



Questions Submitted to Providence Housing Authority regarding the Project Based Voucher RFP Issued in October 2018, and responses written by PHA. Updated November 5, 2018

Q1. The submission requirements reference the need for a Capital Needs Assessment. Is it necessary to have this report generated by a third party company, such as On-Site Insight, or does an internal document meet the criteria of the application. I am currently working with our property management company on developing a comprehensive needs capital needs assessment for the properties we will be applying for. I just want to be certain that this approach will not affect the scoring of our application.

A1. The Providence Housing Authority will accept an internal document in lieu of a Capital Needs Assessment conducted by a third party source as long as the report provided is detailed and accurate.

Q2. RI Housing has a program that is sun setting called Neighborhood Opportunity Program (NOP). As a result, we are being forced to carry all existing NOP tenants at the rents they are required to contribute under the NOP guidelines, without the former subsidy. This impact is causing a financial gap we have not been able to cover.

We would like to apply for Section 8 Project Based Vouchers for units n developments that no longer have the subsidy available.

- Project 1 Total 8 units – 4 1-bed, 2 2-beds, and 2 3-beds
1 of these units is handicapped accessible*
- Project 2 Total 5 units –1 2-beds, and 4 3-beds
1 of these units is handicapped accessible*
- Project 3 Total 3 units – 3 1-bed units
0 of these units is handicapped accessible*

All of these units are currently occupied and it appears that the income of these residents would qualify for the Project Based Section 8 Program.

Would these units be eligible for your Project Based Section 8 Program?

A2. Without additional information, these developments appear to be eligible to participate in the Project Based Voucher program, with the exception of Project 3 which has no handicapped accessible units. To the extent that multiple projects are on the same or contiguous parcels of land, they could be combined into a single project application and only one handicapped unit would be needed for the application. Please be advised that we will still need to determine the eligibility of the final developments selected based on the threshold criteria indicated in the RFP and HUD regulations.

Q3. We have a new development under construction that we anticipate receipt of our certificate of occupancy by February 2019. We have committed nine (9) of these units to a program that will rent units to the homeless and/or disabled population with incomes less than 30% AMI. The clients would be coming from agencies who will be supplying supportive services to help the residents as they transition into an independent living situation. Would any of these units possibly qualify for this program as well?

A3. Based on the information provided here, there is nothing that clearly makes this project ineligible. Owners and Agents should be made aware that the selected projects will have their waiting lists administered by the Housing Authority, and although Owners and Agents may set preferences for their development, these must be approved by the Housing Authority. Owners and Agents may provide Social Service programs but may not make participation in the provided Social Services as a requirement of occupancy. Any projects selected by the PHA would be subject to a subsidy layering review by HUD, as in some cases projects with certain types of overlapping subsidies may not be approved by the federal government.

Q4. The projects that we are applying for PBVs, each had environmental reviews completed as part of the requirements for LIHTC and are on file with the lender (RI Housing). Would reporting this in the application fulfill the program requirements? (That is, would we be required to have another environmental review conducted?) The projects currently have tenant with portable vouchers.

A4. The requirement for an environmental review prior to signing of a HAP contract is a HUD regulation and not a local PHA requirement. Our understanding is that HUD will require an environmental review subsequent to the PHA selecting a project for PBVs. As such, if a development has previously had an environmental review, HUD may still require our Housing Authority to conduct an additional environmental review.