

The Housing Authority of the City of Eufaula

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REQUEST FOR PROPOSALS FOR PROJECT BASED VOUCHERS

The Eufaula Housing Authority (EHA) will accept Proposals for Project Based Vouchers until 12:00 pm local time, Tuesday, December 20, 2017. Proposals may be emailed to Tom Wachs, Executive Director at twachs@eufaulahousing.com or delivered to PO Box 36, Eufaula, AL 36072-0036.

Minority-Owned and Women-Owned Business Enterprises are encouraged to submit proposals.

Request for Proposals

Eufaula Housing Authority (EHA) is accepting proposals from qualified, responsible owner/developers (Proposer) to provide affordable, permanent new construction housing for disabled and/or elderly within the Eufaula area. New construction is defined as housing that does not exist at the time of proposal selection. EHA encourages property owners and developers to make rental housing available to lower income households at affordable rents that are consistent with HUD Fair Market Rents (FMR). Developers must be licensed and bonded.

In accordance with EHA's Agency Plan and the Housing Choice Voucher (HCV) administrative plan, EHA anticipates awarding a maximum of 60 Project Based Vouchers (PBVs) under this RFP.

EHA does business in accordance with the Federal Fair Housing Law and the Section 504 program accessibility requirements. EHA complies with the Fair Housing Act and provides reasonable accommodations and modifications to persons with disabilities. EHA does not discriminate against individuals because of race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity in admission or access to its programs. Small businesses and businesses owned by women and/or minorities are encouraged to apply.

EHA is a public housing authority created pursuant to the Code of Alabama statutes. EHA owns and manages public and affordable housing communities within the City of Eufaula and also administers a Housing Choice Voucher (HCV) Program that includes both Barbour and Henry counties. EHA is allocated 432 Housing Vouchers.

Program Information

HUD allows Public Housing Authorities (PHAs) to use up to 20% of HCV program funds to provide project based assistance.

Under the PBV program, EHA enters into an assistance contract with the owner for specified rental units, for a specified term (up to 15 years) subject to funding availability. Assistance or subsidy is provided for units that meet the program standards. To fill vacant project-based units, EHA refers families from its waiting list to the project owner. EHA subsidy standards determine the appropriate unit size for the family size and composition.

1. Sites selected for PBV assistance must be:
 - Consistent with the goal of de-concentrating poverty and expanding housing and economic opportunities;
 - Compliant with the applicable laws regarding non-discrimination and accessibility requirements;
 - Compliant with Housing Quality Standards (HQS) site standards;
 - Compliant with HUD regulations for site and neighborhood standards;
 - Compliant with local city zoning requirements.
2. Proposer must provide proof of clear ownership to the site. All required land use approvals must be obtained. Any award of vouchers is contingent upon receiving all required land use approvals.
3. New construction must:
 - Meet the applicable requirements of the HUD PBV and HCV program regulations;
 - Meet the Housing Quality Standards (HQS);
 - Comply with design and construction requirements of the Fair Housing Amendments Act of 1988, implement regulations at 24 CFR 100.205, as applicable and accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and implement regulations at 24 CFR part 8.

Proposed sites will be visited by EHA to ensure that construction activities have not been initiated prior to the award of any PBV vouchers and the signing of the Agreement to enter into a Housing Assistance Payments Contract (AHAP). Activities under the PBV program are subject to HUD environmental regulations and may be subject to review under the National Environmental Policy Act by local authorities. New construction of nine or more units will involve application of the federal Davis-Bacon construction wage guidelines.

The owner and the owner's contractors and subcontractors must comply with all applicable State and federal labor relations laws and regulations, federal equal employment opportunity requirements and HUD's implementing regulations. (CFR 24 Part 983).

Prior to the execution (AHAP), new construction must complete required environmental and subsidy layering reviews for approval by HUD.

Application Requirements

All applications must be complete and submitted by December 20, 2017 at the 12:00 noon deadline. All applications will be reviewed and evaluated as submitted. If EHA determines that an application is non-responsive or non-compliant with this RFP, the rating criteria will reflect this status.

A complete response to this application will include:

- Cover letter
- Table of Contents
- Completed Application
- Project Budget Detail (Pro Forma)
- Budget Narrative
- Evidence of Site Control/Ownership
- Certification that the Owner and other Project Principles are not on the U.S. General Services Administration list of parties excluded from Federal procurement and non-procurement programs
- Evidence of compliance with local permits and zoning requirements
- Commitment to comply with labor standards, including Davis-Bacon as appropriate
- Management plan
- RFP packages are available from the EHA website. www.eufaulahousing.com. For questions, please e-mail Tom Wachs at twachs@eufaulahousing.com or at 334-687-2451.

EHA Reservation of Rights

- EHA reserves the right to reject any or all proposals or to terminate the RFP process at any time, at its sole and absolute discretion if deemed by EHA to be in its best interests.
- EHA reserves the right to reject and not consider any proposal that does not meet the requirements of this RFP, including but not limited to incomplete proposals, proposals with misinformation, errors, or omissions of any kind at any step in the RFP process.
- EHA shall have no obligation to compensate any Proposer for any costs incurred in responding to this RFP.

APPLICATION FORM

Project Owner Information

Organization Type

- | | |
|---|---|
| <input type="checkbox"/> Community Housing Development Organization | <input type="checkbox"/> Nonprofit Housing Developer |
| <input type="checkbox"/> Nonprofit Community Organization | <input type="checkbox"/> For Profit Housing Developer |
| <input type="checkbox"/> Other (please specify) _____ | |

Organization Name _____

Organization Address _____

City/St/Zip _____

Telephone/Email _____

Project Contact(s) Name/Telephone/Email

General Project Information

Name of Proposed Development _____

Address _____

City/State _____

Parcel Number _____

Development Experience

Please describe the applicant's experience in the development and management of rental properties, especially those servicing low-income families, the number of years of experience, and the number of units managed. (Use separate documentation)

Detailed Project Description

Please thoroughly describe the proposed project. At a minimum, the following should be addressed:

- Description of type of housing to be provided
- Need for the project
- Characteristics and demographics of the population to be served
- Evidence of financing or lender interest
- Support services provided
- Location and characteristics of the site to include:
 - Relevant zoning issues
 - Neighborhood characteristics
 - Neighborhood amenities
 - Distance to local amenities, services, health care, and public transportation
 - Environmental concerns

Unit Summary	1BR	2BR	3BR	Total
Number of Requested PBV Units				
Number of Other Subsidized Units				
Number of Market Rate Units				
Total Units				
Proposed Contract Rent				

New Construction Description

Please describe the proposed design, layout, and other construction elements. Include, as appropriate, architectural drawings, floor plans, accessibility features, sustainable material specifications or plans, etc. (Use separate documentation)

Project Timeline

Describe the project timeline from inception to initial occupancy.

Obstacles

Describe any known obstacles or issues that may affect the ability to meet any of the project timelines.

Other Documentation

Please attach any other documentation that may be relevant to this project.