

The Grand Junction Housing Authority (GJHA) is accepting competitive proposals for Project Based Vouchers that will be utilized by families and individuals eligible for assistance under the guidelines of the Housing Choice Voucher Program with a focus on serving a special population. Eligible housing must be in Mesa County and meet all program requirements. GJHA anticipates awarding up to 30 Project Based Vouchers for homeless households and 20 Project Based Vouchers for all populations for a total of 50 Project Based Vouchers. Contact GJHA at 8 Foresight Circle, Grand Junction, CO (970)208-9524, for an application packet or download at www.gjha.org. Applications will be reviewed in the order that they are received. EOE EHO

Grand Junction Housing Authority
PROJECT Application Kit

Program Background

The Section 8 Project Based Voucher Program (PBV) is a competitive program for the assignment of a Section 8 Voucher(s) to a specific development. Unlike the Section 8 Housing Choice Voucher Program, which assigns a Voucher to an eligible household, the Section 8 PBV Program ties the subsidy to the unit(s) for a specified period.

Besides the threshold requirements for a unit to be accepted into the Section 8 PBV Program, there are ongoing requirements that the unit(s) may be inspected by the GJHA at least annually. The purpose of the inspection is to certify that the unit(s) meets HUD's Housing Quality Standards for decent, safe and sanitary housing. All federal and state laws and regulations pertaining to lead based paint abatement and notification also apply. Units must be vacant with occupants to be selected from GJHA Section 8 Project Based Waiting List or in-place families need to qualify for the program.

There are units in which PBV assistance may not be attached, such as nursing homes, medical facilities and shared housing to name a few. In addition, units may not receive PBV assistance before an agreement is executed.

Instructions

The information requested on the application is for the purpose of determining if the proposed units and their location meet the minimum threshold for inclusion in the GJHA Project Based Voucher Program. Additionally, GJHA will use the application information to rank responses to identify those units and locations that are most advantageous for inclusion in the program given the guidance materials and the goals of expanding affordable housing and economic opportunities for low-income individuals and families. Proposed units are subject to a preliminary inspection.

For questions regarding the above program you may contact:

Racquel Wertz, Voucher Supervisor

Grand Junction Housing Authority

8 Foresight Circle

Grand Junction, CO 81505

(970) 208-9524

All applications will be reviewed by Grand Junction Housing Authority and ranked based upon the scoring system below:

Scoring Criteria

1. Affordable Rents	10 points
2. Site and Security	30 points
3. Management Experience	20 points
4. Supportive Services	20 points
5. Expanding Affordable Housing	20 points
Total Points	100 points

1. Affordable rental unit(s) with rents at or below published GJHA Payment Standards: 10 points

- Rents higher than Payment Standards 0 points
- Rents at or below Payment Standards 10 points

Required documentation: Documentation providing the rental rates for every unit in the complex including the units you wish to project base and rents must meet Rent Reasonableness Guidelines as outlined in the GJHA Admin Plan.

2. Site & Security: 30 Points

- Location & Walkability: The development is located in close (1 mile) proximity to shopping, transportation or appropriate facilities and is located on a designated bus route with a designated stop: 20 points
- Security: Demonstrated, effective screening criteria, lease enforcement, and procedures to reduce and prevent crime in the development: 5 points
- Poverty Concentration: Site is not in a high poverty census tract. 5 points

Required documentation: Bus route maps, maps showing services near complex. Narrative detailing safety and security procedures in place at the complex. Copy of lease, house rules, etc. Poverty concentration report for census tract from US Census Bureau website.

3. Management Experience: 20 Points

- Points will be awarded on the appropriateness of the proposed property’s management systems to the size of the development. Factors include professional experience, adequacy of maintenance, amenities, proximity of property manager’s office, accessibility, regular site visits, and business references. The selection panel may also visit developments currently under management to review management experience: Up to 20 points

Required documentation: Narrative detailing each of the factors above including any awards or other recognition received.

4. Supportive Services: 20 Points

- Provides case-management services or comprehensive supportive services focusing on self-sufficiency, job or life skills and/or homeownership: 15 points
- Demonstrated ability and history of providing successful case management and appropriate supportive services: 5 points

Required documentation: Narrative detailing the partner agencies you intend to work with. Detailed information regarding their capacity to provide service to the specified population.

5. Expanding Affordable Housing: 20 Points

- New construction or projects that bring newly developed affordable units into the market. 15 points
- Acquisition/Rehab of existing vacant units. 5 points

Required documentation: Provide documentation showing viability of the project. Include floor plans, specifications, unit mix, confirmation of bank financing and any grant funding.

Additional requirements:

- Provide requested contract duration.
- All new construction and rehab projects must comply with Section 3.
- All new construction projects are required to comply with HUD's section 3 requirements. New construction projects with more than 8 project based units must comply Federal Davis – Bacon wage requirements. Provide documentation of capacity or ability to comply with these regulations.

More information on the PBV program is available at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/project

Payment Standards – (Effective 10/01/2022)

All other zip codes

<u>0 bdr.</u>	<u>1 bdr.</u>	<u>2 bdr.</u>	<u>3 bdr.</u>	<u>4 bdr.</u>	<u>5bdr.</u>
\$784	\$893	\$1,173	\$1,667	\$1,998	\$2,297

Payment Standard for 81505

<u>0 bdr.</u>	<u>1 bdr.</u>	<u>2 bdr.</u>	<u>3 bdr.</u>	<u>4 bdr.</u>	<u>5bdr.</u>
\$913	\$1,034	\$1,364	\$1,936	\$2,321	\$2,669

Payment Standard for 81507

<u>0 bdr.</u>	<u>1 bdr.</u>	<u>2 bdr.</u>	<u>3 bdr.</u>	<u>4 bdr.</u>	<u>5bdr.</u>
\$1,023	\$1,166	\$1,529	\$2,178	\$2,607	\$2,998

Payment Standard for 81521

<u>0 bdr.</u>	<u>1 bdr.</u>	<u>2 bdr.</u>	<u>3 bdr.</u>	<u>4 bdr.</u>	<u>5bdr.</u>
\$946	\$1,078	\$1,419	\$2,013	\$2,420	\$2,783