

North Hempstead Housing Authority
SECTION 8 PROJECT-BASED VOUCHER PROGRAM (PBV)

June 5, 2023

The North Hempstead Housing Authority (NHHA) is soliciting proposals from local property owners with new, rehabilitation or existing multifamily projects to participate in the NHHA's Section 8 Project Based Voucher program.

Interested parties may obtain a copy of the Request for Proposals (RFP) at <http://northhempsteadhousingauthority.com> under the "Business" section.

Proposals are due by July 10, 2023.

The Criteria for Selection also include:

- Applicants must complete a separate application for each project for which Project-Based Voucher (PBV) assistance is requested. Partial applications will not be accepted****Note:** a "project" is defined by HUD for the purpose of PBV assistance in 24 CFR §983.3: "A project is a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land. Contiguous in this definition includes 'adjacent to,' as well as touching along a boundary or a point." Developments that do not meet this definition, i.e. are scattered across non-contiguous parcels, must submit multiple applications and will be considered as multiple, separate projects.
- Federal (HUD) PBV Program Regulations can be found at [24 CFR Part 983](#).
- NHHA will only subsidize housing that passes the applicable Federal Housing Quality Standards ("HQS") as amended by HUD. HQS Regulations can be found at 24 CFR Part 982.401 Effective 10/1/2023, HUD's NSPIRE Standards will become effective replacing the current HQS standards, see 88 FR 30442.
- The housing site must be consistent with the deconcentration and expanding housing opportunity goals stated in this application and in the NHHA's PHA plan and with civil rights laws and regulations, including HUD's rules on accessibility at 24 CFR 8.4.
- No more than 25 units or 25% of the units in a building (whichever is greater) may receive PBV assistance except for projects that will house families (including disabled families) offered supportive services.

The NHHA **may** initially award up to 30 vouchers for project-based Section 8 funding.

Only applications submitted in response to this advertisement and the accompanying Request for Proposal (RFP) will be considered for participation in this program.