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Request For Proposals: 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-one units at four different properties. This Request for Proposals (RFP) is published on an annual basis to provide interested parties in the community with the opportunity to request additional Project Based Vouchers.

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, although the Housing Authority issues an RFP annually, the Housing Authority does not routinely project base the vouchers available under our annual contributions contract. The Housing Authority will consider applications for PBV on an annual basis, but there is no guarantee that any proposal will be selected as a result of the RFP.

In addition to the annual opportunity to apply for project based vouchers of any kind, this RFP is also soliciting applications for project based HUD-VASH units for homeless veterans [as announced by HUD on February 4, 2014 in the attached notice](#). Applicants interested in applying specifically for HUD-VASH Project Based Vouchers must provide additional information in their applications, as described below. **Since the award of project based HUD-VASH vouchers could bring additional vouchers to the community, please note that proposals for such vouchers will receive an additional ten (10) bonus points to their application.**

Factors Considered (Information Required for all Proposals)

HACSC will consider the following criteria.

- The extent to which the proposal would either create new affordable housing opportunities where no such affordable housing currently exists, or the extent to which the proposal would retain currently affordable housing that was at imminent risk of losing its affordability requirements. (25 points)
- The extent to which project basing the units would create or retain housing opportunities designated for hard to house populations, such as mentally ill, chronically homeless, veterans, or other special populations. (15 points)

- The extent to which project basing the units would further the goal of de-concentrating poverty and expanding housing opportunities for lower income households into higher income and / or higher opportunity areas. (10 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, 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)
- Site location (10 points)
- Management and owner experience (10 points)
- Design and amenities (5 points)
- Project feasibility and readiness (5 points)

Additional Information Required for Applicants Proposing to serve Homeless Veterans through the HUD-VASH Program

On February 4, 2014, HUD issued guidance announcing new funding available for project-basing HUD-VASH vouchers for homeless veterans. Each housing authority may submit one application for up to 75 HUD-VASH vouchers. The following information is required only for applicants seeking HUD-VASH project based vouchers. Please see attached guidance from HUD (PIH 2014-3) for more information about this funding opportunity. **Proposals for HUD-VASH project based vouchers will receive an additional ten (10) bonus points to their application.**

- Description of the proposed project including the following: location by census tract, total number of buildings, total number of units by bedroom size in each building, number and bedroom sizes of proposed HUD-VASH units in each building, target population, if any, of any non HUD-VASH units.
- Description of project's accessibility to transit, the VA Medical Center or VA Community-Based Outpatient Clinic, employment opportunities, and key neighborhood assets (which must be identified) such as quality grocery stores, banks, libraries, and parks and recreational facilities. The description must include transit options for the immediate area, such as rail, bus, ride/bike share, etc., and may include scoring indices for neighborhoods such as a Walk Score (www.walkscore.com).
- Description of project readiness including a timeline indicating major milestones and information as to when project units will be ready for occupancy.
- Statement confirming applicant will comply with the *Housing First* model, as described in attached HUD guidance (see PIH 2014-3).

Before officially 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 4:30 pm on Thursday March 13, 2014.

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 RFP on 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.