

2022 PBV RFP QUESTIONS and ANSWERS

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1. Are these funds only available for homes in Providence?

Response: The Providence Housing Authority has issued a Request for Proposals (RFP) to seek proposals from partners, owners, and/or developers interested in applying for up to 50 Project Based Vouchers (PBV) to be used in new construction/substantial rehabilitation of multi-family affordable housing rental project(s) in the city of Providence that serve very low-income and extremely low-income households. Up to 25 of the 50 units may be awarded for projects serving veterans through the VASH program. VASH projects can be located in Providence or in Pawtucket, subject to approval by the Pawtucket Housing Authority. Non-VASH projects must be in Providence only. Applicants for a VASH project in Pawtucket do not need to seek Pawtucket Housing Authority approval directly – PHA will do that if we determine the proposal merits an award.

2. Is there a minimum number of PBVs for which a developer can apply?

Response: The minimum number of PBVs for which a developer can apply is 5.

3. How long does the PHA anticipate it will take to complete the proposal reviews, and issue awards?

Response: The PHA anticipates that the review committee will make award recommendations for the PHA Board of Commissioners to act upon at its December 8, 2022 meeting.

4. Is this a program for people seeking to apply for housing?

Response: This is not a program for individuals seeking to apply for housing. This Request for Proposals is seeking applications from developers interested in obtaining project-based vouchers for units that will be located in new construction or substantially rehabilitated structures. PBV units are generally filled through the PHA's PBV waiting list, which is currently closed.

5. Is the 5 units mentioned earlier the minimum or maximum number of units for which a proposer can apply?

Response: It is the minimum number of units; developers must propose a project with a minimum of 5 PBV units. Applicants may request up to the full 50 units that are available, noting that 1) projects with more than 8 PBV units are subject to Davis Bacon wage requirements for construction/rehab and 2) HUD has limits on the number of PBVs that can apply to a project of 25 units, or 25 percent of the total, whichever is larger. There are some exceptions to these limits, which are explained in the RFP.

6. What is the number of units that must be handicapped accessible?

Response: At least one proposed PBV unit must be handicapped accessible.

7. If a developer is proposing a VASH project in Pawtucket does the developer obtain approval from the Pawtucket Housing Authority, or does Providence Housing Authority obtain the approval?

Response: As noted in question 1 above, Providence Housing Authority will obtain approval from the Pawtucket Housing Authority

9. NEW: Can we submit a request for vouchers spread over two or more properties, or do they all have to be located at the same address?

Response: HUD regulations found at 24 CFR 983.3 (b) define a project as a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land. *Contiguous* in this definition includes “adjacent to,” as well as touching along a boundary or a point. In responding to the PHA’s RFP, developers/owners may propose new construction or substantial rehabilitation projects involving five or more PBVs where the vouchers will be located at different addresses only if the properties on which the new construction or substantially rehabilitated buildings containing the PBVS are located on contiguous parcels of land.

Proposed projects where buildings will not be located on contiguous parcels of land require separate applications, and each separate application must request at least 5 PBVs. Developers/owners may submit more than one project application to the PHA in response to this RFP.