



**SANTA CLARA COUNTY
HOUSING AUTHORITY**

PROJECT-BASED VOUCHER PROGRAM

SOLICITATION FOR PROJECT BASED VOUCHER PROPOSALS

Round 1: ISSUED MAY 19, 2020

SUBMITTAL DEADLINE: 5:30 P.M., WEDNESDAY, JUNE 10, 2020

Santa Clara County Housing Authority
Project Based Voucher Program
SOLICITATION FOR VOUCHERS INSTRUCTIONS

1. INTRODUCTION

The Santa Clara County Housing Authority (SCCHA) invites property owners with properties in the County to submit a written proposal demonstrating their project eligibility, qualifications and interest in securing Project Based Vouchers that will serve eligible families for 2 or more-bedroom units. Project Based Voucher (PBV) assistance provides rental subsidies paid on behalf of eligible families who live in units that are contracted under the program.

This invitation makes available 200 project-based vouchers, for 2 or more-bedroom units. Owners will gain the benefit of a multi-year contract with SCCHA ensuring a Section 8 approved rent for their properties for an extended period. Eligible individuals and families who are extremely low income (households at 30% Area Median Income or below) and very low-income (households at 50% Area Median Income or below) will gain the benefit of quality affordable housing.

The Project-Based Voucher (PBV) Program regulations are set forth in Code of Federal Regulations, Title 24, Part 983. A copy of these regulations is available at the Housing Authority website at www.SCCHousingAuthority.org or at www.ecfr.gov.

PLEASE REVIEW THESE INSTRUCTIONS AND REVIEW AND COMPLETE THE APPLICATION WORKBOOK (available as a separate document and which may be downloaded at www.scchousingauthority.org). Applications must be submitted electronically by emailing the fully completed application workbook and all attachments to pbvinfo@scchousingauthority.org. Applicants may not submit additional materials after the submittal deadline, and incomplete applications will not be considered. If you have any questions about the PBV Program or this Request for Proposals (RFP), please email your question to pbvinfo@scchousingauthority.org.

2. HOUSING AUTHORITY PROFILE

The Santa Clara County Housing Authority is a Public Housing Authority whose main office is located at 505 West Julian Street, San Jose, California 95110. SCCHA's mission is to provide and inspire affordable housing solutions to enable low-income people in Santa Clara County to achieve financial stability and self-reliance. The primary means to provide this assistance is through the U.S. Department of Housing and Urban Development funded Section 8 Housing Choice Voucher (HCV) program. SCCHA currently assists over 19,000 families in the County of Santa Clara through the HCV and similar programs.

SCCHA is a designated Moving to Work (MTW) site; MTW is a federal demonstration program established by Congress in 1996 that links broad federal goals with locally-designed actions. The MTW program encourages selected housing authorities to propose and implement innovative changes to the way affordable housing programs are administered by allowing regulatory waivers and flexibilities. Each year, SCCHA creates an MTW plan for the coming fiscal year and a report for the previous year. These documents outline the new activities that SCCHA will implement to meet its MTW goals and provide status on activities already underway. For more information on SCCHA, the agency's MTW program and its other rental assistance programs, please visit www.scchousingauthority.org.

3. PROJECT BASED VOUCHER PROGRAM OVERVIEW

A. Purpose

For this solicitation, the purpose of the PBV Program is: to increase housing choice for eligible program applicants and participants by encouraging property owners to attach project-based voucher assistance to their rental property; to secure accessible supportive services that will assist the family in achieving self-sufficiency or living in the community as independently as possible; and to increase the stock of affordable housing serving extremely and very low-income persons in the community,.

B. Funding

Housing Authorities may use up to 40% of their voucher allocation for a PBV program. Funding for project-based assistance comes from funds already obligated by HUD to a Housing Authority's Housing Choice Voucher Program. Funding for the 200 Section 8 project-based assistance vouchers is dependent on annual congressional appropriations along with the balance of SCCHA's Section 8 program

C. Description of PBV Program

Under this PBV Program, SCCHA will provide assistance to selected existing, rehabilitated or new construction housing developments (as defined by HUD) willing to designate a portion of their units to families requiring 2 or more-bedroom units. HUD defines PBV housing developments as follows:

1. Existing housing is housing that already exists and that (upon SCCHA inspection of its designated PBV units) substantially complies with the Housing Quality Standards (HQS) on the proposal selection date.
2. Rehabilitated housing is housing that exists on the proposal selection date, but whose designated PBV units do not substantially comply with the HQS on that date, and are

developed, pursuant to an Agreement between SCCHA and the owner for use under the PBV program.

3. New construction housing is housing that does not exist on the proposal selection date and is developed after the date of selection pursuant to an Agreement between SCCHA and the owner for use under the PBV program.

If a proposal is for existing or rehabilitation housing, the units to be project based must:

- Be newly permanent affordable housing (conversion of market rate housing or conversion of non-permanent affordable housing to permanent affordable housing);
- Be vacant or currently occupied by families who are earning less than 50 percent of the Area Median Income adjusted by household size; and
- Not have other federal, state or local housing restrictions and regulatory agreements that conflict with the HUD Section 8 regulations or Housing Authority policies

HUD-established HQS specifications are described in the Code of Federal Regulations, Chapter 24, Section 982.401. All PBV assisted units must meet HQS and other requirements before rental assistance can commence.

Upon completion of a successful Housing Quality Standards inspection, SCCHA and the property owner will enter into a Housing Assistance Payments (HAP) contract for specified units for a term of up to 20 years. The HAP contract establishes the initial rents for the units and describes the responsibilities of the Housing Authority and the owner. Rental assistance (which is based on each household's income) is provided while the units are occupied by eligible individuals or families referred from SCCHA's waiting list. HAP contract renewal after the initial term may occur at the sole option of the Housing Authority for such period (not exceeding 20 years) as the Authority determines appropriate to expand housing opportunities and to achieve long-term affordability of the assisted housing. All HAP contracts and subsequent renewals are contingent upon the future availability of appropriated HUD funds for the HCV Program.

D. Cap on Number of PBV Units

Up to the greater of twenty-five (25) or twenty-five percent (25%) of a project's units may be project-based. This cap will not apply if the PBV units over the 25 unit or 25% cap are leased only to elderly families, disabled families or families receiving supportive services.

To be eligible for the service exception, a project must make supportive services available to the excepted unit. The family does not have to accept and receive the supportive service for the exception to apply to the unit. Supportive services include, but are not limited to the following: childcare, transportation, education, job training and employment counseling, substance abuse/ alcohol abuse treatment or counseling, household skill training, and homeownership counseling. The services must be designed to help families achieve self-sufficiency or live in the community as independently as possible.

E. Occupancy and Vacancy of PBV Units

Project-based units must be leased only to families eligible for Section 8 assistance for the term of the HAP contract. For existing or rehabilitation projects, units that are occupied on the proposal selection date must be occupied by a family eligible for Section 8 PBV assistance (see income limits on page 5) and meeting the occupancy requirement for a 2 or more-bedroom unit. If the family is not eligible, the unit cannot be selected for PBV assistance.

SCCHA will follow the occupancy and income guidelines below when approving a family for a PBV unit. A reasonable accommodation, approved by the Housing Authority, will potentially decrease the minimum number of persons required in a household. SCCHA's policy on determining family subsidy size is outlined in Section 6.4 of its Administrative Plan, which is available online at <https://www.scchousingauthority.org/section-8-housing-programs/housing-choice-voucher-administrative-plan/>

Unit Size	Minimum Number in the Household	Maximum Number in the Household
Two Bedrooms	3 Persons	4 Persons
Three Bedrooms	5 Persons	6 Persons
Four Bedrooms	7 Persons	8 Persons
Five Bedrooms	9 Persons	10 Persons

2020 Income Limits Effective April 1, 2020								
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30% of Area Median Income (Extremely Low)	\$33,150	\$37,900	\$42,650	\$47,350	\$51,150	\$54,950	\$58,750	\$62,550
50% of Area Median Income (Very Low)	\$55,300	\$63,200	\$71,000	\$78,950	\$85,300	\$91,600	\$97,900	\$104,250

A program participant who resides in a project-based unit for two years may move with continued rental assistance with a Section 8 Housing Choice Voucher, if one is available. The Project-Based unit the family occupies must then be rented to a new eligible individual/family.

PBV units that are vacant at the time of project selection and during the term of the PBV HAP contract will be filled from applicants on the Housing Authority waiting list. The owner and tenant of a Project-Based unit must notify SCCHA immediately if a tenant will be moving from a

PBV unit. The Housing Authority will notify applicants from its waiting list of the vacancy and refer interested individuals/families to the owner for selection. Once an applicant is approved by the owner, the owner must refer the household back to SCCHA for final voucher eligibility determination. Owners are responsible for screening all applicants referred to them for tenancy suitability.

F. Ineligible Units

Certain special housing types are NOT eligible for project-based assistance. These include transitional housing, owner-occupied units, shared housing, public housing, housing designated for persons with specific types of disabilities (such as developmental disabilities), manufactured homes, Section 202 housing, Section 236 housing (exception made for units subsidized with Section 236 interest reduction payments), Section 811 project-based supportive housing for persons with disabilities, a unit with any other duplicative federal or state subsidy as determined by the Housing Authority in accordance with HUD requirements, and units occupied by families who are not eligible for participation in the PBV program. Please see 24 CFR 983.53 and 24 CFR 983.54 for a complete list of ineligible properties.

G. Rent Limits

HUD regulations require public housing authorities to limit the amount of rent to owner for PBV units to the lowest of:

1. An amount determined by the PHA, not to exceed 110 percent of the applicable fair market rent (or any exception payment standard approved by the Secretary) for the bedroom size minus any utility allowance;
 2. The reasonable rent; or
 3. The rent requested by the owner.
- (24 CFR 983301(b)).

Fair Market Rents Effective October 1, 2019							
Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	Single Room Occupancy (SRO)
\$2,103	\$2,458	\$2,970	\$3,943	\$4,525	\$5,203	\$5,882	\$1,577

Please note that SCCHA **does not** include utility allowances for Section 8 PBVs.

Projects utilizing Low Income Housing Tax Credits (LIHTC) have additional requirements for calculating rent amounts; however, projects eligible under this solicitation must comply with conditions that allow the rent to be calculated in accordance with the paragraph above.

H. Federal Requirements

Certain other Federal requirements also apply to PBV assistance, including, but not limited to:

1. Fair Housing. Nondiscrimination and equal opportunity. See 24 CFR 5.105(a) and section 504 of the Rehabilitation Act.
2. Environmental Review. See 24 CFR parts 50 and 58 and 24 CFR part 983.58.
3. Debarment. Prohibition on use of debarred, suspended, or ineligible contractors. See CFR 5.105(c) and 24 CFR, part 24.

In addition to the above, the following applies for new construction or rehabilitated housing:

4. Labor Standards. Regulations implementing the Davis-Bacon Act, Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708), 29 CFR part 5, and other federal laws and regulations pertaining to labor standards applicable to an Agreement covering nine or more assisted units.

In addition to #1-4 above, the following applies for rehabilitated housing:

5. Uniform Relocation Act. A displaced person must be provided relocation assistance at the levels described in and 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.

4. OFFER OF PROJECT BASED VOUCHERS

A. Number of PBV Units Available

The Housing Authority will make available up to 200 units for existing, rehabilitated or new construction projects that will serve eligible families who qualify for 2 or more-bedroom units.

If a proposal is for existing or rehabilitation housing, the units to be project based must:

- Be newly permanent affordable housing (conversion of market rate housing or conversion of non-permanent affordable housing to permanent affordable housing);
- Be vacant or currently occupied by families who are earning less than 50 percent of the Area Median Income adjusted by household size; and
- Not have other federal, state or local housing restrictions and regulatory agreements that conflict with the HUD Section 8 regulations or Housing Authority policies

The Housing Authority will use its underwriting tool to determine how many vouchers will be awarded to each project. This underwriting tool will ensure the PBV award is the right size for each project, ensuring project-based funds can support the greatest number of households. SCCHA will offer owners of selected quality affordable housing an allocation of vouchers directed to 2 or more-bedroom units that can be attached to their rental housing.

B. Project Eligibility

In order to be considered under this solicitation, all projects submitted must meet the conditions stated below:

1. Proposed project must be located in the County of Santa Clara.
2. Proposed project must request to project base at least 20 units and up to 50% of the project's total units. SCCHA will award the lower of 50% of the project's total units or the number allowed under the underwriting tool. Applicants proposing projects located in Santa Clara County census tracts where the poverty rate is less than 10% may apply for a minimum of 5 PBV units per project.
3. Proposed project will be analyzed for financial feasibility by SCCHA's underwriting tool. SCCHA may modify the number of PBVs conditionally awarded based on the results of the underwriting analysis. See Attachment A: SCCHA's PBV Underwriting Guidelines.
4. Proposed project must be planned new construction, an existing project, or an existing project in need of major rehabilitation (see definitions on pages 3 - 4 of this solicitation).
5. Construction or rehabilitation for the proposed project must not have started at time of selection for PBV (and cannot start until all post-award conditions are met and an Agreement is signed).
6. New construction or rehabilitation projects must be able to execute an Agreement to enter into Housing Assistance Payments (AHAP) and start construction within 18 months of the selection date for PBVs. **HUD regulations prohibit public housing authorities from awarding PBVs to any project where construction has begun before the AHAP contract has been executed (24 CFR 983.53(d)).**
7. An existing housing development must demonstrate that the units will be ready for occupancy within 120 days of the selection date for PBVs.
8. Proposed project must be located in a census tract with a poverty rate no more than 20%. An exception to this requirement is possible if certain other conditions exist, i.e., there has been an overall decline in poverty rate over the past five years; the area is undergoing significant revitalization; new market rate units are being developed that would positively impact the poverty rate; and other conditions. Poverty rate, minority concentration and other characteristics of the neighborhood and census tract where the project is/will be located may apply. See 24 CFR Section 983.57 Site Selection Standards.
9. A project proposing to project base more than the lesser of 25 units or 25% of the units at the property must provide optional supportive services to the residents. Supportive services include but are not limited to the following: childcare, transportation, education, job training and employment counseling, substance/alcohol abuse treatment counseling, household skill training, and

homeownership counseling. The services must be designed to help families achieve self-sufficiency or live in the community as independently as possible.

10. Applicant must have site control or evidence to indicate that the needed approval/documentation for site control is likely to be obtained and will not delay the project.
11. Applicant must provide evidence that the proposed new construction or rehabilitation is permitted by current zoning ordinances or regulations, or evidence to indicate that the needed rezoning is likely to be obtained and will not delay the project.
12. Owner/developer will dedicate all units awarded PBV under this solicitation to serving families eligible for 2 or more-bedroom units.

C. Other Considerations

1. Applications proposing to project-base units with accessibility features for disabled persons with mobility, hearing and sight impairments will receive extra points in the competitive scoring process.
2. Applications submitted by an owner/developer experienced in the management/development of affordable housing will receive extra points in the competitive scoring process.

5. APPLICATION PROCESSING

A. Limit on Number of Projects

Applicants are not limited on the number of projects they may submit for consideration under this solicitation. However, each application must be for a single project. For each project submitted, the applicant must provide the number of PBV units requested and breakdown of unit size, including the breakdown of any accessible units by size.

B. Organization of Submitted Materials

All proposals (SCCHA application workbook and any required attachments) must be submitted electronically, according to the instructions in this RFP solicitation.

C. Question and Answer Period

Applicants may submit questions using the 9. Support tab of the Application Workbook. All efforts will be made by SCCHA's consultant, Mosaic Urban Development, to provide a response within 24 hours. Questions can be submitted beginning on May 20, 2020 through June 5, 2020.

A Zoom question and answer session will take place on Tuesday, June 2, 2020 at 2 pm. A Zoom link will be posted to www.SCCHousingAuthority.org prior to the meeting date.

D. Submittal Deadline

The applicant shall submit its proposal to SCCHA by **Wednesday, June 10, 2020 by 5:30 pm**. Proposals may be submitted by:

1. Electronic submission to pbvinfo@scchousingauthority.org

The Housing Authority will use the email time stamp to determine time of receipt. Proposals submitted after the deadline indicated above will not be accepted.

E. Proposal Review

The PBV Selection Panel appointed by SCCHA's Executive Director will review, evaluate, rank, and select the applications according to the scoring criteria outlined in the solicitation, SCCHA policy, and program regulations.

F. PBV Voucher Award

Proposals that meet the requirements outlined in section 4 B. will be evaluated and ranked according to the rating & selection factors described in section 6 of this solicitation. A Ranking List will be prepared according to points awarded to each proposal. The applications scoring the highest points will be **conditionally** awarded project-based vouchers up to the amount requested or the amount allowed by the underwriting tool, whichever is lower, and in accordance with the specified limits.

After awarding the highest scoring application(s), the Housing Authority will award the next highest-ranking applications with project-based vouchers up to the amount requested and in accordance with the specified limits until all vouchers advertised as available for the program have been assigned. If the Housing Authority determines that an application is eligible for PBV funding but cannot be fully funded at the amount requested by the applicant (and required by the Housing Authority), the owner will be given the opportunity to receive partial funding.

Before selecting projects, the Housing Authority will determine that each application is responsive to and in compliance with the Housing Authority's written selection criteria as stated in this solicitation, and in conformity with HUD program regulation and requirements at 24 CFR part 983. The Authority may, at its discretion, select none of the proposals submitted. SCCHA reserves the right to postpone or cancel the final award of the proposals at its convenience.

G. Pre-Award Conditions

Prior to project selection, SCCHA must conduct:

1. Unit Inspections. If the units to be assisted already exist, SCCHA must inspect all the units prior to the proposal selection date and determine whether the units substantially comply with HUD's Housing Quality Standards (HQS) and will be considered as existing housing or rehabilitated housing (see definitions on page 3 of this solicitation).

H. Post Award Conditions

All awards will be conditional pending? compliance with and completion of these requirements. For the selected project(s), the following items must be completed before SCCHA and the owner can execute an Agreement (AHAP) or Housing Assistance Payments (HAP) contract.

1. SCCHA Supervision. Selected applicants must work with SCCHA and provide any documentation requested by SCCHA. Selected applicants should provide prompt and adequate notice of any project developments and/or deadlines. Failure to comply with the requirements set forth in this NOFA, in the conditional award letter selecting the project, or with any other SCCHA instructions may result in rescission of the PBV award.
2. Site and Neighborhood Review. Before entering into a HAP contract, SCCHA will conduct an inspection of the proposed PBV site. Site selection standards include 1) An assessment of the physical attributes and appropriateness of the site for the proposed units; and 2) An assessment of whether the project is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities as stated in SCCHA's Administrative Plan. Applicants may be asked to submit additional information to help facilitate this site review.
3. Environmental Review. PBV activities are subject to HUD environmental regulations in 24 CFR parts 50 and 58. SCCHA must obtain documentation of environmental clearance from the Responsible Entity who conducted or approved the environmental review (see 983.58).
4. Determination of initial contract rent. SCCHA will determine the amount of initial rent to owner according to 24 CFR Section 983.303, paragraph (c). If the project is a SCCHA-affiliated property, the rent will be determined by an independent agency.
5. Subsidy layering review. New construction PBV projects or existing PBV projects in need of rehabilitation that utilize tax credits or other governmental housing assistance from federal, state or local agencies are subject to a subsidy layering review (see 24 CFR 983.55) to prevent excessive public assistance for the project. Owners/developers will be required to submit a list of documents to SCCHA which will then be submitted to HUD or TCAC for the review.

6. If the project will have 9 or more PBVs attached, the developer or owner must submit quarterly evidence of compliance with the Davis Bacon Act to SCCHA.

I. Incomplete and Non-Responsive/Non-Compliant Applications

If a supporting document required by this solicitation is not under the control of the applicant and cannot be obtained by the proposal submission deadline, the applicant must include a written explanation in the application detailing the cause of the delay and the anticipated date the document will be delivered. The Housing Authority will review the information provided and accept the application but classify it as non-responsive pending receipt of the document. In no case will documentation be accepted more than five (5) days after the final deadline. Owners/developers may be asked to submit additional information to help facilitate the proposal review.

If SCCHA finds that an application is found to be non-responsive or non-compliant with this solicitation, written selection criteria and procedures, or HUD program regulations, it will be rejected and returned to the applicant with notification stating the reason for rejection. SCCHA reserves the right to reject applications at any time for misinformation, errors, or omissions of any kind, no matter how far they have been processed.

J. Award Modifications

Applicants may make modifications to the project schedule one-time, post-award, in order to allow a second application for financing or tax credits. However, if the completion date of the project is delayed more than 12 months, SCCHA may rescind the award of project-based vouchers.

K. Withdrawal of Proposal

Applicants may withdraw their proposals before or after the application submittal deadline by submitting a written request to the email address listed in section 5.D. for proposal submittal. Proposals can be re-submitted before the submittal deadline but cannot be re-submitted after the deadline.

L. Tied Proposals

In the case of a tie score between two or more applications and not enough units available to fully award each tied application, the following factor will be considered to determine the application to be scored highest: The applicant requesting vouchers for a property located in a zip code with less affordable housing than the other tied property will be ranked highest. If the tied applications propose projects in the same area of the county, the higher ranking will be assigned to the application requesting the most vouchers.

M. Proposal Cost

All costs incurred in the preparation and presentation of the proposal shall be completely absorbed by the applicant. All documents submitted as part of the proposal will become property of SCCHA. Any material submitted that is confidential must be clearly marked as such.

N. Affirmative Action

SCCHA is an Equal Opportunity Business Enterprise which promotes competitive solicitations and does not discriminate on the basis of race, color, religion, creed, national origin, sex, disability, age or sexual orientation.

The Housing Authority encourages Minority, Small, Women- or Disabled- owned Business Enterprises to respond to this solicitation.

O. Appeals and Remedies

Any party not awarded a contract may protest a contract award.

Grounds for Protest: Protests shall be based only on one or more of the following grounds:

- The Protester believes that SCCHA failed to follow the solicitation's procedures and adhere to requirements set forth in the solicitation or any addendum thereto.
- The Protester believes there was misconduct or impropriety by SCCHA officials or evaluation team members.
- The Protester believes there was abuse of process or abuse of discretion by SCCHA officials or evaluation team members.

Protests must be received within seven (7) calendar days after SCCHA has posted a notice of conditional intent to award on its website. SCCHA will not consider protests after the above-specified deadlines. All protests must be in writing and submitted to SCCHA, attention: pbvinfo@scchousingauthority.org.

6. SELECTION CRITERIA

The following selection criteria will be used by SCCHA to rank and select applications for this PBV Program. Each criterion is comprised of several components with an associated point value. The total points awarded to an application will be the aggregate of the component subtotals for each factor. This section provides both a summary and details of the factors and point values.

SUMMARY OF FACTORS AND POINTS:

FACTOR	MAX POINTS
A. Financial Feasibility of Project (based on SCCHA’s Underwriting Tool)	20 points
B. Site Location Adequacy (proximity of services)	20 points
C. Decentralization of Site Location	20 points
D. Project Readiness	20 points
E. Deepest Affordability	5 points
F. Previous Experience Of Applicant In Development and Management of Affordable Housing	10 Points
G. Project Accessibility	5 Points
TOTAL MAXIMUM POINTS:	100 points

FACTORS AND POINTS:

A. FINANCIAL FEASIBILITY OF PROJECT BASED ON SCCHA’S UNDERWRITING TOOL	
<p>Project must demonstrate financial feasibility for the 20 year Housing Assistance Payments Contract period. See Attachment A: SCCHA PBV Underwriting Guidelines</p> <p>Points awarded for</p> <ul style="list-style-type: none"> • Balanced development budget; • Appropriate debt sizing and leveraging; • Operating Expenses within acceptable range for project type(s) and target population; • Debt coverage ratio <ul style="list-style-type: none"> ○ First Year: between 1.10 and 1.15 unless justification provided due to target population ○ Years 2-20: Up to 1.45 for the following years; 	<p>Projects will be analyzed by the underwriting tool and will be awarded up to 20 points, based on both the financial feasibility of the proposed project and the long-term operational sustainability.</p>

<ul style="list-style-type: none"> Compliance with HUD Subsidy Layering Review requirements for project cash flow. 	
MAXIMUM POINTS	20 points

B. SITE LOCATION WITH REGARD TO PROXIMITY OF SERVICES	
<p>Project is within ¼ mile of:</p> <ol style="list-style-type: none"> 1) A significant health facility 2) Transit station, rail station, commuter rail station, bus station or bus stop, with service provided at least every 30 minutes during rush periods. 3) Retail shopping stores, including a grocery store and a pharmaceutical store. Grocery store is defined as a full-service store or supermarket that provides fresh food staples: fresh meats, poultry, dairy products and produce. (Convenience stores and mini-marts/ markets are NOT considered full-service stores or supermarkets.) <p>Partial credit may be awarded at the sole discretion of the Housing Authority for locational attributes that do not meet the distance criteria listed but provide comparable functionality, accessibility and convenience to residents. For instance, a project site that is .27 miles from a transit station rather than .25 miles may be eligible for partial points.</p>	<p>Project is within ¼ mile of the <u>three</u> listed services: 20 points</p> <p>Project is within ¼ mile of <u>two</u> of the listed services (for senior projects, health facility must be one of the two services): 10 points</p> <p>Project is within ¼ mile of <u>one or none</u> of the listed services: 0 points</p>
MAXIMUM POINTS	20 points

C. DECENTRALIZATION OF SITE LOCATION

Current guidance by the federal government, recent U.S. Supreme Court decisions, and industry best practices indicate that affordable housing should be sited so that it is a local amenity that compliments the existing housing stock, and should be located in communities that have opportunities for residents. Therefore, projects ideally should be located in Census tracts with low federal poverty rates, job opportunities, and educational amenities.

If the poverty rate in the census tract is 20% or greater, an award is possible only if at least **two** of the following conditions are present:

1. Neighborhoods that show signs of revitalizing, through indicators such as declining census tract poverty rates, low or declining violent crime rates or evidence of increased educational opportunity (educational opportunity includes adult education, vocational school, state or community college); and/or
2. New market-rate residences have been/are being developed in the same census tract where the proposed development will be located and it is likely that those units will positively impact the poverty rate in the area; and/or
3. Neighborhoods in which there is high private and public investment in retail or commercial that is already occurring or will imminently occur in the area, as economic advancement opportunities include retail and other businesses offering entry-level job opportunities.

Located in a census tract where the poverty rate is less than 5% and in close proximity to and easily accessible to, public transportation, County clinics and other educational/ economic opportunities.

20 points

Located in a census tract where the poverty rate is 5-10% and in close proximity to, and easily accessible to public transportation, County clinics, and other educational/ economic opportunities.

17 points

Located in a census tract where the poverty rate is 10-15% and in close proximity to and easily accessible to public transportation, County clinics, and other educational/ economic opportunities.

15 points

Located in a census tract where the poverty rate is 15-20% and in close proximity to and easily accessible to public transportation, County clinics, and other educational/ economic opportunities.

12 points

Located in a census tract where the poverty rate is 20-25% and in close proximity to and easily accessible to public transportation, County clinics, and other educational/ economic

	<p>opportunities, and at least two of the following conditions are met:</p>
	<ol style="list-style-type: none"> 1. Located in census tract in which the poverty, crime or education rate have improved by 5% or more between 2010 and 2015, or 2. At least 100 units of new market-rate housing in the census tract has obtained preliminary land use entitlements and is expected to start construction in the next 2 years, or 3. Significant commercial development expected to offer at least 30 full-time jobs has obtained preliminary land use entitlements and is expected to start construction in the next 2 years. <p style="text-align: right;">8 points</p> <p>Located in a census tract where the poverty rate is over 25%, regardless of mitigating factors.</p> <p style="text-align: right;">0 points</p>
MAXIMUM POINTS	20 Points

D. PROJECT READINESS

<p>New Housing Construction – New construction housing will be ready to enter Agreement to enter Housing Assistance Payments (AHAP) contract with SCCHA within 18-24 months of PBV selection date</p> <p>Rehabilitation Housing – Rehabilitation of market rate housing to be converted into affordable housing or existing affordable housing with expiring affordability regulatory restrictions/ covenants in the next six months; and that will be ready to enter Agreement to enter Housing Assistance Payments (AHAP) within 18 months of PBV selection date</p> <p>Existing Housing – Market rate housing to be converted into affordable housing that will be ready for occupancy 120 days of PBV selection date.</p> <p>1) Increase the number of affordable housing stock in the county; and</p> <p>2) Proposer owns the property; and</p> <p>3) Site Control and other zoning entitlements are in place; and</p> <p>4) New construction, housing will be ready to enter AHAP within 18 months of the date of selection for PBVs; or.</p> <p>5) Rehabilitation housing will be ready to enter AHAP within 18 months of the date of selection for PBVs; or</p> <p>6) Existing housing will be ready for occupancy within 120 days of the date of selection for PBVs.</p>	<p>Project meets all three of the first three listed criteria and the applicable criteria in 4-6: 20 points</p> <p>Project meets two of the first three criteria and the applicable criteria in 4-6: 15 points</p> <p>Project meets one of the first three criteria and the applicable criteria in 4-6: 10 points</p> <p>Project meets only the applicable criteria of 4-6 5 points</p> <p>Project does not meet any of the 4 criteria: 0 points</p>
<p>MAXIMUM POINTS</p>	<p>20 points</p>

E. DEEPEST AFFORDABILITY	
It is expected that proposals for projects focusing on affordable housing will by definition target lower AMIs than typical affordable rental housing; therefore, relatively few points have been allocated to this category, to be awarded as indicated.	All units at 30% AMI 5 points Weighted average of units equals 40% AMI 3 points Weighted average of units between 40-50% AMI 1 point
MAXIMUM POINTS	5 points
F. PREVIOUS EXPERIENCE OF APPLICANT IN DEVELOPMENT AND MANAGEMENT OF AFFORDABLE HOUSING	
The owner/developer has experience in the management/development of affordable housing (including transitional housing).	Owner/developer has experience in the management/development of more than 5 affordable housing projects: 10 points Owner/developer has experience in the management/development of 1-4 affordable housing projects: 5 points Owner/ developer has no previous experience in the management/development of affordable housing projects: 0 points
MAXIMUM POINTS	10 points
G. PROJECT ACCESSIBILITY	
At least 5 % of the PBV dwelling units, or at least one unit, whichever is greater, is accessible for persons with mobility disabilities or persons with hearing or sight impairment.	Project will make up to 5% or at least one PBV unit (whichever is greater) accessible for persons with mobility, hearing or sight disabilities: 5 points
MAXIMUM POINTS	5 points