

**HOUSING AUTHORITY OF THE CITY OF YUMA**

**PROJECT BASED VOUCHER PROGRAM  
NEW CONSTRUCTION**

**REQUIREMENTS AND RANKING**

Property: \_\_\_\_\_

**Requirements**

If the following summary of requirements are not met, proposals will be rejected:

- Project must meet HUD goals for Deconcentration of Poverty or Exception(s)
- 25% of the dwelling units in a building (or less) may have PBV assistance, unless exempt
- The proposed property must be eligible for the PBV Program
- The proposed site must meet certain site and neighborhood standards
- The owner must provide acceptable evidence of site control
- Owners must submit the proposed contract rent and utilities distribution
- Owners must submit a completed Previous Participation Certification
- Housing to be assisted under the PBV Program must be modest in design
- Proposed amenities must be acceptable
- Proposed site must receive an approved Environmental Review
- All housing must meet applicable Section 504 accessibility requirements
- All housing must follow the design and construction requirements of Fair Housing
- Properties must be free of Lead-Based Paint
- The proposed initial Housing Assistance Payments Contract term is for 10 years

Additionally, all developer proposals must contain:

- A description of the proposed housing
- Identification and description of the proposed site, site plan, and evidence of site control
- Evidence that the proposed new construction is permitted by the City
- Certification that the property is located in a census tract or meets the exception criteria
- A signed certification of the developer’s intention to comply with the Civil Rights Act
- The identity of the owner, developer, builder, architect, management agent and partners
- The owner’s plan for managing and maintaining the units
- Evidence of financing or lender interest and the proposed terms of financing
- The proposed term of the Contract
- Other information as HACY believes necessary

Does the Proposal contain all the required and additional information – **Yes or No**

If No – identify the missing item(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ranking**

**Maximum 230 Points**

1: Site Location (Maximum 20 Points – 5 Points Each)

- Proposed site meets HUD goals of Deconcentration or exception criteria
- Site is located within 1 mile of shopping and neighborhood services
- Site is located within 3 miles of a significant health facility
- Site is located near public transportation

Score: \_\_\_\_\_

2: Unit/Complex Amenities (Maximum 40 Points – 5 Points Each)

- Off-street parking
- Laundry facilities
- Play area for children
- Computer/learning center
- Onsite supportive services for tenant population
- Features adapted for persons with disabilities
- Community service facility that is open to the public (10 pts)

Score: \_\_\_\_\_

3: Bedroom Size (Maximum 20 Points – 5 Points Each)

- 100% of the 1 bedroom units have square footage that exceeds 650 SF
- 100% of the 2 bedroom units have square footage that exceeds 800 SF
- 100% of the 3 bedroom units have square footage that exceeds 1,050 SF
- 30% of units are 3 bedroom or larger units

Score: \_\_\_\_\_

4: Public Purpose (Maximum 20 Points)

Units to be restricted to low or very low income occupancy (including non-PBV units)

- 75% or more (20 Points)
- Between 50% and 75% (10 Points)

Score: \_\_\_\_\_

5: Contract Rent including Utility Allowance (Maximum 20 Points)

- Contract rent is at or below HUD's current FMR for Yuma County (20 Points)
- Contract rent is above HUD's current FMR for Yuma County (10 Points)

Score: \_\_\_\_\_

6: Owner Experience in Owning Affordable Housing (Maximum 20 Points)

- Proposal identifies more than 20 years experience (20 Points)
- Proposal identifies between 10-20 years experience (10 Points)
- Proposal identifies less than 10 years experience (5 Points)
- No experience (0 Points)

7: Developer Experience (Maximum 20 Points)

- Proposal identifies demonstrated experience in new construction
  - New construction development within last 5 years (20 Points)
  - New construction development within last 10 years (10 Points)
  - New construction development greater than 10 years ago (5 Points)
- Proposal does not identify sufficient experience (0 Points)

Score: \_\_\_\_\_

8: Management Experience (Maximum 20 Points)

- Proposal identifies demonstrated experience in property management
  - Property management experience of more than 250 units (20 Points)
  - Property management experience of between 100-250 units (10 Points)
  - Property management experience of less than 100 units (5 Points)
- Proposal does not identify sufficient experience (0 Points)

Score: \_\_\_\_\_

9: Site Control (Maximum 20 Points)

- Owner demonstrates sufficient evidence of Site Control (20 Points)
- Owner demonstrates ability to obtain Site Control (10 Points)
- Insufficient evidence of Site Control (0 Points)

Score: \_\_\_\_\_

10: Financing Commitment (Maximum 20 Points)

- Proposal shows evidence of financing commitment (20 Points)
- Proposal shows ability to obtain financing commitment (10 Points)
- Proposal has insufficient documentation of financing commitment (0 Points)

Score: \_\_\_\_\_

11: Project Readiness (Maximum 20 Points)

- Proposal demonstrates project readiness within one year (20 Points)
- Proposal demonstrates project readiness within one to three years (10 Points)
- Proposal does not sufficiently demonstrate project readiness (0 Points)

Score: \_\_\_\_\_

**Total Score: \_\_\_\_\_ of 240**

Reviewed By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_