

## RFP for PBVs Questions

1. We have six units that are efficiency units (i.e. no separate bedroom). Can those units qualify? If so, how do we respond to the part of the proposal that seeks info on number of bedrooms?

### Response:

Efficiency- or Studio-size units are eligible for Project-Based Vouchers. The Housing Commission's Fair Market Rent Schedule lists Efficiency- and Studio-sized apartments as "OBR" (Zero Bedroom Units). The RFP for Project-Based Vouchers did not list "OBR" in the charts listed on pages 10 and 11. To enable you and others submitting an application for a development that has "OBR" units, draw a slash through the unit bedroom size identifier and correct with the appropriate bedroom size.

Example follows on next page.

## EXHIBIT B

Grand Rapids Housing Commission

### Application for Project Based Vouchers

#### 3. Project Design – Features of Accessible Unit, Continued

Public and Community Space						
Public restrooms with barrier-free accessibility.						
Elevators or lifts available for use by disabled persons.						
Accommodations for blind or hearing impaired persons.						
Other, please identify:						
Other, please identify:						
Other, please identify:						

c. A listing of amenities and services provided on site.

Amenities	0 <del>1</del> BR	1 <del>2</del> BR	2 <del>3</del> BR	3 <del>4</del> BR	4 <del>5</del> BR	TOTAL
Total PBV Units.						
In unit laundry equipment.						
Community laundry facilities.						
Air Conditioning provided.						
Dishwasher provided.						
Microwave provided.						
Garbage disposal provided.						
Patios/Balconies.						
Off-street parking.						
Guest parking.						
Extra Storage Space.						
Free in-unit or Wi-Fi access areas.						

## EXHIBIT B

Grand Rapids Housing Commission

### Application for Project Based Vouchers

#### 3. Project Design.

##### a. Property Configuration

<b>Total Number of Buildings:</b>						
<b>UNIT INFORMATION:</b>	<b>0 / BR</b>	<b>1 / BR</b>	<b>2 / BR</b>	<b>3 / BR</b>	<b>4 / BR</b>	<b>TOTAL</b>
<b>Number of Units:</b>						
<b>Number of Accessible Units:</b>						
<b>Number of Bathrooms Per Unit:</b>						
<b>Square Footage per Unit:</b>						
<b>Contract Rent per Unit:</b>						

##### b. Features of Accessible Units. (Identify by unit bedroom size features of accessible units for the proposed project.)

<b>Accessibility Feature</b>	<b>0 / BR</b>	<b>1 / BR</b>	<b>2 / BR</b>	<b>3 / BR</b>	<b>4 / BR</b>	<b>TOTAL</b>
Total units including PBV						
Total fully accessible units including non-PBV units.						
Total PBV Units.						
Light switches, electrical outlets, thermostats, other environmental controls in accessible locations.						
Reinforcements in bathroom walls to allow later installation of grab bars or currently have grab bars.						
Usable kitchens/bathrooms allowing individual in wheelchair can maneuver about the space.						
Total of fully accessible PBV units.						
<b>Public and Community Space</b>						
Public/common areas readily accessible to and usable by disabled persons.						
All doors within the premises are sufficiently wide to allow passage by disabled persons in wheelchairs.						

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### 2. We have a unit with a Mainstream voucher already. How does it work if a tenant already has a voucher?

#### Response:

For the purpose of a concrete example, we will say the owner has an existing building with 20 units. The units are all occupied with two (2) of the 20 occupants having Mainstream Vouchers. Statutorily, a public housing authority may not attach or pay PBV assistance to units that are already subsidized with any other form of Section 8 assistance (tenant-based or project-based). Since Mainstream (MS) vouchers are a form of Section 8 tenant-based rental assistance, the owner has three options related to this question.

1. The owner may apply for 18 vouchers which would allow the two residents with MS vouchers to remain occupying their units with their current rental assistance. Upon vacating, these residents would be allowed to take their MS vouchers with them (because the vouchers are a tenant-based subsidy and move with the client) to a unit of their choice elsewhere.
2. The owner could then rent the vacated units at market rate or to another household that has a Section 8 tenant-based subsidy (HCV, MS, etc.). Under current regulations; and if there are PBVs available, the owner may also seek to expand their existing HAP contract with the original public housing authority holding the HAP contract.
3. The owner may determine that seeking 20 vouchers is in the best interest of the property so that the entire development is project-based. The two households that have MS vouchers could give up their MS vouchers and have project-based rental assistance. After 12 months, the resident(s) that converted from MS vouchers to PBVs may convert the PBVs back to a Section 8 tenant-based subsidy (HCV, MS, etc.) and move to a property that is not subsidized.