



Request For Proposals Project Based Vouchers

Release Date: November 4, 2024

Due Date: December 4, 2024

The Imperial Valley Housing Authority (IVHA) is releasing a Request for Proposals (RFP) seeking proposals from rental housing owners and/or developers for Project Based Vouchers (PBV). IVHA is releasing this RFP with the intent to improve the funding feasibility of projects seeking competitive financing in its geographical area. PBV awards will be contingent upon the project receiving the competitive funding tied to the PBVs identified in the application materials.

Existing units, substantial rehabilitation projects and new construction projects are eligible for consideration for the eleven (11) Project Based Vouchers being made available under this RFP.

This RFP is established pursuant to Title 24, Chapter IX, Part 983 of the Code of Federal Regulations, statutory changes under the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and related guidance published in HUD PIH Notice 2017-21.

Applications for this RFP must: (1) be for sites/units located in El Centro; (2) each unit must have three bedrooms; (3) Eight units will meet the requirements of the Rental Housing Construction Program of the State of California's Department of Housing and Community Development and the Internal Revenue Service (IRS) Section 42 Tax Credit Program; (4) Three units will have eligible residents with Farm Labor Income as required by the California Department of Housing and Community Development Farm Worker Housing Grant (FWHG); (5) A third party will evaluate the quality and location of the prospective housing as well as the experience of the management company and proposed services.

Submission Requirements: Proposals will be accepted by PDF file, received by email or delivered to the address detailed below by the deadline of December 4, 2024, no later than 4:00 pm. Applications received after this deadline will receive no further consideration.

Email PDF file Application and supporting information to: acelis@ivha.org or delivered to IVHA Administrative Building, 1402 D Street, Brawley, CA 92227; identify your package with "Project Based Voucher". Applications received after the deadline or in the case the applicant fails to provide complete information or documentation as required, the proposal will not receive consideration. Questions may be directed to Kirk Mann, Executive Director at kmann@ivha.org.

**Imperial Valley Housing Authority (IVHA)
APPLICATION FOR PROJECT-BASED VOUCHER (PBV) ASSISTANCE**

IVHA PROJECT-BASED VOUCHER PROGRAM

Owners/Developers will submit a separate application for each site/project in which Project-Based Voucher (PBV) assistance is sought. If the project is scattered site, one application may be submitted as long as all impact addresses are identified clearly in section 1 below. Please use additional pages to provide any other information that may be necessary. Please attach photographs of the property.

Legal Name of Owner/Organization	
Tax ID Number of Organization	
Mailing Address:	
City and Zip Code:	
Contact Name	
Contact Title	
Contact email address	
Contact phone number	
Organization website address	

1. Information on Units/Project

The units proposed within this PBV application are:

Existing Units

Project Summary	
Project Name	
Project Address	
Estimated Date of Occupancy	
Number of Project Based Vouchers requested	
Total Units in this project	
Percent of units to be Project-Based	

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Describe ownership entity (sole owner, partnership, limited liability company, limited partnership, corporation, non-profit organization, etc.)

Provide narrative

Attach Proof of Ownership (attach copy of deed, tax bills, articles of organization, etc.)

Building Type: single-family duplex town house multi-family

Date of Original
Construction:

Proposed Date of Completion (i.e., the date that the units will be ready for occupancy):

b. Indicate below if any other units within the proposed project have another form or federal assistance

- Low-Income Housing Tax Credits allocated prior to July 1, 2006
 - Section 236 Rental Housing Program
 - 221d FHA Insurance Program for Multi-family or Cooperative Housing
 - Section 202 Supportive Housing for the Elderly
 - Section 811 Supportive Housing for Disabled Persons
 - Home Investment Partnership Program
 - Housing Stabilization Funds
 - Community Development Block Grant Funds
 - HUD-insured or co-insured mortgages
 - Federal Home Loan Bank housing program funds
 - Tenant-based or Project-based Section 8 Housing Choice Vouchers
 - Other federal, state or local subsidized housing program
 - Farmers Home Administration
 - Transitional Assistance Program
 - Rapid Rehousing Program
 - Rental Housing Assistance Support Service
 - Imperial Valley Housing Trust Fund
 - other federal or state assistance:
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c. How many units of the total requested for PBV assistance are accessible (describe number and type of accessible features)?

Number

Accessible Features

<u>Number</u>	<u>Accessible Features</u>

d. Intended Resident Population (Check all that apply):

Elderly (62 yrs. and over)

Persons receiving support services, other than PSH

Families

Persons with a disability

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e. Current/Proposed Rent of Project Units

Complete the chart to indicate rents for all units in the project (including non-assisted units) by unit size and unit assistance type (e.g. PBV, market, 30%, non-assisted, etc.)

Identify Building or Units	Unit size (Use 0 for studio, 1 for 1 Bedroom, etc.)	Unit Assistance Type	Current Rent, if applicable	Requested Rent

Site Information	
Projected Date of Occupancy	
Structure Type (e.g., low rise, hi rise, townhome, duplex, single family)	
Census Tract of property	
Poverty rate in Census tract	
Is the property accessible for persons with disabilities? (all units, limited number of units, or none)	
Does the applicant have site control?	

Project Financing	
Amount of permanent financing	
Amount of cash/loans currently attached to project	

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Requested Contract Term: _____ Years (if request varies per bldg., attach explanation)

- a. Owner/ Project Sponsor must request a minimum term of 5 years up to a maximum term of 10 years, with a potential extension of another 10 years.
- b. Would you be willing to accept an extension of the contract if it were approved by the IVHA?
 Yes No If yes, how long of an extension is acceptable? _____

Community Amenities:

Distance to:	Less than a 1 Mile	Between 1 and 2 Miles	More than 2 Miles
Shopping (i.e., groceries, pharmacy, other everyday type of needs)			
Employment opportunities (i.e., organizations with 25 or more employees)			
Public transportation			
Significant medical facilities (hospital)			
Public schools			
Parks, civic features			

Unit/apt. Complex Amenities (if inconsistent from building to building, attach explanation):

- Check all that apply:
- Units and common areas adapted/adaptable for persons with disabilities
 - Off street parking
 - Laundry facilities
 - Washer/dryer hook-up
 - Porches/decks/ personal backyards
 - Children's play areas
 - Recreational facility for adults and children
 - Common area function room(s)
 - Air Conditioning
 - Other, please specify: _____

Attach a narrative describing the quality and location of the units; the affordability restrictions; and the need for PBV assistance. Must include census tract and current poverty rate.

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Certifications

I, _____, attest and certify that all of the information herein contained is true and accurate to the best of my knowledge. I understand that by submitting this Project-Based Voucher (PBV) assistance application, there is no promise or guarantee from the Imperial Valley Housing Authority (IVHA) that my application for PBV assistance will be accepted, I certify that the units proposed for PBV assistance are vacant and that I am not displacing any existing tenant in order to qualify for this program. I understand and agree to abide by the PBV assistance requirements to select eligible tenant for vacant units form referrals made to me by the agents of the IVHA. I certify that neither I, nor my partners, are on the U.S. General Services Administration list of parties excluded from Federal procurement and non-procurement programs. I agree to provide information concerning any participant/principal who is not known at the time of this submission to IVHA as soon as the principal is known. I further certify that there is no conflict of interest by owner or any of these parties that would be a violation of the PBV Housing Assistance Payments (HAP) contract.

Print Name of Owner/Organization Representative

Signature of Owner/Organization Representative

Date of Signature