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RFP No. 2025-001 Project Based Vouchers **Questions and Answers**

1. Could you please confirm that an ENA will be acceptable for the purpose of both eligibility and scoring for this RFP?

An addendum has been issued clarifying ENA will be accepted as a form of site control.

2. The RFP states under 2.4 that "Vacancies will be filled using eligible clients on the HACR site specific Section 8 PBV waiting list." Please confirm that vacancies for PSH units can be filled through local CES.

Vacancies will be filled following the same process that was used at initial lease up of property. CES can provide referrals for PSH units so long as it is agreed upon in HAP.

3. RFP states that "Projects requesting 25% or more of their total units must provide evidence of a robust service plan and MOUs with service providers who have experience providing wrap around services in the County of Riverside. Scoring in service section will be considered threshold items when requesting 25% or more of total units, if MOUs are not provided proposal will be automatically disqualified." Please confirm that "MOU" is used as a generic term, and commitments from service providers can be in the form of MOUs OR LOIs or Letters of Commitment.

MOU is not a generic term, to receive full points in this section, MOUs must be executed and provided. Letters of commitment or LOIs will not be accepted as evidence of robust services unless they are from a County agency such as Behavioral Health.

4. We note the conditions under 2.8.4 of the RFP "Construction for the proposed project must not have started at a time of selection for PBV (and cannot start until all post-award conditions are met and an Agreement to enter into an Agreement to enter into Housing Assistance Payments (AHAP) contract is signed)." Can you provide the anticipated award date for PBVs and timing for AHAP contract? Our proposed project has applied for Homekey + funding, which requires that construction start within 60 days of Homekey + award and construction complete within 12 months of award - Homekey + award is anticipated in mid-late October

of this year, and we want to ensure we can meet both HACR and Homekey + timing requirements.

PBV awards will be released ahead of the July 8th 9% application deadline.

5. When HACR reviews applications, will they potentially award less vouchers than requested to a project; or will HACR only consider and then award or reject a request based on number of vouchers requested? (e.g. if we request 100 vouchers, would HACR potentially award only 50 vouchers to the project?)

There is a possibility a project will not receive its full requested amount. The highest scoring projects will receive their full request until the 250 PBVs released through this RFP have all been allocated.

6. We will be requesting PBVs for an acquisition and rehab development, which includes two projects: 1) 94 units of permanent supportive housing targeting disabled homeless and 2) 20 units of affordable housing. We will be requesting PBVs for all (94) of the permanent supportive housing units and believe scoring under PSH for the project would then be 10 points, as we are dedicating all the PBV requested units to PSH. Please confirm.

Acquisition rehab developments will not be considered in this round. This round is focused on new construction projects that are shovel ready.

7. Proposed project is a new manufactured home community, designed to offer quality housing with thoughtful amenities for low- and moderate-income families. While the overall model includes home sales with space rent, we are reserving a portion of the homes to be held under our ownership and operated as long-term rentals. These homes would be permanently affixed to foundations and meet HUD code, with the rental structure covering both the unit and the pad.

We're particularly interested in using PBVs to support those rental units, as part of our broader commitment to housing access. Our goal is to create a dignified, stable environment where lower-income families have a fair chance at new, high-quality housing.

Would that hybrid model — with a subset of the homes used as long-term affordable rentals — be eligible for PBV consideration?

Unfortunately, HACR's Admin Plan currently does not allow for manufactured homes under the PBV program. This round we will not be accepting proposals for projects with manufactured homes whether on permanent foundation or not. If the Admin Plan is updated, we will remove from ineligible housing types in future RFPs.

8. We are considering applying for our proposed project that already has vouchers but is still in predevelopment. Is that considered an “existing project” and not eligible to apply?

We consider existing projects as those that have completed construction and have existing tenants. A proposed project in pre development is eligible to apply for additional vouchers.

9. Can a family affordable project that does not include permanent supportive housing request more than 25% PBVs by providing a full-time case manager? If not, what number or percentage of PSH units are needed to request over 25% PBVs?

For any project requesting over 25% of the total units all evidence of wrap around services will become threshold. If all criteria are not met the project will be automatically disqualified. Please refer to requirements listed in scoring criteria and limits on assistance in 2.7 as well as the Housing Authority of the County of Riverside (HACR) Admin Plan which provides greater detail. Per the HACR Admin Plan:

21.5 LIMITS ON ASSISTANCE (24 CFR 983.56) The Housing Authority may only provide Project-Based Voucher assistance to up to 25% of the units in a selected project. Units excepted from this rule are:

- **Units that house elderly or disabled families receiving permanent supportive housing services or other qualified supportive services**
- **Units that house individuals that are homeless or at risk of homelessness receiving permanent supportive housing services.**

10. Is there a minimum number or percentage of PSH units to be considered a “portion of units as PSH”?

25% minimum of units must be restricted as PSH to receive partial points.

11. How will PBVs be awarded for multiple projects with the same score?

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. For 4% projects or other competitive funding, the project that demonstrates it can secure the competitive funding in the form of a detailed analysis will be taken into consideration.

12. If some PBVs are awarded to the highest scoring applicant, and there are not enough remaining vouchers for the next highest scoring project, will the Housing Authority award the next highest scoring applicant fewer vouchers, or will the County jump to the next highest scoring project it can fully accommodate?

Projects will be awarded a partial award should there not be enough vouchers to fulfil their original request.

13. If we request more than 25% vouchers do we need to include PSH tenants in our project, or can we just provide the higher level of services described in Sections [2.7.2.1](#) - [2.7.2.3](#) shown below (to score the full 30 points for services)?

Section 2.7.1 outlines the limits on assistance while the Housing Authority's Administrative Plan provides greater detail. Per Section 21.5 of the HACR Admin Plan:

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14. Are we required to provide an LOI from tax credit investors and or lenders as proof of commitment?

Per Attachment A "Summary of Factors and Points", LOIs from lenders and investors will not be accepted. In order to receive full points in this section evidence of committed funds from City, County, State and or/federal must be provided.

15. In order to score 5 points on the PSH section, how many PSH units are needed? Is it a nominal value or a percentage?

Projects restricting a minimum of 25% of their units will receive 5 points.