

**ADDENDUM NO. 2**

**SUBJECT:** Addendum Number 2 to RFP for Project Based Vouchers issued July 10, 2023

**DATE:** July 28, 2023

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This addendum is issued to furnish information that is supplemental to, will clarify, or modify the above-referenced solicitation.

**MODIFICATIONS:**

**Section A. Introduction. Paragraph 3** is deleted in its entirety and replaced with the following language:

The Commission is issuing this Request for Proposals (RFP) seeking proposals from owners and/or developers for Project-Based Vouchers (PBV) available under the Department of Housing and Urban Development Housing Choice Voucher program. Up to 120 Project Based Vouchers are available under this RFP. Proposed units must be within the jurisdiction of the Sonoma County Housing Authority *or* be new-construction, permanent supportive housing units within the City limits of Santa Rosa. The Commission intends to award Project Based Vouchers to more than one Respondent.

For units *outside* the City Limits of Santa Rosa, existing units, substantial rehabilitation projects, and new construction projects are all eligible for consideration.

For units *within* the City Limits of Santa Rosa, only new construction, permanent supportive housing units are eligible for consideration.

Only applications for studio, one-bedroom, and two-bedroom units which will be used as Permanent Supportive Housing will be considered under this RFP.

**Section G. Proposal Selection. Paragraph 3** is deleted in its entirety and replaced with the following:

The Project-Based Voucher Selection Committee will use the Evaluation Criteria located in Exhibit C to rank applications. A minimum score of 105 points is required for a proposal to be considered.

**EXHIBIT C, Evaluation Criteria** is deleted in its entirety and replaced with the attached Amended Exhibit C.

## Amended Exhibit C: Evaluation Criteria

	Sonoma County Community Development Commission Project-Based Voucher Proposal Evaluation Criteria August 2023		
<b>1.</b>	<b>Project Threshold Requirements</b> <i>Note:</i> Projects that do not meet the minimum thresholds will be ineligible for consideration		
1a.	Does project meet Section 504 minimum accessibility requirements for units and project common areas? Does project meet minimum accessibility requirements indicated in CA Building Code Chapters 11A and 11B?	Yes/No	
1b.	Project is located in an area where the poverty rate is less than 20%, or in an area where the overall poverty rate declined over the past five years (documentation demonstrating the reduction in poverty rate must be included).	Yes/No	
1c.	If the project is within the City Limits of Santa Rosa, is it new-construction, permanent supportive housing?	Yes/No/NA	
<b>2.</b>	<b>Project Design</b>	<b>30 points maximum</b>	
2a.	Project design incorporates site, unit and common area features and amenities that are responsive to the needs of the resident population.	10	
2b.	For Existing Projects, the applicant certifies that the proposed units will meet existing Housing Quality Standards within 45 days of project selection  Or  For New Construction and Adaptive Reuse Projects: The applicant certifies that the project will be developed in accordance with the minimum requirements of any one of the following programs: Leadership in Energy & Environmental Design (LEED); Green Communities; Passive House Institute US (PHIUS); Passive House; Living Building Challenge; National Green Building Standard ICC / ASRAE – 700 silver or higher rating; or the GreenPoint Rated Program.  Or  For Rehabilitation Projects: The applicant certifies the project will be developed in accordance with the minimum requirements of any one of the following programs: Leadership in Energy & Environmental Design (LEED); GreenPoint Rated Existing Home Multifamily Program; Passive House Institute US (PHIUS); Passive House; Living Building Challenge; National Green Building Standard ICC / ASRAE – 700 silver or higher rating; or 2015 Enterprise Green Communities, to the extent it can be applied to existing multifamily building.	15	

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2c.	Project demonstrates deployment of cost-effective construction methods for new construction or rehabilitation OR project is existing housing that will meet Housing Quality Standards within 45 days of project selection	5	
	<i>Total points awarded for category 2</i>		
<b>3.</b>	<b>Financial Feasibility of Project - Commitment to Providing Long-Term Affordable Permanent Supportive Housing</b>	<b>45 points maximum</b>	
3a.	Project demonstrates financial feasibility for the 20-year Housing Assistance Payments Contract period. Projects receiving the highest scores will document operating feasibility using generally accepted affordable housing finance assumptions and modeling, and will provide a detailed operating plan identifying all sources of funding.	20	
3b.	Project demonstrates maximum feasible affordability of rent restricted and market-rate units over the life of the HAP contract.	5	
3c.	Project clearly identifies a source of funding to provide intensive supportive services for a period of no less than five years	20	
	<i>Total points awarded for category 3</i>		
<b>4.</b>	<b>Experience with Similar Projects</b>	<b>20 points maximum</b>	
4a.	Owner/Manager demonstrates experience and ability to design and construct high quality affordable permanent supportive housing units utilizing project-based vouchers.  Or  Owner/Manager does not have experience with a project-based voucher program, but is partnering with another entity with such experience.	15	
4b.	Owner/Manager has experience with effective property management	5	
	<i>Total points awarded for category 4</i>		
<b>5.</b>	<b>Project Readiness</b>	<b>35 points maximum</b>	
5a.	Project consists of newly constructed or substantially rehabilitated units that will be ready for occupancy within 18 months of signing the Agreement to Enter into a Housing Assistance Payments (AHAP) contract or for existing housing, project will be ready for occupancy within 45 days of project selection.	15	

## Amended Exhibit C: Evaluation Criteria

5b.	Project consists of newly constructed or substantially rehabilitated units that will be ready for occupancy beyond 18 months of signing the Agreement to Enter into a Housing Assistance Payments (AHAP) contract.	5	
5c.	Project has completed all necessary National Environmental Policy Act (NEPA) requirements – Documentation has been submitted with proposal	10	
5d.	Project is fully entitled	10	
	<i>Total points awarded for category 5</i>		
<b>6.</b>	<b>Permanent Supportive Housing (PSH)</b>	<b>40 points maximum</b>	
6a.	A supportive services agreement has been entered into with a service provider to provide intensive supportive services with a client to case manager ratio not to exceed 15:1 for a period of no less than 5 years following leasing of the project  Or  Developer has experience providing intensive supportive services and can demonstrate appropriate funding for provision of PSH level supportive services with a client to case manager ratio not to exceed 15:1	20	
6b.	A supportive services provider has been identified and has provided a letter of intention to provide intensive supportive services to PSH tenants at the subject property with a client to case manager ratio not to exceed 15:1	10	
6c.	Project has clearly identified a wide range of appropriate supportive services responsive to the needs of persons who are exiting chronic homelessness and will be available to all residents of the PSH units at the subject property	20	
	<i>Total points awarded for category 6</i>		
<b>7.</b>	<b>Deconcentration and Proximity/Accessibility to Transportation and Services/Opportunities</b>	<b>15 points maximum</b>	
7a.	The project is located in an area where there are, within a reasonable traveling distance, meaningful opportunities for educational and economic advancement. Educational opportunity includes adult education, vocational school, state or community college. Economic advancement opportunities include retail and other businesses offering entry-level job opportunities.	5	
7b.	Project is adjacent to, or located within 1/2 mile of transit services	5	

**Amended Exhibit C: Evaluation Criteria**

7c.	Project demonstrates that it achieves social equity through affirmative marketing and furthers State and Federal Affirmatively Furthering Fair Housing goals	5	
	<i>Total points awarded for category 7</i>		
<b>8.</b>	<b>Unit Size Available</b>	<b>5 points Maximum</b>	
8a.	Units to be project-based include more than one unit type	5	
	<i>Total points awarded for category 8</i>		
<b>9.</b>	<b>Proposed Contract Rent</b>	<b>10 points maximum</b>	
9a.	Proposed contract rent is no greater than the HUD published Fair Market Rent for the area	10	
	<i>Total points awarded for category 9</i>		
	<b>Total points Awarded for all categories</b>		<b>200 Points Maximum</b>

**Notes:**

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All other terms and conditions of the RFP for Project Based Vouchers issued July 10, 2023 and subsequent amendments remain unchanged.