

THE SELMA HOUSING AUTHORITY
SELMA, ALABAMA

REQUEST FOR PROPOSALS

for

**HOUSING CHOICE VOUCHER PROGRAM
PROJECT BASED VOUCHERS**



Date of Issue: March 24, 2022

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REQUEST FOR PROPOSALS

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HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED VOUCHERS

The Selma Housing Authority, Selma, Alabama (SHA) owns and manages approximately 581 units and 1,092 housing choice vouchers. SHA acknowledges the age and rehabilitation needs of its housing stock and its need to reposition itself in the changing subsidized housing market in order to fulfill its mission as a viable Authority that provides housing of choice for the residents of Selma, Alabama. As part of that process, SHA has engaged a developer to plan and execute the redevelopment of George Washington Carver Homes (GWC Homes), which is located at 414 Martin Luther King Street, in the historic George Washington Carver neighborhood. This work will include on site redevelopment as well as the placement of subsidized units off-site.

To provide additional affordable housing, SHA is seeking to place project-based vouchers in new or rehabilitated projects, with a preference for those agreeing to serve as off-site replacement units residents of GWC Homes and other SHA public housing.

Therefore, SHA is accepting proposals from property owners and developers for the Project-Based Housing Choice Voucher (HCV or Section 8) Program. Qualified existing developments or new construction and rehabilitation projects may be awarded 1 to 20-year contracts renewable to a total of 40 years. Benefits to the property owner include increased and stabilized income and occupancy for the contract period.

Proposals will be accepted by SHA on an on-going basis until all units have been awarded or the RFP is withdrawn. However, available funding is limited, and proposals will be reviewed in the order they are received.

The following Request for Proposals (RFP) details the goals, eligibility requirements, proposal submission contents and instructions, and reporting requirements for program participation. Proposals will be scored against the enclosed criteria, and must meet a minimum scoring threshold to be approved.

Qualified sites may receive rental subsidy for qualified tenants in up to 25% of the units up to 25 units in a family development (whichever is greater), or up to 100% of the units in a development for seniors, or developments providing permanent supportive housing for special needs populations including the homeless, as laid out in Attachment F (*Units Not Subject to Percentage Limitation (Program Cap) or Income- Mixing Requirement (Project Cap)*) of PIH Notice 2017-21.

SHA will review and score proposals as they are received, and provide notice regarding approval of proposals and a conditional reservation of funding within 60 days of proposal submission.

The total number of HCV vouchers available for project-based contracts under this RFP is 56, provided however, that SHA reserves the right to award units in excess of that amount if the increase is approved by HUD. The number of HAP contracts to be awarded by SHA and the timing of awards depend upon the funding available to the SHA Housing Choice Voucher Program. Large HAP contracts may be implemented in phases. Factors in funding availability include the amount of federal allocations, and local HCV utilization and turnover.

All proposals submitted in response to this solicitation must conform to all of the required specifications outlined within this document and any designated attachments in its entirety.

Questions regarding this RFP should be addressed in writing to Kennard Randolph, Executive Director or submitted by e-mail to Kennard.randolph@selmahousing.com.

REQUEST FOR PROPOSALS

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HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED VOUCHERS

SECTION 1 - INTRODUCTION

1.1 Goals of the Program

The Selma Housing Authority (SHA) is accepting proposals from property owners and developers for its Project-Based Housing Choice Voucher Program. SHA seeks to work with private owners to increase and preserve the supply of affordable housing in Selma.

Specifically, SHA will give priority to developments which:

1. Commit to serve as off-site replacement units for residents of GWC Homes and other SHA public housing, if requested by SHA.
2. Preserve affordable housing that might otherwise become market-rate units.
3. Either require significant rehabilitation or will be newly constructed affordable units
4. Are located in neighborhoods where sufficient quality affordable housing is not readily available
5. Where subsidies are needed to reduce displacement as a result of redevelopment
6. Are located in neighborhoods providing increased choices and opportunities in employment, education, transportation, and healthcare
7. Will have a significant revitalization impact in poverty-impacted neighborhoods undergoing substantial rehabilitation as a part of a comprehensive neighborhood revitalization strategy
8. Demonstrate a significant commitment to including minority contractors, hiring disadvantaged residents from the neighborhood, or have a significant proportion of minority ownership.

1.2 Benefits for the Property Owner/Developer

1. Increased and stabilized occupancy
2. Increased and stabilized income
3. Reduced marketing and turnover expenses
4. HAP Contract may assist the developer/owner in meeting lender underwriting criteria to obtain loan approval on rehabilitation and new construction projects.

1.3 Selma Housing Authority's Reservation of Rights

1. Right to Reject, Waive, or Terminate the RFP

The SHA reserves the right to reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, in its sole and absolute discretion, if deemed by the SHA to be in its best interests.

2. Right to Not Award

The SHA reserves the right not to award a contract pursuant to this RFP.

3. Right to Terminate.

The SHA reserves the right to terminate a contract awarded pursuant to this RFP, at any time for its convenience upon 5 business days written notice to the successful proposer(s).

4. Right to Determine Time and Location.

The SHA reserves the right to determine the days, hours and locations that the successful proposer(s) shall provide the services called for in this RFP.

5. Right to Determine Financial Responsibility and Viability.

The SHA reserves the right to require of proposer information regarding financial responsibility and viability or such other information as the SHA determines is necessary to ascertain whether a proposal is in fact the lowest responsive and responsible proposal submitted.

6. Right to Retain Written Proposals.

The SHA reserves the right to retain all written proposals submitted to SHA by all proposers in response to this RFP, and not permit the withdrawal of same for a period of 60 calendar days subsequent to the deadline for receiving said proposals. The SHA may permit the withdrawal of proposals if requested in writing by the proposer and such request is approved in writing by the SHA Contracting Officer (CO) in his/her sole and absolute discretion.

7. Right to Negotiate Fees

The SHA reserves the right to negotiate the fees proposed by the proposer entity.

8. Right to Reject Any Proposal

The SHA 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 and/or proposals offering alternate or non-requested services.

9. No Obligation to Compensate

The SHA shall have no obligation to compensate any proposer for any costs incurred in responding to this RFP nor will they consider any compensation related thereunto.

10. Right to Amend Prior to Award

SHA reserves the right to, prior to award, revise, change, alter, or amend any of the instructions, terms, conditions, and/or requirements identified within the RFP documents issued, within any addenda issued. Such changes that are issued before the bid submission deadline shall be binding upon all prospective bidders. SHA reserves the right to amend the contract any time prior to contract execution.

11. Public Disclosure of Proposal Documents

To the extent applicable, documents submitted in connection with this RFP may be subject to disclosure pursuant to federal requirements.

1.4 Other Federal Requirements:

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

- A. Fair Housing. Nondiscrimination and equal opportunity. See 24 CFR 5.105(a), 24 CFR 983.8 and section 504 of the Rehabilitation Act.
- B. Environmental Review. See 24 CFR parts 50 and 58 and 24 CFR Section 983.58
- C. Debarment. Prohibition on use of debarred, suspended, or ineligible contractors. See 24 CFR 5.105(c) and 2 CFR Part 2424.
- D. 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 to enter into HAP contract covering nine or more assisted units.
- E. 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 Rental Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655) and implementing regulations at 49 CFR part 24. See 24 CFR Section 983.7.
- F. See 24 CFR Section 983.4 for a comprehensive list of applicable Federal requirements. A copy of these regulations is available on the website at www.ecfr.gov.

SECTION 2 - SHA PBV PROGRAM OVERVIEW

2.1 Eligible Properties

Multi-family rental sites of ten or more dwelling units are eligible for submission. Existing sites meeting Housing Quality Standards (HQS) standards at the time of selection, or sites requiring new construction or rehabilitation are eligible. In order for new construction or rehabilitation projects to be eligible, they must be scheduled to be completed and occupied within 36 months of the date of award, and be completed in compliance with local building codes and Housing Quality Standards as described in Exhibit A.

All projects are subject to neighborhood rent comparability analysis. All rents must meet SHA Rent Reasonableness standards in effect at the time of contract execution. Projects located in poverty-impacted census tracts may require a HUD waiver.

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

2.2 Maximum Eligible Units Available per Site

Except where all units in a site are to be provided for low-income elderly residents, or where there is a supportive services program available to residents on the site, subsidy will be awarded for no more than 25 percent of the total units in a development, or 25 units, whichever is greater. The remaining units must be made available without Project-Based Housing Choice Voucher (PBV) subsidy. Sites that are to be provided for low-income elderly residents or those requiring supportive services may be eligible to have 100% of the units subject to the project-based contract. Submissions for sites with supportive services must include a service plan and a memorandum of understanding with the provider agency.

2.3 PBV Proposal Section Process

The number of project-based Housing Assistance Payment (HAP) contracts, the number of units awarded to each approved site, and the timing of awards depend upon the funding available to the SHA Housing Choice Voucher Program. Large HAP contracts may be implemented in phases. The total number of HCV vouchers issued will not exceed fifty-six (56), provided however, that SHA reserves the right to award units in excess of that amount if the increase is approved by HUD. Factors in funding availability include the amount of federal allocations, local HCV utilization and turnover, and the local economy which impacts HCV tenant income and thus required subsidy.

SHA will review and score proposals as they are received, and provide notice regarding approval of proposals within 60 days of proposal submission. This will be in the form of a Conditional Letter of Reservation of PBV funding. These conditions include a satisfactory City of Selma, Alabama environmental review, HUD review, satisfactory HQS inspections, and approval of the proposed HAP contract by the SHA Board of Commissioners. Meeting these conditions and execution of the HAP contract require a minimum of an additional 90 days after issuance of the Conditional Letter of Reservation.

2.4 PBV Housing Assistance Payment (HAP) Contract

The initial PBV HAP contract will be for a term of 1 to 20 years. The contract is renewable for additional terms of up to 20 years with a total site term up to 40 years. SHA will use HAP contract form 52530-B Parts 1 and 2 which can be found at:

<https://www.hud.gov/sites/dfiles/OCHCO/documents/52530Bpt1.pdf> and

<https://www.hud.gov/sites/dfiles/OCHCO/documents/52530Bpt2.pdf>

Owners of selected sites for which construction or rehabilitation has not been completed must sign an Agreement to enter into a Housing Assistance Payment contract (AHAP). Part I of the Agreement, in a form approved by HUD, specifies the location, size, and configuration of the contract units, initial contract rents, schedule for completion of the units, and initial term of the contract. Part II of the AHAP addresses Section 3, Davis-Bacon, and Equal Opportunity requirements during construction. These requirements are similar to those associated with all federal funding. AHAP HUD Forms 52531-A and B can be found at:

<https://www.hud.gov/sites/dfiles/OCHCO/documents/52531A.pdf> and

<https://www.hud.gov/sites/dfiles/OCHCO/documents/52531B.pdf>

The reservation of an allocation of rental assistance for uncompleted units under the AHAP will be held for a maximum of 24 months from the date of execution of the AHAP. If the units have not been completed by the end of the period stated in the AHAP, and a HAP contract has not been executed, the reservation will be rescinded and the developer will need to submit a new proposal to SHA if PBV subsidy is still sought and funding is available.

SHA will not enter into an Agreement listing the initial contract rents until the units (or groups of units) passes the Housing Quality Standards summarized in [Appendix A](#).

The HAP contract that will be signed by both the owner and the Housing Authority stipulates that no contract of ownership or rental assistance may be transferred from the original owner to a new party without the advance written consent of the Housing Authority. The only exceptions to the requirements for advance written consent apply to situations where the owner is a corporation, partnership, trust or joint venture. Any passive or non-controlling ownership interest will be considered exempt under this stipulation.

2.5 HCV Rents and Subsidy Level

Housing Choice Voucher subsidies will be provided at a rate not to exceed the SHA established rent reasonableness standards for the neighborhood in which the project is located. Standards will be verified by

a rent comparability study.

Generally, HCV unit rents cannot exceed 100% of current HUD Fair Market Rents ([Appendix B](#)) as adjusted for location, unit type and size, amenities, and owner-paid utilities. HUD publishes FMRs and rent adjustment factors annually. Proposed HCV contract rents cannot exceed market rate rents for comparable units in the same development.

Housing Choice Voucher funding is subject to annual Congressional approval through the approval of the federal budget. In the event of reductions in funding which result in an insufficient allocation to maintain contract rents, either the Housing Authority or the property owner may terminate the project-based contract.

2.6 Eligible Tenants, Tenant Selection, and Site-Based Waiting List

The SHA Housing Choice Voucher (HCV) Department maintains separate waiting lists for each PBV site. Property managers must be able to accept applications at the PBV site during regular office hours and refer them to the SHA for placement on the waiting list and determination of eligibility. HCV staff may also identify qualified applicants on the general SHA waiting list for referral to the PBV site. Applicants on the current SHA waiting list may also choose to be placed on the Project-Based list for the approved site. When an HCV subsidized unit becomes vacant at a Project-Based HAP contract property, the property manager must notify SHA. SHA will refer the next applicant on the site-based waiting list for that property to the site manager for screening.

Project-based units must be leased to families eligible for Section 8 assistance for the term of the Housing Assistance Payments (HAP) contract. Vacancies will be filled using eligible clients on the SHA site specific Section 8 PBV waiting list. The property owner and tenant of a PBV unit must notify SHA in writing immediately if a tenant will be moving from a PBV unit. The SHA will refer appropriately sized households at the top of the waiting list. Once a tenant is approved by the property owner, the property owner must refer the family back to SHA for final voucher eligibility. The PBV unit the family occupies must then be rented to a new eligible Section 8 tenant. In the event that a household should be over housed the developer/owner must relocate the household to the appropriate unit size. Should a unit not be available the SHA will issue the household a tenant-based voucher and fill the vacant unit with an eligible tenant from the Section 8 PBV waiting list.

The total income of eligible HCV applicant households cannot exceed 60% of the area median income. SHA may establish separate site-based preferences for each PBV project.

Applicants will be ranked by the date and time of the application. Qualified referrals will be placed on the waiting list in order based on the date and time of application and the preferences established in the SHA Housing Choice Voucher Administrative Plan, Section 17.5.V. All Project-Based Housing Choice Voucher applicants will be subject to the standard eligibility tests and procedures currently used in the SHA Section 8 Tenant Based and Public Housing programs.

The owner/landlord has the responsibility to screen the tenant for suitable tenancy. This may include screening for criminal background, housekeeping, and payment of utility bills and rent on a timely basis. A complete listing of the owner/landlord's responsibilities is listed in [Appendix E](#).

SHA may periodically make changes to the above application, waiting list, and screening policy and procedures to comply with HUD requirements or improve PBV program efficiency.

2.7 Staff Training and Program Coordination

The onsite management staff and their immediate supervisor may be required to attend training and periodic coordination meetings with the SHA HCV Department in order to ensure regulatory compliance

and effective operation of the PBV program at the site. Appropriate training courses may include NAHRO Housing Choice Voucher / Project-Based Voucher (HCV-PBV) or NAHMA Certified Professional of Occupancy (CPO).

SECTION 3 - INELIGIBLE PROJECTS

- 3.1 In accordance with guidelines published by the U.S. Department of Housing and Urban Development (HUD) the following projects or units are not eligible for project-based Voucher assistance:
1. Units in a project proposed for assistance under this program that are occupied by the owner of the property. Cooperatives are considered to be rental housing.
 2. Units owned by SHA board members, officers and employees; members of a local governing body (and other officials).
 3. Project cannot be in a flood zone area unless the local community is participating in the National Insurance Program and SHA can assure HUD that flood insurance and environmental clearance will be obtained. (24 CFR 983.7)
 4. High-rise projects with children residing therein are ineligible unless HUD determines that there are no practical alternatives. (24 CFR 983.7) High-rise projects are defined as any building with 5 or more stories. The presence or absence of an elevator is irrelevant in discerning between a high-rise or garden-style apartment.
 5. Shared housing; nursing homes; and facilities providing continual psychiatric care, medical nursing services, board and care or intermediate care. However, SHA may attach PBV assistance for a dwelling unit in an independent living facility that provides home health care services such as nursing and therapy for the residents.
 6. Units within the grounds of penal reformatory, medical, mental, and similar public or private institutions.
 7. College or other school dormitories.
 8. Mobile homes.
 9. Manufactured homes.
 10. Transitional housing.
 11. Units subsidized with any other project-based Federal, State or local rent subsidy.
 12. Units subsidized with tenant-based assistance under the HOME program or any other duplicative Federal, State or local housing subsidy. This does not include the housing component of a welfare payment, a social security payment or a rent reduction because of a tax credit.
 13. Projects under construction
 14. Refer to 24 CFR 983.53 and 24 CFR 983.54 for a complete list of ineligible properties.

SECTION 4 - PROJECT THRESHOLDS

- 4.1 In order for a project to be eligible for a HAP contract under this RFP, the project must meet the criteria listed below. Any project that does not meet these will be rejected.
1. Projects must be within SHA voucher jurisdictional area of Dallas County.
 2. The proposal may not request project-based assistance for more than 25% of the units in the project, or 25 units (whichever is greater) unless the project serves only elderly or special needs households or provides a substantial level of supportive services available to tenants with project-

based vouchers pursuant to criteria laid out in Attachment F (*Units Not Subject to Percentage Limitation (Program Cap) or Income- Mixing Requirement (Project Cap)*) of PIH Notice 2017-21.

3. Properties currently not meeting HQS standards (as summarized in Appendix A) must be rehabilitated or repaired to meet HQS standards prior to execution of the HAP contract.
4. Units to be newly constructed or rehabilitated must be ready for occupancy within 24 months from the date of execution of the of the AHAP contract (see Section 1.4). In cases where the allotted time has expired prior to utilization of funding, developers must reapply for subsidy.
5. The project must be financially feasible. This must be demonstrated by a 10-year operating proforma and commitments for all sources of equity, funding and financing.
6. Evidence of ownership or site control must be provided with the application.
7. In properties of nine or more units to be newly constructed or substantially rehabbed after approval of a proposal under this RFP, must comply with federal laws and regulations pertaining to labor standards for development. Labor standards include implementing the Davis-Bacon Act, Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708) and 29 CFR Part 5. The owner must certify that their contractors and subcontractors will pay Davis-Bacon wages to those employed in construction on the site.
8. The PBV program is subject to HUD environmental regulations in 24 CFR parts 50 and 58. All projects selected for the program are subject to environmental review unless the City of Selma, Alabama determines that an existing development is exempt from review. Owners should fully disclose potential environmental hazards, and be prepared to conduct Phase I or II environmental assessments and perform abatement to the appropriate standards if required by the City's environmental review.
9. The proposed project shall meet Site and Neighborhood Standards set forth in Appendix D.
10. The owner must be prepared to provide all existing households, which do not qualify for Section 8 assistance, and will be displaced as a result of the HAP contract, with 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. The cost of required relocation assistance may be paid with funds provided by the owner, or with other public or private funds, however, no funding is available through this program for relocation purposes.

SECTION 5 - SUBMISSION CONTENTS

5.1 - PROPOSAL REQUIREMENTS FOR ALL PROPERTIES:

The application must be organized as indicated below. The information provided in the following exhibits will be used to score the proposal in accordance with the criteria listed in Section 5.

1. Cover Letter:

Each application must be accompanied by a cover letter that identifies the property, location, total number of units, number of units proposed for project-based vouchers and the number of bedrooms per unit for which project-based assistance is requested. Describe how the project will meet the goals of the program described in Section 1.1. The current condition of the proposed units and the status of current or planned construction or rehabilitation should be described. The cover letter must introduce the owner(s) and project principals, shareholders, investors, and others with substantial interest in the project. Sources and status of financing commitments for uncompleted sites should be specified. The applicant should also state the

proposed term of the Housing Assistance Program (HAP) contract (the initial contract will be for a one to twenty-year term, but may be subsequently renewed with a total term up to forty years) and the projected date on which the units proposed for project-based assistance will be made available for occupancy. The letter must be co-signed by the owner and property manager.

2. **Format of the Proposal**

Submit one (1) original copy and two (2) copies to the PHA in a sealed package. All copies of the proposal for each submission shall be on 8-1/2" x 11" paper and inserted in a three-ring binder with indexed/numbered dividers (which number extends so that each tab can be located without opening the proposal) separating each of the required exhibits and appendixes. Spreadsheets may be on 11" x 17" paper that are 3 holed punched and folded neatly into the binder and not obscuring the numbered dividers. Include a table of contents directly after the cover letter.

EXHIBIT 1: Owner/Manager Experience

- A. **Profile of Owner/Management Team.** Describe the experience of the ownership and management entities, key principals and staff, including the site manager for the subject site, and the project manager who will work with SHA to implement project-based HCV. This information should specify their roles and their previous experience with housing developments of the size and scope being proposed for this RFP.
- B. **Provide a Minimum of 3 References.** This should be a representative sample of current or previous property management clients and government agency representatives involved in affordable housing. Please include phone number or contact information whenever possible.
- C. **Experience of the Property Management Company.** Describe the experience of the proposed management company over the past 5 years, included in the table in Appendix C, Part I. (Proposers may use their own existing format, but the information requested in Appendix C must be included). In an attached narrative, if any management contract has been terminated within the past 5 years, explain the reasons for termination. Identify any property(ies) with management challenges similar to those that might occur in this in this property.
- D. If any of the below apply to the subject property, or any member of the ownership/management/development team, please explain:
 - 1. Financial default of more than 60 days duration.
 - 2. Mortgage assignment or workout arrangement.
 - 3. Foreclosure and/or bankruptcy.
 - 4. Litigation relating to financing or construction of the project, which is pending or which was adjudicated within the past 5 years with a finding against the developer.
 - 5. Real estate tax delinquencies.
 - 6. Litigation related to the operation of the site, initiated by tenants, either residential or commercial, within the past 5 years.
 - 7. Fair housing complaints or investigations.

EXHIBIT 2: Description of the Project:

Complete Appendix C, Part II & III - Project Description. (Proposers may use their own existing format, but the information requested in Appendix C must be included.)

EXHIBIT 3: Project Amenities:

On a separate page, describe the following:

- A. Unit amenities available to tenants, such as dishwasher, patio, additional storage, etc.
- B. Site amenities available to the tenants, i.e., club house, laundry room, etc.
- C. If there are any non-residential units, e.g., commercial space, include total square footage and percent of total space in the project. What types of uses or businesses are in this space?

Exhibit 4: Displacement / Relocation:

- A. Provide the number of persons (households and individuals) occupying the property on the date of submission. Identify, by unit number only (no names), current Housing Choice Voucher holders, and households that are not currently HCV Voucher holders, but likely to stay and qualify for project-based assistance. Give a preliminary determination of the income levels of the households occupying units proposed for project-based assistance.
- B. If applicable, provide an estimate of the number of persons/households to be displaced: either temporarily relocated, or permanently moved within the building or complex, or moved from the site. If there will be no displacement, please make a statement to that effect.
- C. Will any of the businesses be relocated in the redevelopment process?
- D. Provide an estimate of the cost of relocation payments and services, and sources of funding.
- E. Identify the organization that will carry out the relocation activities and their experience.

EXHIBIT 5: Neighborhood and Market Description:

Describe the neighborhood in which the property is located and indicate how the property meets HUD Site and Neighborhood Standards described in Appendix D.

Census Tract of Proposed PBV Project: _____ *Poverty Rate:* _____

Is the project new construction: *yes* _____ *no* _____

If yes, is the project in an area of minority concentration: *yes* _____ *no* _____

Use this tool and attach results: <https://www.huduser.gov/portal/maps/rad/home.html>

If yes, provide information requested under 5(d) of Appendix D.

For properties ready for occupancy, the applicant must attach rent schedules for at least two comparable properties in the neighborhood with similar unit sizes and amenities to the project proposed. These comparables will document the reasonableness of the proposed Section 8 contract rents itemized in Appendix C, Item III. If the project is to be leased up from a predominantly vacant condition (40 percent or more), or if the rents in the non-subsidized units are to increase by more than 15%, the proposal must be accompanied by a market study and marketing plan.

EXHIBIT 6: Evidence of Ownership / Site Control:

Provide evidence of site control. This may be a warranty deed, an option to purchase that extends through the anticipated date of financial closing, or a lease that gives the applicant long-term (at least 15 years) rights to own the improvements and operate the property.

EXHIBIT 7: Project Operating Pro-forma:

A 20-year operating pro-forma should be provided for new construction projects. For existing developments and sites to be rehabilitated, provide a 20-year operating proforma. The first two years of the 20-year pro-forma will reflect actual expenses for the past two years (the most recent fiscal years where applicable) to illustrate the current financial condition of the development. Indicate the fiscal year and provide details on rents collected by unit size. The remaining 10 years in the proforma should reflect operations assuming award of the project-based assistance and any improvements, if applicable, to the property. Provide details on the proposed rents on each unit type, indicating which are proposed for project-based assistance. Indicate separately the:

- (a) amount of outstanding debt currently on the property and the loan terms,
- (b) any liens on the property other than mortgage loans reflected above.

The proforma should provide sufficient detail to enable reviewers to determine the major categories of expenses and revenue sources (e.g., separate project-based revenue from other rental income), as well as the assumptions for year-to-year increases, and the capitalization and disbursement of operating and maintenance reserves.

EXHIBIT 8: Management Plan and Agreement:

A detailed property management plan with policy statements regarding marketing, screening, leasing, lease enforcement, property maintenance, reserves administration, financial management, and fair housing should be submitted. The management plan should be an exhibit to an executed agreement with the proposed management entity.

EXHIBIT 9: Fair Housing Marketing Plan:

In addition to the standard contents, this item should include specific reference to the PBV units and the goal of keeping them occupied at or near 100%.

EXHIBIT 10: Financial Information:

Provide a current financial statement for the development and management entities, or in the case of a newly formed entity, of the general partnership or corporate affiliates of the development entity that has been prepared by a Certified Public Accountant along with the most recent audit of such parties. The statement should show assets, liabilities and net worth of the entity(ies).

EXHIBIT 11: Certifications:

- A. The owner must be able to certify that any tenant that has moved within the 12 months preceding submission of the application was not required to move except for good cause. "Good Cause" includes tenant non-compliance with the lease and/or failure to carry out tenant obligations under any state and local landlord-tenant law. This information should be submitted with the proposal. If the owner submitting the proposal has not owned the property for the last 12 months, this certification may be limited to this person's actions during ownership and with respect to acquiring the property.
- B. Provide a Certification Statement showing that the project principals, shareholders, investors and others with substantial interest in the project are not on the U.S. General Services Administration list of parties excluded from Federal Procurement and non-procurement program.
- C. Disclosure of any possible conflict of interest by any of the parties identified as the project team or as having a financial interest in this project that would be a violation of the rental assistance subsidy contract.
- D. Other certifications may be required by Federal law prior to award of the contract.

5.2 ADDITIONAL REQUIREMENTS FOR NEW CONSTRUCTION OR REHABILITATION PROJECTS:

EXHIBIT 12: Development Team Structure:

Provide a statement on the composition of the development team, including development entity, architect, attorney and general contractor. The statement must set out the anticipated relationship of the team members and their roles. Information concerning any participant who is not known at the time of the owner's submission must be provided to the SHA as soon as the participant is known.

EXHIBIT 13: Development Team Experience:

For the developer/owner, a statement of previous experience must be submitted. This information should focus on projects of the size and scope being proposed for this RFP. Specific experience with subsidized properties should be identified. Indicate income levels served (very low, moderate, market rate or mixes) and the current status of the property owned or managed.

EXHIBIT 14: Site Plans and Outline Specifications:

For properties to be rehabilitated, provide a site plan and describe property "as is" and the rehabilitation to be performed. Outline specifications should be provided. Highlight changes in amenities or unit configurations. For new construction, a site plan, elevations, basic floor plans and outline specifications are to be provided.

EXHIBIT 15: Evidence of Zoning:

Evidence that the proposed use is permitted by current zoning, in accordance with current ordinances or regulations, or evidence to indicate that the needed rezoning is likely and will not delay the project. This should be in the form of a letter from the City Planning and Development Department.

EXHIBIT 16: Environmental Status:

Provide a concise narrative specifying the environmental history of the site including past environmental hazards and abatement measures, current environmental hazards present, if any; results of any previous Phase I and Phase II Environmental Assessments, or plans/contracts for assessments and abatement during the development period. Recent Phase I and II reports should be attached as exhibits.

EXHIBIT 17: Construction Cost Documentation:

This will consist of a construction cost estimate signed by a registered architect, or preferably an actual construction bid prepared and signed by the general contractor. Uses should include line items for all costs and fees.

EXHIBIT 18: Development Sources and Uses:

Provide sources and uses statement reflecting how the project will be financed, and line items for construction and development costs including acquisition, pre-development, design, construction costs, finance and developer fees, and operating and maintenance reserves.

EXHIBIT 19: Evidence of Financing:

Provide evidence of all financing. This should include letters of conditional commitment from lenders for construction and permanent financing. Any commitment from a lending institution must extend through the expected date of start of construction.

EXHIBIT 20: Project Schedule:

Provide a timeline for project development showing all major steps that must be taken to complete the project from project inception, through plans and specs, financial closing, construction, and lease-up.

5.3 OTHER REQUIREMENTS OF THE PROPOSAL

A. Supporting Documents:

By signing the Form of Proposal, the proposer is affirming that they agree to provide any documentation requested by the SHA upon notification of award of PBV's to ensure compliance with HUD requirements.

Proposers may be asked to submit additional information to help facilitate the proposal review. If the SHA finds that a proposal is non-responsive or non-compliant with this RFP, written selection criteria and/or procedures, or PBV program regulations, it will be rejected and returned to the proposer with notification stating the reason for rejection. The SHA reserves the right to reject proposals at any time for misinformation, errors, or omissions of any kind, no matter how far they have been processed, in its sole and absolute discretion.

B. HUD-Established Housing Quality Standards (HQS):

HQS specifications are described in 24 CFR Section 982.401. Each PBV assisted unit must meet HQS and other requirements before rental assistance for that unit can commence. Upon satisfactory completion of a successful Housing Quality Standards inspection, SHA and the successful proposer will enter into a Housing Assistance Payments (HAP) contract for the project (or groups of units within the project), for a term of up to twenty (20) years. The HAP contract establishes the initial rents for the units and describes the responsibilities of SHA and the property owner. Rental assistance (which is based on each household's income) is provided while the units are occupied by eligible households referred from SHA to Owner. HAP contract renewal after the initial term may occur at the sole option of the SHA for such period (not exceeding ten (10) years) as the SHA 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.

C. Uniform Physical Conditions Standard-Voucher (UPCS-V):

On May 14, 2016, Federal Register Notices 81 FR 26759, HUD announced a new inspection and oversight approach called UPCS-V, which is the updated inspection standard of the Section 8 Housing Choice Voucher Program and Section 8 PBV Program. All PBV assisted units must meet UPCS-V requirements before rental assistance can commence. Upon satisfactory completion of a successful UPCS-V inspection, SHA and the successful proposer 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 SHA and the property owner. Rental assistance (which is based on each household's income) is provided while the units are occupied by eligible Section 8 tenants. HAP contract renewal after the initial term may occur at sole option of the SHA. All HAP contracts and subsequent renewals are contingent upon the future availability of appropriated HUD funds.

D. Mandatory SHA Contract Form:

By responding to this RFP and submitting a proposal, the proposer acknowledges and agrees that SHA will only execute agreements prepared by SHA which are substantially approved as to form and substance by SHA and HUD, as applicable. As provided further within Section 5.0 herein, the SHA WILL NOT execute the successful proposer's contract form; the contract WILL be executed on the SHA's form only.

E. Proposer's Responsibilities

Contact with the SHA: It is the responsibility of the proposer to address all communication and correspondence pertaining to this RFP process to the Contracting Officer (CO) only. Proposers must not make inquiry or communicate with any other SHA staff member or official (including members of the Board of Commissioners) pertaining to this RFP. Failure to abide by this requirement may be cause for the SHA to not consider a proposal submittal received from any proposer who may has not abided by this directive.

SECTION 6 - PROJECT SELECTION

6.1 SCORING CRITERIA:

All submissions will be scored and selected according to the following rating factors:

1. (10 POINTS) - The extent to which the project contributes to neighborhood diversity and prevents displacement

The Selection Committee will consider the income of the neighborhood in which the property is located. Properties located in neighborhoods with low concentrations of poverty (census tracts with less than 20% poverty) will be rated higher. Projects in poverty neighborhoods undergoing substantial rehabilitation, as a part of a comprehensive neighborhood revitalization strategy in which subsidies are required to reduce displacement will be rated higher. These projects will not be selected without HUD approval. Developments offering more project-based units, not to exceed 25% of the total units, except as provided, will be rated more highly. Projects preventing displacement by allowing current residents to remain in a neighborhood of rapidly increasing rents will be rated more highly.

2. (20 POINTS) – Off-site Replacement Housing

The committee will consider whether the owner commits to provide off-site replacement housing for SHA redevelopments, if requested by SHA and will pro rate points for limitations placed on the commitment.

3. (20 POINTS) - Qualifications and experience of the proposed developer/owner/ management team

This factor will consider the qualifications and experience of the developer/owner, contractor, and the management team. Owners, developers and management teams with more experience in owning, managing and financing affordable rental housing, especially sites with federal or local rental assistance, will be given greater consideration.

4. (20 POINTS) - Financial strength and market position

For existing projects, the occupancy rate, tenant profile, and annual operating costs will be key factors. For rehabilitation and new construction, the market study, financial pro-forma, and financing commitments will be critical. Development and operating costs are expected to be within normal ranges. Extraordinary development or operating costs should be referenced with an explanation in the narrative.

5. (20 POINTS) - The Quality of the Proposed Development

Careful review of the design, building and neighborhood amenities, supportive services, management plan, and the proximity of the development to transportation, jobs, and services will be made to evaluate the quality of life for site residents. Projects which are attractive and competitive within the current market, or which offer more amenities and services will be rated more highly.

6. Maximum Allowable Points – 90 POINTS

6.2 - SELECTION PROCESS

The number of HAP contracts and units to be awarded by SHA, and the timing of awards depend upon the funding available to the SHA Housing Choice Voucher Program. Large HAP contracts may be approved but implemented in phases. Factors in funding availability include the amount of federal allocations, and local HCV utilization and turnover, and unit completion timing.

An evaluation panel convened by SHA will review, evaluate and rate each responsive submission utilizing the evaluation criteria listed in Section 6.1 above. **The minimum score for awarding a project-based HAP contract reservation based on the evaluation criteria above is 60 points.** If a limited amount of voucher funding is available and multiple proposals have been received with scores of 60 or more, proposals with the highest score will receive first priority for a reservation of HCV funding. After completion of project reviews, the evaluation panel will recommend proposals to the Executive Director and the SHA Board of Commissioners for a funding reservation.

SHA will consider as “non-responsive” any submission for which critical information is lacking, or any submission which represents a major deviation from the RFP. Minor omissions may, at the sole option and discretion of SHA, be corrected within five business days after notification of the deficiency.

SHA reserves the right to request additional information from any respondent after the submission deadline. Failure of an applicant to respond to SHA’s request for additional information within five (5) business days will result in the rejection of the proposal.

In the case of a tied score between two or more proposals, the following factor will be considered to determine the proposal to be scored highest: The project that scores the highest in project readiness points. For 9% projects the tax credit tie-breaker will be taken into consideration.

SHA will review all RFP responses in the order they are received. SHA reserves the right to terminate the acceptance of submissions at any time. SHA also reserves the right to reject any and all, or parts of any and all proposals; to not award a HAP contract; cancel the RFP at any time; to waive any irregularities in this RFP or in the proposals received as a result of the RFP, to undertake further negotiations with the respondent, and to request a “best and final offer” from the respondent.

Respondents are hereby notified that all information submitted as part of, or in support of their response to this RFP will be available for public inspection (except by competing respondents, and only after official request is made in writing to SHA) in compliance with HUD, State, and local laws.

Notifications of awards or conditional awards will be issued within 60 days of receipt of proposal. Execution of a Housing Assistance Payment (HAP) contract will require a minimum of an additional 90 days after notification of approval of the proposal to provide time for HUD review, HQS inspections, and approval of the HAP contract by the SHA Board of Commissioners.

Upon award, the CO will forward the Contract to the SHA Board of Commissioners (BOC) for review and approval/disapproval, in their sole and absolute discretion, prior to signing the contract with the selected proposer. The contract shall be awarded subject to a resolution or minute order to that effect duly adopted by the SHA BOC, in their sole and absolute discretion. Execution of the contract documents shall constitute a written memorial thereof.

Proposal Protest:

Any prospective or actual proposer, who is allegedly aggrieved in connection with the solicitation of a proposal or award of a contract, shall have the right to protest. To be eligible to file a protest with the SHA pertaining to an RFP or contract, the alleged aggrieved protestant must have been involved in the RFP process in some manner as a

prospective proposer (i.e. registered, downloaded and received the RFP documents) when the alleged situation occurred. The alleged aggrieved protestant must file, in writing, to SHA the exact reason for the protest, attaching any supportive data. The protestant must state within the written protest document specifically (not by inference) what action by SHA or condition is being protested as inequitable, making, where appropriate specific reference to the RFP documents issued and including the specific citation of law, rule, regulation, or procedure upon which the protest is based. The protest document must also state the corrective action requested. Failure by the alleged aggrieved protestant to fully submit such information shall relieve SHA from any responsibility to take any corrective action, and as a result of noncompliance, the appeal will be dismissed without further review. The SHA has no obligation to consider a protest filed by any party that does not meet these criteria. Any protest against a solicitation must be received before the due date for the receipt of proposals, and any protest against the award of a contract must be received within ten (10) calendar days after the successful proposer receives notice of the contract award, or the protest will not be considered. All proposal protests shall be in writing, submitted to the Contracting Officer or designee, who shall issue a written decision on the matter. The Contracting Officer may, at his/her sole discretion, suspend the procurement pending resolution of the protest if the facts presented so warrant. All appeals shall be marked as follows and sent to the address listed below:

APPEAL OF RFP FOR
HOUSING CHOICE VOUCHERS, PROJECT BASED VOUCHERS

Kennard Randolph, President/CEO
The Selma Housing Authority
444 Washington Street
Selma, Alabama 36762
(334) 874-6271

Restrictions:

All persons having familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a proposer entity will be excluded from participation on the SHA evaluation committee. Similarly, all persons having ownership interest in and/or contract with a proposer entity will be excluded from participation on the SHA evaluation committee.

SECTION 7 - PROPOSAL SUBMISSION INSTRUCTIONS

Proposals will be accepted on an on-going basis through October 1, 2022 or before if all vouchers are awarded. Please reference "SELMA HOUSING AUTHORITY REQUEST FOR PROPOSALS, HOUSING CHOICE VOUCHER PROGRAM, PROJECT BASED VOUCHERS and submit one (1) original printed copy and two (2) copies of your proposal in a sealed package to:

Kennard Randolph, President/CEO
The Selma Housing Authority
444 Washington Street
Selma, Alabama 36762
(334) 874-6271

QUESTIONS REGARDING THIS REQUEST FOR PROPOSALS

Questions regarding the RFP should be addressed in writing to Kennard Randolph at the above address or submitted by e-mail to kennard.randolph@selmahousing.com.

Answers to all questions will be provided to all submitters who provide an e-mail address. If these answers require an RFP addendum to be issued, said addendum shall be forwarded to all submitters who have provided an e-mail address.

APPENDIX A

HOUSING QUALITY STANDARDS

To ensure that the housing choice voucher program meets the goal of providing “decent, safe and sanitary” housing at an affordable cost to low-income families, basic Housing Quality Standards (HQS) must be met before assistance can be paid on behalf of a family and at least annually reviewed through the term of the assisted tenancy. Housing Quality Standards (HQS) defines “standard housing” and establishes the minimum criteria necessary for the health and safety of program participants.

HQS regulations provide performance requirements and acceptability criteria necessary for a unit to pass a physical inspection. These requirements are quite lengthy and are established by HUD and local codes. Units passing these requirements should assure that you have a decent, safe, and sanitary unit. The Housing Authority only has jurisdiction over HQS items. In all cases, the unit must pass the Housing Authority’s HQS inspection prior to the execution of the contract.

HQS Performance Requirements

At least annually, it is the responsibility of the Public Housing Authority to conduct inspections of units to determine compliance with HQS prior to the execution of the entire term of the assisted lease. HQS consists of the following thirteen performance requirements:

1. Sanitary facilities:
 - A. The dwelling unit must include sanitary facilities within the unit.
 - B. The sanitary facilities must be in proper operating condition and adequate for personal
 - C. Cleanliness and disposal of human waste.
 - D. The sanitary facilities must be usable in privacy.
2. Food preparation and refuse disposal:
 - A. The dwelling unit must have suitable space and equipment to store, prepare, and serve food in a sanitary manner.
3. Space and security:
 - A. The dwelling unit must provide adequate space and security for the family.
4. Thermal environment
 - A. The dwelling unit must be able to provide a thermal environment that is healthy for the human body.
5. Illumination and electricity:
 - A. Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants.
 - B. The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances.
 - C. Electrical fixtures and wiring must not pose a fire hazard.
6. Structure and materials:
 - A. The dwelling unit must be structurally sound.
 - B. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment.
7. Interior air quality:

- A. The dwelling unit must be free of air pollutant levels that threaten the occupants' health.
8. Water supply:
 - A. The water supply must be free of contamination.
 - B. Hot and cold running water must be available and in good working order, free of leaks.
 9. Lead-based paint:
 - A. The Lead-Based Paint Poisoning Prevention Act as amended (42 U.S.C. 4821 - 4846) and the Residential Lead-Based Paint Hazard Reduction Act of 1992 and implementing regulations 24 CFR Part 35 Subparts A, B, M, and R apply to the housing choice voucher program.
 10. Access:
 - A. Use and maintenance of the unit must be possible without unauthorized use of other private properties.
 - B. The building must provide an alternate means of exit in case of fire.
 11. Site and neighborhood:
 - A. The site and neighborhood must be reasonably free from disturbing noises and reverberations or other dangers to the health, safety, and general welfare of the occupants.
 12. Sanitary condition:
 - A. The dwelling unit and its equipment must be in sanitary condition.
 13. Smoke Detectors:
 - A. On each level of the dwelling unit including basements, but excluding spaces and unfinished attics at least one battery-operated or hard-wired smoke detector in proper operating condition must be present.
 - B. Smoke detectors must be installed in accordance with and meet the requirements of the National Fire Protection Association Standards (NFPA) 74 or its successor standards.
 - C. If a hearing-impaired person is occupying the dwelling unit, the smoke detectors must have an alarm system designed for hearing-impaired persons as specified in NFPA 74.

ASBESTOS REMEDIATION

In projects proposing the rehabilitation of an existing building, all asbestos removal must be completed according to environmental clearance guidelines specified by the Environmental Protection Agency and the Department of Housing and Urban Development.

LEAD BASE PAINT REVIEW

Many houses and apartments built before 1978 have paint that may contain harmful levels of lead. The presence of lead can pose serious health hazards particularly to children. Lead can be found in paint, paint chips and paint dust. Federal law requires that owners be notified that they must disclose known information on lead-based paint hazards to tenants before leases take effect. Occupant protection is a required element of all federally-assisted rehabilitation projects covered under Subpart J of the HUD regulation, stated under lead-safe work practices (see CFR 35.1350 (b) and 24 CFR 35.1345). Standards for abatement are specified by regulation and enforced by the Alabama Department of Environmental Management. Environmental testing and monitoring of the abatement process in buildings built prior to 1978 will be required.

APPENDIX B

The Selma Housing Authority

PAYMENT STANDARDS FOR HOUSING CHOICE VOUCHER PROGRAM

Effective January 2022

2022 Payment Standards	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Payment Standards	\$582	\$617	\$812	\$1,003	\$1,101
FRM	\$529	\$561	\$738	\$912	\$1,001

Selma Housing Authority Utility Allowance Amounts

The utility allowance amounts vary and can be obtained by request to the Selma Housing Authority.

When searching for a unit do not exceed the rental amounts above if all utilities are not provided by the owner. The Housing Authority must perform a rent comparable study to determine rent amount approved under the program.

APPENDIX C

PROJECT AND EXPERIENCE WORKSHEET

1. Housing Management Experience

Property Name	
Property Address	
Building Types	
Total Number of Units	
Type of Units:	Market Rate / LIHTC /Section8 /Other
Dates of Mgmt Service	

Property Name	
Property Address	
Building Types	
Total Number of Units	
Type of Units:	Market Rate / LIHTC /Section8 /Other
Dates of Mgmt Service	

Property Name	
Property Address	
Building Types	
Total Number of Units	
Type of Units:	Market Rate / LIHTC /Section8 /Other
Dates of Mgmt Service	

Property Name	
Property Address	
Building Types	
Total Number of Units	
Type of Units:	Market Rate / LIHTC /Section8 /Other
Dates of Mgmt Service	

Property Name	
Property Address	
Building Types	
Total Number of Units	
Type of Units:	Market Rate / LIHTC /Section8 /Other
Dates of Mgmt Service	

Property Name	
Property Address	
Building Types	
Total Number of Units	
Type of Units:	Market Rate / LIHTC /Section8 /Other
Dates of Mgmt Service	

(Please attach separate pages for additional developments up to 24)

2. Description of the Subject Development for which HCV PBV are requested under this RFP:

Current Name of Complex: _____
 Address: _____
 Number of Buildings: _____
 Elevator or Walk-up Type Building: _____
 Year of Initial Construction: _____
 Year of Substantial Rehabilitation: _____

Complete the following tables for the Property

	Number of Bedrooms Per Unit						TOTALS
	0	1	2	3	4	5+	
Building Number:							
Total Number of Units							
Total Number of Units Now Vacant*							
Number of Current Sec. 8 Units							
Number of Proposed Project-Based Units							

	Number of Bedrooms Per Unit						TOTALS
	0	1	2	3	4	5+	
Building Number:							
Total Number of Units							
Total Number of Units Now Vacant*							
Number of Current Sec. 8 Units							
Number of Proposed Project-Based Units							

	Number of Bedrooms Per Unit						TOTALS
	0	1	2	3	4	5+	
Building Number:							
Total Number of Units							
Total Number of Units Now Vacant*							
Number of Current Sec. 8 Units							
Number of Proposed Project-Based Units							

	Number of Bedrooms Per Unit						TOTALS
	0	1	2	3	4	5+	
Building Number:							
Total Number of Units							
Total Number of Units Now Vacant*							
Number of Current Sec. 8 Units							
Number of Proposed Project-Based Units							

	Number of Bedrooms Per Unit						TOTALS
	0	1	2	3	4	5+	
Building Number:							
Total Number of Units							
Total Number of Units Now Vacant*							
Number of Current Sec. 8 Units							
Number of Proposed Project-Based Units							

	Number of Bedrooms Per Unit						TOTALS
	0	1	2	3	4	5+	
Building Number:							
Total Number of Units							
Total Number of Units Now Vacant*							
Number of Current Sec. 8 Units							
Number of Proposed Project-Based Units							

	Number of Bedrooms Per Unit						TOTALS
	0	1	2	3	4	5+	
Building Number:							
Total Number of Units							
Total Number of Units Now Vacant*							
Number of Current Sec. 8 Units							
Number of Proposed Project-Based Units							

*If any units were vacant during the past 18 months for more than two months, explain on a separate sheet of paper

1. Which utilities will be paid by the tenant directly? Provide the estimated monthly cost for each.

Electricity _____ \$ _____
 Gas \$ _____
 Water _____ \$ _____
 Hot Water _____ \$ _____
 Garbage _____ \$ _____

2. For utilities paid by the tenant, indicate “g” for Gas, “e” for electricity.

Heating _____
 Cooking _____
 Hot Water _____

3. Which utilities will be paid by the Owner?

Electricity _____
 Gas _____
 Water _____ Hot _____
 Water Garbage _____

4. How many units will provide accessibility for the mobility impaired?

0-Bedroom 1-Bedroom 2-Bedroom 3-Bedroom 4-Bedroom 5+ Bedroom

5. How many units will provide accessibility for the sensory impaired?

0-Bedroom 1-Bedroom 2-Bedroom 3-Bedroom 4-Bedroom 5+ Bedroom

3. Current (if applicable) and Proposed Contract Rents

For each unit size proposed to receive Project-Based Assistance, provide the square footage, current and proposed rents. If the proposed contract rent is more than 15 percent greater than the current rent, provide a market study and marketing plan to support the higher rents. Copy this table and attach it to this document if more space is needed.

	Number of Bedrooms Per Unit					
	0	1	2	3	4	5+
Building Number:						
Square Feet						
Current Rents						
Proposed Rents						

	Number of Bedrooms Per Unit					
	0	1	2	3	4	5+
Building Number:						
Square Feet						
Current Rents						
Proposed Rents						

	Number of Bedrooms Per Unit					
	0	1	2	3	4	5+
Building Number:						
Square Feet						
Current Rents						
Proposed Rents						

	Number of Bedrooms Per Unit					
	0	1	2	3	4	5+
Building Number:						
Square Feet						
Current Rents						
Proposed Rents						

	Number of Bedrooms Per Unit					
	0	1	2	3	4	5+
Building Number:						
Square Feet						
Current Rents						
Proposed Rents						

	Number of Bedrooms Per Unit					
	0	1	2	3	4	5+
Building Number:						
Square Feet						
Current Rents						
Proposed Rents						

	Number of Bedrooms Per Unit					
	0	1	2	3	4	5+
Building Number:						
Square Feet						
Current Rents						
Proposed Rents						

APPENDIX D

SITE AND NEIGHBORHOOD STANDARDS

Census Tract of Proposed PBV Project: _____ Poverty Rate: _____

Is the project new construction: yes _____ no _____

If yes, is the project in an area of minority concentration: yes _____ no _____

Use this tool and attach results: <https://www.huduser.gov/portal/maps/rad/home.html>

If yes, provide information requested under 5(d).

1. Project-based assistance for housing at the selected site shall be consistent with the goal of de-concentrating poverty and expanding housing and economic opportunities. SHA will also consider the following:
 - (a) Whether the census tract in which the proposed PBV development will be located is in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;
 - (b) Whether a PBV development will be located in a census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition;
 - (c) Whether the census tract in which the proposed PBV development will be located is undergoing significant revitalization;
 - (d) Whether state, local, or federal dollars have been invested in the area that has assisted in the achievement of the statutory requirement;
 - (e) Whether new market rate units are being developed in the same census tract where the proposed PBV development will be located and the likelihood that such market rate units will positively impact the poverty rate in the area;
 - (f) If the poverty rate in the area where the proposed PBV development will be located is greater than 20 percent, SHA will consider whether in the past five years there has been an overall decline in the poverty rate;
 - (g) Whether there are meaningful opportunities for educational and economic advancement in the census tract where the proposed PBV development will be located.
2. The site and neighborhood must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of title VI of the Civil Rights Act of 1964, the Fair Housing Act, Executive Order 11063, and implementing HUD regulations.
3. The site shall meet Housing Quality Standards (HQS) habitability standards.
4. Existing and rehabilitated housing site and neighborhood standards. A site for existing or rehabilitated housing must meet the following site and neighborhood standards. The site must:
 - (a). Be adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities and streets must be available to service the site. (The existence of a private disposal system and private sanitary water supply for the site, approved in accordance with law, may be considered adequate utilities.)

- (b). Promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
 - (c). Be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.
 - (d). Be so located that travel time and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers is not excessive. While it is important that housing for the elderly not be totally isolated from employment opportunities, this requirement need not be adhered to rigidly for such projects.
5. New construction site and neighborhood standards. A site for newly constructed housing must meet the following site and neighborhood standards:
- (a). Be adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities and streets must be available to service the site.
 - (b). The site must not be located in an area of minority concentration, except as permitted under paragraph (5) (c) of this section and must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.
 - (c). A project may be located in an area of minority concentration only if:
 - i) Sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration (see paragraph (5)(c)(iii), (iv), and (v) of this section for further guidance on this criterion); or
 - ii) The project is necessary to meet overriding housing needs that cannot be met in that housing market area (see paragraph (5) (c) (vi) of this section for further guidance on this criterion).
 - iii) As used in paragraph (5) (c) (i) of this section, “sufficient” does not require that in every locality there be an equal number of assisted units within and outside of areas of minority concentration. Rather, application of this standard should produce a reasonable distribution of assisted units each year, that over a period of several years, will approach an appropriate balance of housing choices within and outside areas of minority concentration. An appropriate balance in any jurisdiction must be determined in light of local conditions affecting the range of housing choices available for low-income minority families and in relation to the racial mix of the locality’s population.
 - iv) Units may be considered “comparable opportunities,” as used in paragraph (5) (c) (i) if they have the same household type (elderly, disabled, family, large family) and tenure type (owner/renter); require approximately the same tenant contribution towards rent; serve the same income group; are located in the same housing market; and are in standard condition.
 - v) Application of this sufficient, comparable opportunities standard involves assessing the overall impact of HUD-assisted housing on the availability of housing choices for low-income minority families in and outside areas of minority concentration, and must take into account the extent to which the following factors are present, along with other factors relevant to housing choice:
 - (A) A significant number of assisted housing units are available outside areas of minority concentration.

- (B) There is significant integration of assisted housing projects constructed or rehabilitated in the past 10 years, relative to the racial mix of the eligible population.
 - (C) There are racially integrated neighborhoods in the locality.
 - (D) Programs are operated by the locality to assist minority families that wish to find housing outside areas of minority concentration.
 - (E) Minority families have benefited from local activities (e.g., acquisition and write-down of sites, tax relief programs for homeowners, acquisitions of units for use as assisted housing units) undertaken to expand choice for minority families outside of areas of minority concentration.
 - (F) A significant proportion of minority households has been successful in finding units in non-minority areas under the Section 8 certificate and voucher programs.
 - (G) Comparable housing opportunities have been made available outside areas of minority concentration through other programs.
- vi) Application of the “overriding housing needs” criterion, for example, permits approval of sites that are an integral part of an overall local strategy for the preservation or restoration of the immediate neighborhood and of sites in a neighborhood experiencing significant private investment that is demonstrably changing the economic character of the area (a “revitalizing”). An “overriding housing need,” however, may not serve as the basis for determining that a site is acceptable if the only reason the need cannot otherwise be feasibly met is that discrimination on the basis of race, color, religion, sex, national origin, age, familial status or disability renders sites outside area of minority concentration unavailable or if the use of this standard in recent years has had the effect of circumventing the obligation to provide housing choice.

APPENDIX E

Housing Choice Voucher (Section 8) Owner Responsibilities

The owner/landlord has the following major responsibilities:

1. Tenant selection and leasing:
 - a. Screening the family's background and/or suitability for tenancy.
 - b. Owners are permitted to screen based on a family's tenancy history.
 - c. Owner may consider a family's background regarding factors such as:
 1. Payment of rent and utility bills
 2. Caring for a unit/premises
 3. Respecting other's rights for peaceful enjoyment of their housing
 4. Drug-related criminal activity or other criminal activity that is a threat to life, safety or property of others
 5. Compliance with other essential conditions of tenancy
2. Compliance with the Voucher Subsidy Contract and/or Housing Assistance Payments (HAP) Contract.
3. Normal landlord functions during the lease term (e.g., maintenance, rent collection, issuing of lease violations, and evictions).
4. Compliance with program lease.
5. Owner responsibilities are further defined in the HAP Contract or Subsidy Contract, the Lease, Federal Regulations and State and local City Law (Alabama Landlord/Tenant Law).
6. The owner must maintain the unit to Housing Quality Standards. If the owner fails to do so, the Housing Authority may terminate, suspend, or reduce housing assistance payments and terminate the HAP Contract.
7. The owner is not responsible for a breach of the Housing Quality Standards (HQS) for which the family is responsible. However, the owner is responsible for subsequent repairs to meet HQS in order for the unit to remain eligible under the HAP contract.
8. The owner must adhere to provisions on modifications for reasonable accommodations to a dwelling unit occupied or to be occupied by a disabled person in accordance with the Americans with Disabilities Act of 1992.

THE SELMA HOUSING AUTHORITY

SELMA, ALABAMA

APPENDIX F

NON-COLLUSIVE AFFIDAVIT

(Prime Bidder)

State of _____)
County of _____) SS

I, _____,
[Name]
being first duly sworn, deposes and says that he is a

_____,
[partner or officer of the firm of, etc.]

of the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference, with any person, to fix the bid price of affiant or of any other bidder, or to fix overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against The Selma Housing Authority of any person interested in the proposed contract and that all statements in said proposal or bid are true.

[Bidder, if the bidder is an individual; Partner, if the bidder is partnership;
Officer, if the bidder is a corporation]

Subscribed and sworn to before me this

_____ day of _____, 20____.

My commission expires _____, 20____.

APPENDIX G

STATEMENT OF ACCEPTANCE AND EXCEPTIONS

The undersigned, by affixing his/her signature to this document, acknowledges that she/he has read and understands the terms, conditions, and other covenants as provided for in the Request for Proposals (RFP) and Exhibit A. The undersigned further agrees and understands that the proposal submitted herein is made under said terms, conditions, and other covenants, and shall abide by them, notwithstanding the exceptions listed herein. She/he states that she/he is an officer of the business entity named below, or has power of attorney to bind said business to the terms, conditions, and other covenants provided in the aforementioned documents, and agrees to perform in accordance therewith the agreed upon services.

Name of firm: _____
Address: _____
Title: _____
Signature: _____
Printed Name: _____
Telephone Number: _____
Date: _____

If you wish to state any exceptions to the terms, conditions, and other covenants stated in this proposal document, then please specify herein, include additional pages as necessary, however, some exceptions may be classified as non-responsive by the Selma Housing Authority and the proposal may be rejected.

APPENDIX I

JOINT VENTURE QUESTIONNAIRE

The following questionnaire must be fully completed and submitted concurrently with the Contractor's Occupation Statement by all Contractors submitted as a joint venture. Submit one (1) copy of each Joint Venture Agreement pertaining to this RFP.

Names and addresses of Firms involved in the Joint Venture:

1. _____
2. _____
3. _____

1. Specify the percent of Minority Business Enterprise/Women Business enterprise (MBE/WBE) ownership in terms of profit and loss sharing.
2. Describe the Capital Contributions by each Joint Venturer.
3. Describe the financial controls of the Joint Venture: Who will keep the books, how will expenses to be reimbursed what is the authority of each Joint Venturer to commit to obligate the others?
4. Explain the relationship of ownership, options for ownership or loans between the Joint Venturers.
5. How and by whom will the on-site work be supervised?
6. Who will be responsible for material purchases and how will the purchases be financed?
7. Who will provide the equipment, the estimated cost thereof and how will the equipment be financed?
8. How and from whom will bonding be acquired; insurance; name of company(s) providing bonding and insurance.
9. Describe the experience and business qualifications of each Joint Venturer.

Signed for Parties to the Joint Venture:

Signature of Affiant	Date
Signature of Affiant	Date
Signature of Affiant	Date

APPENDIX J

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

I hereby certify that I meet the following criteria for participation:

- 1) I (we) have not been debarred or suspended by any government agency or subjected to a limited denial of participation under the Department and Suspension Rules of the United States Department of Housing and Urban Development (2 CFR Part 2424).
- 2) I (we) have not engaged in any drug-related criminal activity or any violent criminal activity.
- 3) Neither the federal government nor any state or local government has instituted an administrative or judicial action against me (us) in violation of the Fair Housing Act or other equal opportunity requirements.
- 4) No court or administrative agency has determined that I (we) have violated the Fair Housing Act or other equal opportunity requirements.
- 5) I (we) have not committed fraud, bribery or any other corrupt or criminal act in connection with any federal, state or local housing program.
- 6) I (we) am (are) not on the U.S. General Services Administration list of parties excluded from federal procurement and non-procurement programs.

Company: _____

Signed: _____

Printed Name: _____

Title: _____

Date: _____