



PHILADELPHIA HOUSING AUTHORITY

OPENING DOORS TO OPPORTUNITIES

Request for Proposals Project-Based HUD-VASH Vouchers Solicitation Number P-

HOUSING CHOICE VOUCHER PROGRAM



About the HUD-VASH Program

- Since 2008, PHA has administered the HUD–Veterans Affairs Supportive Housing (“VASH”) program. HUD-VASH is a collaborative program which pairs HUD’s Housing Choice Voucher (HCV) rental assistance with case management from the U.S Department of Veteran’s Affairs (VA) and supportive services for homeless Veterans.
- These services are designed to help homeless Veterans and their families find and sustain permanent housing and access the health care, mental health treatment, substance use counseling, and other supports necessary to help them in their recovery process and with their ability to maintain housing in the community.
- The rental subsidy is administered by PHA’s Housing Choice Voucher Program in accordance with 24 CFR Part 983 as well as any Notices related to the program

About the HUD-VASH Program

- Applicants for VASH Vouchers are referred to PHA from the VA. PHA follows the VASH program requirements as published in the Federal Register under Docket No. FR-5213-N-01.
- PHA has been awarded over 800 vouchers from HUD to support and house veterans through the VASH program.



Purpose of this Request for Proposals

This specific request for proposals (“RFP”) includes HUD VASH funding that will support project-based voucher (PBV) assistance in Philadelphia.

The vouchers are being made available through the Housing Opportunity Through Modernization Act of 2016 (HOTMA) notice, which allows PHAs to project-base HUD-Veterans Affairs Supportive Housing (VASH) vouchers without requiring additional HUD approval.

Purpose of this Request for Proposals

- Through this competitive RFP process, PHA is seeking qualified applicants who are interested in providing housing for homeless veterans through the project based voucher assistance program in partnership with the VA. The PBV HUD VASH vouchers will be awarded to the most qualified applicant.
- This RFP allows for up to 40 units to be placed under PBV housing assistance payments (HAP) contract(s).
- This RFP solicits proposals for units that are existing, substantial rehabilitation or new construction units.

The Project Based Voucher Program

Owner Selection of Eligible Units

In order to receive payments from PHA under the HAP Contract, the owner must accept HUD VASH applicant referrals directly from the local VA office to occupy the units.

Applicants not affiliated with HUD VASH are not eligible.

The Project Based Voucher Program

Eligible Units

1. All units in the development receiving HUD-VASH PBV assistance must be a minimum of an efficiency sized unit with one bedroom the preferred bedroom size.
2. There must be a minimum of 10 eligible assisted HUD-VASH PBV units in the development in order to apply.
3. Units eligible under this HUD VASH existing housing or planned new construction or substantial rehabilitation projects. Existing units receive a scoring bonus.

A housing unit is considered an “existing unit” for purposes of the PBV program, if, at the time of notice of PHA selection, the unit substantially complied with HQS. The unit must fully comply with HQS before the execution of the HAP contract. Units for which new construction or rehabilitation was started in accordance with PBV program requirements do not qualify as existing housing.

The Project Based Voucher Program

High Opportunity Areas

One of the goals of this RFP is to locate new, assisted units for Veterans in high opportunity areas.

A high opportunity area is generally considered a location in which the poverty rate in the census tract of the proposed development is equal to or less than 20%. However, there are other factors that may indicate that the proposed development is considered in an area of high opportunity.

The Project Based Voucher Program

Senior Developments for Veterans

One of the goals of this RFP is to provide additional senior development units for the Veteran population with associated supportive services provided by the proposer and/or the Veteran's Administration.

Proposals for a senior development will receive a scoring bonus.

The Project Based Voucher Program

Selection of Units

PHA will select units for award based on the evaluation criteria set forth in this RFP.

Please refer to Scoring Summary Attachment D.

The Project Based Voucher Program

PHA Requirements for Entering into an Agreement to enter into Housing Assistance Payments (“AHAP”) and a Housing Assistance Payments (“HAP”) Contract

The preliminary requirements for PHA to enter into an AHAP or HAP contract are set forth in PHA’s Administrative Plan. Listed below is a partial list of the applicable sections of the Administrative Plan that may apply to proposed projects:

- 23.1 Relocation Requirements
- 23.8 Housing Type
- 23.15 Site Selection Standards
- 23.16 Housing Quality Standards
- 23.17 Lead-based Paint
- 23.20 Conduct of Development Work for New Construction and Rehabilitation

The Application requires responses that will allow PHA to make an eligibility determination and to establish conditions associated with an award.

The policies and procedures for the Unit Based Program are set forth in Chapter 23 of PHA’s Administrative Plan (see below).

http://www.pha.phila.gov/media/186398/hcv_administrative_plan_board_approved_effective_1-01-2022.pdf

The Project Based Voucher Program

Relocation Requirements

Any persons displaced as a result of award and implementation of the Unit Based Voucher (“UBV”) program must be provided relocation assistance in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)[42 U.S.C. 4201-4655] and implementing regulations at 49 CFR part 24. The owner must either certify to PHA that the site of the project was without occupants eligible for relocation assistance, or certify that the project is on a site where there are occupants eligible for assistance. The owner must also agree to comply with the provisions of the Uniform Act and implementing regulations in 49 CFR Part 24.

The cost of required relocation assistance may be paid with funds provided by the owner, local public funds, or funds available from other sources. PHA does not pay for any relocation.

Questions and Answers

