It is strongly recommended that applicants contact Stephanie Saldivar, Homeless Program Manager, Albuquerque VA Health Care System at Stephanie.saldivar@va.gov or (505) 265-1711 to determine their needs and expectations prior to submitting an application to AHA. The proposal should include a description of the owner/developer's experience with special populations and/or supportive service providers, if any.

Proposed projects must be located within the service area of the AHA and have PB VASH services provided by the VA Health Care System. A signed letter from the Director of the VA stating that there is a need for the proposed project and committing to provide PB VASH services to PB VASH residents of the project must be submitted with the proposal.

Owners of existing housing that will be ready for occupancy (vacant) within 90 days of selection are eligible to apply. A description of the feasibility of the units being ready for occupancy in order to meet this deadline and timeline must be included with the proposal and will be evaluated by AHA for feasibility and likelihood of being able to meet the deadline.

Proposals for new construction or rehabilitation are eligible to apply. If submitting a proposal for new construction or rehabilitation, financing need not be arranged at the time of submittal of the proposal. A proposed financing budget is required that will be evaluated by AHA for feasibility both of the soundness of the proposed costs and the likelihood of being able to obtain the identified sources and start construction within 18 months of selection. A project timeline must also be submitted and will be evaluated by AHA for feasibility and likelihood of being able to meet the deadline.

All proposals are to be site specific. The applicant must have site control at the time of application as evidenced by a deed, option, purchase and sale agreement, development agreement, or other instrument acceptable to AHA. Site control must be for at least twelve months to account for the HUD review process and the time required in order to secure any development financing.

If selected by the AHA for the PB VASH vouchers, the selection is conditional and subject to: a) successful award of PB VASH voucher funding by HUD, b) completion of an environmental review, and c) a subsidy layering review, if applicable. If selected, the owner may not take any action prohibited under 24 CFR 983.58(d) until applicable environmental review and/or subsidy layering review is completed. Any PB VASH contract entered into with the AHA after selection will not provide for vacancy payments to the owner.

If any of the items described and required in this section are incomplete or missing, they will be treated as a curable deficiency and AHA may contact an applicant to clarify or request missing information. Applicants must supply the requested information within two business days of the date requested or the AHA reserves the right to no longer consider the application for PB VASH voucher allocation.

APPLICATION COVER SHEET

Date of application: _____ Total PB VASH Vouchers Requested: _____

Legal Name of Organization_____
TAX ID Number_____
Address_____
City, State, Zip_____
Phone_____
Name of contact person regarding this application_____
Title_____
Phone_____
E-mail**Certifications**

By signing this application, the following certifications are made:

1. The owner and its agents will collaborate with the VA to fill the PB VASH units, to avoid preventable evictions and increase housing retention of PB VASH residents.
2. The owner and its agents will adhere to the 24 CFR 983 regulations governing the PB VASH vouchers.
3. The owner and its agents will comply with all applicable fair housing and civil rights requirements found in 24 CFR 5.105(a), including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Titles II and III of the Americans with Disabilities Act, as applicable.
4. The owner and its agents will comply with effective communication requirements pursuant to section 504 of the Rehabilitation Act of 1973 and its implementing regulations at 24 CFR 8.6.
5. The owner agrees that, if selected, the selection is conditional and subject to:
 - a. Successful award of PB VASH voucher funding by the HUD,
 - b. Completion of an Environmental Review prior to execution of a Housing Assistance Payments contract, and
 - c. Subsidy layering review, if applicable.
6. The owner agrees that, if selected, the owner may not take any action prohibited under 24 CFR 983.58(d) until applicable environmental review and/or subsidy layering review is completed.

Signature of Authorized Representative_____
Print Name/Title

SCORING CRITERIA

The following are minimum requirements and must be submitted with the proposal packet. If the required information is not provided, the proposal does not meet the threshold requirements and will be rejected by AHA.

1. The application cover sheet included with this Request for Proposals signed by owner or an authorized representative.
2. A description of the proposed project including:
 - a. Project address;
 - b. Total number of PB VASH vouchers requested;
 - c. Project location by census tract;
 - d. Total number of buildings;
 - e. Total number of units by bedroom size in each building;
 - f. Number and bedroom sizes of PB VASH units in each building; and
 - g. Target population, if any, of any non PB VASH voucher units.
3. A signed letter of support from the Director of the VA Medical Center which must confirm the need for the number of vouchers requested in the proposal and committing to provide VASH services for residents of the project.
4. Demonstrated relationship and coordination plan with the VA Medical Center for the provision of case management and other supportive services.
5. An explanation of how the project is consistent with the goal of de-concentrating poverty and expanding housing and economic opportunities.
6. A statement that the proposed project will comply with Housing First and any occupancy policies or statements of purpose that clearly indicate how the principles of Housing First will be incorporated into the admission of PB VASH voucher participants. Go to <https://www.hudexchange.info/resource/3892/housing-first-in-permanent-supportive-housing-brief/> for what is expected.
7. An explanation how the principles of Housing First will be incorporated into the provision of supportive services reflecting the specific needs of the target population the project will assist including off-site and on-site services that will be accessed and how these services will be monitored by the VA or other responsible party.
8. A statement indicating the project's accessibility to transit, the VA Medical Center, employment opportunities, and to key neighborhood assets (which must be identified) such as quality grocery stores, banks, libraries, and parks and recreational facilities. This statement must include transit options for the immediate area, such as bus, ride/bike share, etc.
9. A description of any supportive services, in addition to the VA PB VASH services, that will be provided.

SCORING CRITERIA

Category	Points
Project Readiness	
Feasibility of units ready for occupancy within 90 days of award OR	30
Feasibility of starting construction within 18 months of award (Including all available financial commitments)	15
De-concentrating Poverty / Expanding Housing and Economic Opportunities	
Extent to which the project furthers the AHA goal of de-concentrating poverty and/or expanding housing and economic opportunities	5
Owner/Developer Experience	
Experience in management/development of affordable housing or working with Housing Choice Vouchers	10
Experience serving special populations	10
Experience with supportive services providers	5
Supportive Services	
Extent to which the project will provide supportive services in addition to the VA VASH services	10
Demonstrated relationship and coordination plan with the VA for the provision of case management and other supportive services	10
Housing First	
Project incorporates <i>Housing First</i> into the provision of supportive services appropriate for the target population	10
Occupancy policies or statements of purpose clearly indicate how the principles of <i>Housing First</i> will be incorporated into the admission of PB VASH voucher participants	10
Maximum Score Achievable:	100

Should two or more projects achieve a tie score, the project determination will be made by the VA as to the project that best meets the needs of their clients.

SUPPLEMENTAL INFORMATION REQUEST: If AHA determines in its sole discretion that additional information is required for a fair and complete review of an application, AHA may issue a supplemental information request. The additional information requested must be delivered to AHA within two business days of the date of notice.