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Request For Proposals For Project Based Voucher Program

Introduction

The Housing Authority of the County of Santa Cruz (“HACSC”) has a small Project Based Voucher Program (“PBV”) with forty-two units at four different properties. Although HUD allows housing authorities to use up to twenty percent (20%) of its voucher program for PBV, HACSC has taken the position that in most circumstances the public interests are best served when families who receive rental assistance have the freedom of choice to lease a unit in their neighborhood of preference. Therefore, HACSC does not routinely project base the vouchers available under our annual contributions contract. While the Housing Authority will consider applications for PBV on an annual basis, there is no guarantee that any proposal will be selected as a result of the RFP.

Factors Considered

HACSC will first consider the following criteria. Proposals with at least 45 out of a potential 50 points will advance to the second round of evaluation. Proposals with less than 45 points will not be selected.

- The extent to which project basing the units would further the goal of de-concentrating poverty and expanding housing opportunities (20 points)
- The extent to which project basing the units would support or complement other local activities (such as the redevelopment of a public housing site, the HOME program, CDBG activities, redevelopment project area activities, etc.) (10 points)
- The extent to which services for special populations are provided on site or in the immediate area for occupants of the property (10 points)
- The extent to which the units are already occupied by families that are eligible to participate in the PBV program (10 points)

In the event that a proposal has at least 45 points, HACSC will consider the next set of factors.

- Site location (10 points)
- Design and amenities (10 points)
- Management and owner experience (10 points)
- Project feasibility and readiness (10 points)

Finally, before selecting any project based voucher proposal, the HACSC will determine that the proposal complies with HUD program regulations and requirements, including a determination that the property is eligible for project based vouchers, that the proposal complies with the cap on the number of project based units per building, and that the proposal meets HUD's site selection standards.

Proposals must be received by the Housing Authority no later than 5pm September 16, 2011.

Outcome and Notification

HACSC will notify all parties in writing within two months of the proposal deadline. In the event that a proposal is selected, the Housing Authority will also publish the results of the results of the RFP in newspapers of general circulation as well as the Housing Authority website. The Housing Authority will make documentation available regarding the basis for the selection of any project based voucher proposal to any interested persons.

For additional information, please contact the Property Management Department at (831) 454-9455 Ext 223.