

**ATTENTION OWNERS/DEVELOPERS
INVITATION FOR PROPOSALS**

Regional Housing Authority (RHA) invites developers of property in Penn Valley (unincorporated Nevada County) to submit proposals for participation in the **Section 8 Project Based Voucher Program (PBV)**. The primary purpose of this allocation is to create new rental units that are safe, decent and sanitary for rental to low income families. Higher ranking will be given to new construction projects located in Penn Valley; however, projects outside of the preferred scope will be considered.

Each unit being rehabilitated requires a minimum expenditure of \$10,000, including the unit's prorated share of work to be accomplished on common areas or systems, but priority will be given to projects committing over \$15,000 per unit in improvements. There is no limit on expenditures for new construction. All financing of project costs and operating expenses will be the responsibility of the owner. Rents that are established for the project will be commensurate with other comparable rents for similar rental units in the areas in which the project is located. In all cases, however, rents cannot exceed the maximum allowable HUD Fair Market Rent published for Nevada County.

The rehabilitated/newly constructed units will be leased to eligible low income households referred by RHA or to eligible tenants in occupancy of the unit at the time of the submission of the proposal. **Rental assistance is available for a total not to exceed 30 units.**

Note: Participation in the PBV Program requires compliance with Fair Housing and Equal Opportunity Requirements, and Federal Labor Standards will apply to eligible projects.

Proposal documents can be obtained from:

Regional Housing Authority
1455 Butte House Road
Yuba City, CA 95993
Contact Person: Beckie Flores: (530) 671-0220 ext. 121
Website: www.RegionalHA.org

All proposals are to be addressed to RHA at the same address as above, or by email at b.flores@RegionalHA.org. Only proposals in response to this invitation will be accepted for consideration. Owners/Developers will be notified by letter of the acceptance or rejection of their proposals and also posted in this newspaper. **All proposals MUST be received no later than 4:00 P.M. May 31, 2018.**

**Regional Housing Authority
Project-Based Voucher Program Selection Criteria**

TERM OF CONTRACT REQUESTED (MIN. 5 PTS. REQUIRED)	25
SITE LOCATION (MIN. 10 PTS. REQUIRED)	20
BEDROOM SIZE DISTRIBUTION	20
DESIGN (MIN 10 PTS. REQUIRED)	20
DEVELOPMENT EXPERIENCE (MIN. 5 PTS. REQUIRED)	10
OWNER EXPERIENCE (MIN. 1 PT. REQUIRED)	5
MANAGEMENT EXPERIENCE (MIN 1 PT. REQUIRED)	5
AMOUNT OF REHABILITATION PER UNIT	15
PROJECT LOCATION	15
PROJECT FEASIBILITY/READINESS TO COMMENCE CONSTRUCTION (MIN. 10 PTS. REQUIRED)	20
PUBLIC PURPOSE (MIN. 5 PTS REQUIRED)	20
TOTAL POINTS AVAILABLE	175