



Project Based Voucher Request for Proposal

Program Background

The Housing Project Based Voucher Program (PBV) is a competitive program for the assignment of a Housing Voucher(s) to a specific development(s). Unlike the Housing Choice Voucher Program, which assigns a Voucher to an eligible household, the PBV Program ties the subsidy to the unit for a specified period.

Besides the threshold requirements for a unit to be accepted into the PBV Program, there are ongoing requirements that the units may be inspected by the GJHA at least annually. The purpose of the inspection is to certify that the unit meets HUD's Housing Quality Standards for decent, safe and sanitary housing. All federal and state laws and regulations pertaining to lead based paint and radon abatement and notification also apply. Units must be vacant with occupants to be selected from GJHA Project Based Waiting List or in-place families need to qualify for the program.

There are units in which PBV assistance may not be attached, such as nursing homes, medical facilities and shared housing to name a few. In addition, units may not receive PBV assistance before a PBV Housing Assistance Payment Contract is executed.

General Information

The Grand Junction Housing Authority will be accepting proposals for Project Basing up to 30 Veterans Affairs Supportive Housing (HUD-VASH) Vouchers in Mesa County. Case management would be provided by the VA Western Colorado Health Care System. Proposals are due no later than 12:00 pm on Friday September 5th, 2025, at the Grand Junction Housing Authority 8 Foresight Circle Grand Junction, CO 81505.

Instructions

The information requested on the application is for the purpose of determining if the proposed units and their location meet the minimum threshold for inclusion in the GJHA Project Based Voucher Program. Additionally, GJHA will use the application information to rank responses to identify those units and locations that are most advantageous for inclusion in the program given the guidance materials and the goals of expanding affordable housing and economic opportunities for low-income individuals and families. Proposed site and units are subject to a preliminary inspection.

For questions regarding the above program, you may contact:

Racquel Wertz, Voucher Supervisor

Grand Junction Housing Authority

8 Foresight Circle

Grand Junction, CO 81505

Phone: (970) 208-9524

All applications will be reviewed by the Grand Junction Housing Authority and ranked based upon the scoring system below:

Scoring Criteria

1. Affordable Rents	10 points
2. Site and Security	30 points
3. Management Experience	20 points
4. Supportive Services	20 points
5. Expanding Affordable Housing	20 points
Total Points	100 points

1. Affordable rental units with rents at or below published GJHA Payment Standards: 10 points

- Rents higher than Payment Standards: 0 points
- Rents at or below Payment Standards: 10 points

Required documentation:

- Proposed contract rents for each unit type and size.
- A breakdown of the utilities to be paid by the tenant and by the owner.

Rents must meet rent reasonable; a market study may be submitted for new construction and rehabilitation housing or newly constructed existing housing. For existing units' documentation of at least three comparable units may be submitted.

2. Site & Security: 30 Points

- Neighborhood: The development is located within proximity (1 or 2 miles) from: 20 points
 - Shopping (including grocery stores and pharmacies)
 - Public transportation
 - Employment

- Education and childcare facilities
 - Medical services and health facilities
 - Social service providers
 - Parks and recreational facilities
- Security: 5 points
 - Screening criteria
 - Lease enforcement
 - Procedures to reduce and prevent crime in the development.
- Poverty Concentration: 5 points
 - The site is not in a high poverty census tract.

Required documentation:

- Bus route maps, maps showing services near location.
- Narrative detailing safety and security procedures in place at the location.
- Copy of lease, house rules, etc.
- Poverty concentration report for census tract from US Census Bureau website.

3. Management Experience: 20 Points

- Points will be awarded on the appropriateness of the proposed property management system to the size of the development. Factors include professional experience, adequacy of maintenance, amenities, proximity of property manager's office, accessibility, regular site visits, and business references. The selection panel may also visit developments currently under management to review management experience: Up to 20 points

Required documentation:

- Narrative detailing each of the factors above including any awards or other recognition received.

4. Supportive Services: 20 Points

- Provides case-management services or comprehensive supportive services focusing on self-sufficiency, job or life skills and/or homeownership: 15 points
- Demonstrated ability and history of providing successful case management and appropriate supportive services: 5 points

Required documentation:

- Narrative detailing the partner agencies you intend to work with. Detailed information regarding their capacity to provide service to the specified population.

5. Expanding Affordable Housing: 20 Points

- New construction or projects that bring newly developed affordable units into the market. 15 points
- Acquisition/Rehab of existing vacant units. 5 points

Required documentation:

- Provide documentation showing viability of the project.

Additional requirements:

- If the proposal is comprised of multiple buildings, a property description for each building:
 - Total property unit count, total units to be assisted and subtotals by unit bedroom sizes, number of bathrooms, unit square footage, and other pertinent information, such as storage rooms.
- Provide requested contract duration.
- All new construction projects are required to comply with HUD's Section 3 requirements. New construction projects with more than 8 project based units must comply Federal Davis – Bacon wage requirements. Provide documentation of capacity or ability and commitment to comply with these regulations.
- Estimated date of completion or availability for occupancy.
 - New construction and rehabilitation housing may be completed in stages. Each stage must have an estimated completion and occupancy date.
 - Existing housing, a date should also be provided for occupancy.
- Identity of the owner and other principal parties, certification, and disclosure.
 - Identify the owner, developer, architect, management agent, officers, and principal members, shareholders, investors, and other parties with interest in the project.
 - Complete a disclosure statement certifying that:
 - The owner and other property principals are not on the U.S. General Services Administration (GSA) list of parties excluded from federal procurement and non-procurement program.
 - The owner and other property principals do not have any possible conflicts of interest that would be a violation of the HAP contract or HUD regulations. The owner and principal parties must not be:

- A member or officer of the PHA board of commissioners (except a resident commissioner)
- A PHA employee, or a contractor, subcontractor, or agent of the PHA, who formulates policy or who influences decisions with respect to the programs
- A public official, member of a governing body, or state or local legislator, who exercises functions or responsibilities with respect to the programs
- A member of the Congress of the United States
- The spouse, parent, child, grandparent, grandchild, sister, or brother of any member of the family residing in a proposed contract unit.
- Evidence of financing or lender interest
 - Operating proforma

Prior to entering into Agreement to Enter into a Project Based Voucher Housing Assistance Payment (AHAP) Contract for rehabilitated or new construction projects or the Housing Assistance Payment (HAP) Contract for existing projects the following documentation will be required.

- Subsidy-layering review - disclosure of other governmental assistance for the proposed project
- Environmental review
- Lead-based paint certification if project was built prior to 1978
- Radon Disclosure – per Colorado Law
- Documentation of accessibility – documentation may be in the form of a letter from the local building department that the issues construction licenses and permits.
- Evidence of ownership
- Evidence of compliance with local permits and zones requirements

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/project

Payment Standards – 2025

1 Bedroom: \$1,038
 2 Bedroom: \$1,348
 3 Bedroom: \$1,900
 4 Bedroom: \$2,287