



Request for Proposals (RFP 005331)

Project-Based HUD-VASH Vouchers

Pre-Proposal Conference

August 2024

*RFP
Project Based
HUD VASH
Vouchers
Agenda*



PHA's Project Based Program



Purpose of the RFP



The HUD VASH Program



VA Requirements under the RFP



Requirements to enter into a PBV HAP Contract

PHA's Housing Choice Voucher Program

Who We Serve

Through the Housing Choice Voucher (HCV) program, PHA provides rental assistance to over **20,000** families, seniors, persons with disabilities and **veterans** at properties owned by private owners in Philadelphia.

HCV is PHA's and the City of Philadelphia's largest affordable housing program

PHA's Project Based Voucher Program

Under the Project Based Voucher (PBV) program, PHA **project bases** HCVs and enters into Housing Assistance Payments (HAP) contracts with property owners throughout Philadelphia to provide rental assistance to eligible low-income households.

As of July 2024, PHA's Project Based Voucher portfolio consists over **4,600** units at (72) developments in Philadelphia.

This includes over 2,000 units created by the Rental Assistance Demonstration (RAD) program which converts former PHA Public Housing units to PBVs.

Project Based Vouchers (PBV)

- Through the PBV program, PHA provides 20+ year subsidy Housing Assistance Payment (HAP) contracts to multifamily housing developed by mission-driven, non-profit and for-profit developers.
- PHA's PBV owners include Pennrose, the Michaels Org, Odin Properties, HACE, Project HOME, Human Good, Mission First, HELP USA, and many others.



Project Based Voucher (PBV) Program

How it Works

A housing subsidy is paid to the landlord each month directly by PHA on behalf of the referred voucher tenant. the tenant's rent portion is calculated at roughly 30% of their household monthly income and PHA pays the rest."

HCV Inspectors inspect the rental unit prior to leasing the unit.

PHA reviews private market comparables and our rent schedule to determine the best rent offer for participating owners

Since 2008, PHA has administered the HUD–Veterans Affairs Supportive Housing (“VASH”) program.

- HUD-VASH is a collaborative program which pairs HUD’s HCV rental assistance with case management from the U.S Department of Veteran’s Affairs (VA) and supportive services for homeless Veterans.
- PHA currently administers **944** HUD VASH vouchers in partnership with the VA including **60** that have been converted to Project Based and awarded to owners in Philadelphia at four (4) developments

The HUD VASH Program



*U.S.
Department of
Veterans Affairs
(The VA)*

- The services provided by the VA are designed to help homeless Veterans and their families find and sustain permanent housing.
- The VA also provides access to 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.

VA



U.S. Department
of Veterans Affairs

Purpose of the RFP

HUD VASH PBV

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 **60 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

*Eligible units for
HUD VASH PBV
RFP*

- 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.**
- There must be a minimum of **10** eligible assisted HUD-VASH PBV units in the development in order to apply.



Alternative Housing Options for Veterans

PHA has received conditional approval from HUD to provide a broader range of housing options for eligible elderly and disabled veterans.

As a result, PHA and the VA seek developments to house elderly and disabled homeless veterans which offer meals/dining services and assistance with performing daily activities.



HUD VASH Referrals



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 PBV units.

Applicants not affiliated with HUD VASH are NOT eligible for payments from PHA under the HAP Contract.

The owner may screen the Veteran as they would for any prospective tenant;

However the owner must agree in writing in their PHA approved **tenant selection plan** to lower barriers for referred veterans to the PBV units.

Veteran Support at the Development

The VA provides case management and supportive services for homeless Veterans. The VA seeks developments that can offer office space for VA staff to provide on-site services for veterans in need.

The VA seeks proposals from developers/owners that will offer community **on-site supportive services** in addition to those provided by the VA.

These services could include health care, mental health treatment, substance use counseling, job counseling, or other supportive service programs

Addendums to the Project Based HAP Contract

Owners awarded HUD VASH Project Based vouchers will be required to sign addendums to the HAP Contract agreeing to the following:

- Agree to only lease to HUD VASH veterans referred by the VA to occupy the PBV units including a Tenant Selection Plan
- Provide office space for VA staff and case managers
- Provide additional supportive services (if applicable)



Requirements to enter into a Project Based HAP Contract

Environmental Review

PHA activities under the PBV program are subject to HUD environmental regulations in 24 C.F.R. Parts 50 or 58. PHA will not enter into a HAP contract until the owner has complied with the environmental review requirements and the review is completed.

The Environmental review requires an environmental site assessment (ESA) that has been completed within the last year. HUD's website can be reviewed for additional information:

https://www.hud.gov/program_offices/comm_planning/environment_energy/environmental_review

*Requirements
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Lead Based Paint

A Lead Based Paint risk assessment in accordance with 24 CFR 35.1320(b) is required for Project Based Voucher properties built prior to 1978.

HCV's Lead Based Paint Coordinator will consult with the owner to review the risk assessment and determine if any remediation is required.

*Requirements
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Subsidy Layering Review

The subsidy layering review is intended to prevent excessive public assistance by combining (layering) the housing assistance payment subsidy under the Project Based voucher program with other governmental housing assistance

PHA will not enter into an agreement to enter a HAP Contract for any new construction or rehabilitated units until the subsidy layering review has been completed.

Subsidy layering reviews are not required for existing housing. HUD's website regarding SLR:

https://www.hud.gov/sites/dfiles/PIH/images/PBV_Subsidy_Layering.pdf

PHA Inspection

Prior to entering a HAP Contract, all PBV contract units must pass a PHA inspection which will be conducted by HCV inspectors.

https://www.pha.phila.gov/pha_inspection_resource_guide.pdf

*Requirements
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Overview of the Project Based Award Process

PHA and the VA review PBV proposals submitted from the RFP

HUD VASH PBVS awarded to highest scored proposals

Awards are presented to PHA's Board for final approval

Owner is notified of award by PHA's HCV Program

Owner Completes Requirements to enter into PBV HAP Contract

Owner, PHA and the VA meet to review addendums

PHA and Owner sign HUD VASH Project Based HAP Contract

HUD VASH PBV Referral Process

Step 1:

The VA determines Veterans eligibility for HUD VASH PBV assistance

Step 2:

The VA sends referral and PBV application to owner for HUD VASH PBV development

Step 3:

Owner screens the tenant then uploads referral and application to PHA's Owner Portal

Step 4:

PBV Leasing Team processes application and uploads PBV Leasing documents to Owner Portal

Step 5:

Owner signs lease with Veteran and returns to PHA's Owner Portal

Step 6:

PHA approves lease and processes HAP Payment for owner

Questions?

