

## NOTICE TO PROVIDERS

The HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION (HHFDC) is seeking qualified owners or developers of multifamily properties who are interested in participating in a demo of the Section 811 Project Rental Assistance (811 PRA) program established by the Frank Melville Supportive Housing Investment Act of 2010.

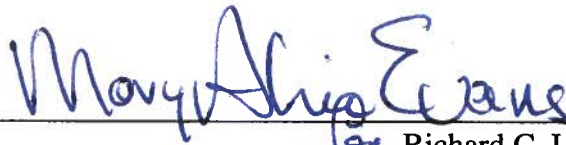
The 811 PRA program is intended to increase access to affordable permanent housing for extremely low-income households (i.e., earnings at or below 30% of HUD area median income limits) where at least one person is an individual with a disability and is 18 years of age or older and less than 62 years of age at the time of admission into the property. The 811 PRA program provides grant funding to cover the difference between the tenant's payment of rent and the approved rent for the 811 PRA unit.

The Request for Interest application packet may be downloaded from the HHFDC website (<http://hawaii.gov/dbedt/hhfdc>) beginning April 7, 2014.

Please direct all questions *in writing* to the RFI Contact below no later than 4:00 PM, April 9, 2014 to ensure a response:

Krystal-Lee Tabangcura, Procurement Specialist  
Hawaii Housing Finance and Development Corporation  
677 Queen Street, Suite 300  
Honolulu, Hawaii, 96813  
[krystal-lee.k.tabangcura@hawaii.gov](mailto:krystal-lee.k.tabangcura@hawaii.gov)

**Applications must be received no later than 4:00 PM on April 14, 2014 by the Procurement Officer at Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813.**

A handwritten signature in blue ink, appearing to read "Mary Alice Evans", is written over a horizontal line.

for Richard C. Lim, Director  
Department of Business, Economic Development, and Tourism

State of Hawaii  
Hawaii Housing Finance and Development Corporation

**REQUEST FOR INTEREST (RFI)**  
**No. RFI-PEO-01-14**  
**SECTION 811 PROJECT RENTAL ASSISTANCE PROGRAM**

The Hawaii Housing Finance and Development Corporation (HHFDC) plans to apply for a federal grant under the Section 811 Project Rental Assistance (811 PRA) program established by the Frank Melville Supportive Housing Investment Act of 2010. The 811 PRA program is intended to increase access to affordable permanent housing for extremely low-income households (i.e., earnings at or below 30% of HUD area median income limits) where at least one person is an individual with a disability and is 18 years of age or older and less than 62 years of age at the time of admission into the property. The person with the disability must be eligible for community-based, long-term services as provided through Medicaid waivers, Medicaid state plan options, state funded services or other appropriate services. The 811 PRA will fund the difference between the tenant's payment of rent and the approved rent for the 811 PRA unit.

The HHFDC is seeking qualified owners or developers of multifamily properties who are interested in participating in the Section 811 PRA program. For purposes of this RFI, an eligible multifamily property is any new or existing property owned by a nonprofit or private entity with at least five (5) housing units, which has been financed or provided a financing commitment of Low Income Housing Tax Credits (LIHTCs), HOME, or any other federal, state, or local program. Projects or units already receiving long-term operating subsidies (such as Section 8), senior-restricted units, and units whose use is already restricted to people with disabilities are not eligible.

To assure community integration, no more than 25% of the units in a multifamily property may be assisted with 811 PRA funds. These units must be dispersed throughout the property and cannot be segregated on one floor or in one area of a building. The initial lease between the tenant and the owner must be for at least one year. The tenant's rent contribution may not exceed 30% of adjusted income. 811 PRA will fund the difference between the tenants' payment of rent and the approved rent for the 811 PRA unit, which may not exceed the Section 8 fair market rent.

The State Department of Human Services (DHS) will make appropriate community-based long-term care services available for residents in 811 PRA assisted units. For purposes of this RFI, persons eligible for 811 PRA units are individuals with disabilities who meet the definition of "Eligible Tenant" under HUD's FY2013 Notice of Funding Availability for the Section 811 Project Rental Assistance Program. Eligible persons include, in order of priority: 1) Eligible Tenants living in the community and enrolled in the Money Follows the Person Demonstration (MFP); 2) Eligible Tenants preparing for discharge from a nursing facility, hospital, or intermediate care facility for the intellectually disabled who are eligible for MFP, QUEST-Integration Home and Community Based Services (QI-HCBS) or At-Risk services, or the Developmentally Disabled/Intellectually Disabled (DD/ID) Medicaid waiver program; 3) Eligible Tenants living in the community and receiving QI-HCBS or At-Risk services, or DD/ID waiver services; and 4) Eligible Tenants living in the community and receiving Medicaid

Community Care Services (CCS) Behavioral Health Services for adults who have serious mental illness. Refer to [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/grants/section811ptl](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/grants/section811ptl).

If awarded, the owner or developer of an eligible multifamily property shall enter into a Rental Assistance Contract (RAC) with HHFDC. The RAC shall be for a minimum of 20 years, with initial funding for the first five years, and subsequent renewals subject to annual congressional appropriations. Housing assisted with 811 PRA funds must have a minimum 30-year use restriction for extremely low-income persons with disabilities. If Congress fails to appropriate funds adequate to meet future renewal needs, the use requirement may be terminated.

Additional information on the Section 811 PRA program can be found online at: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/grants/section811ptl](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/grants/section811ptl)

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Applications must meet the following threshold requirements: **Threshold Requirements:**

- Applicant owns or is developing an affordable multi-family property consisting of more than five (5) units.
- The multi-family project is located in the State of Hawaii. Preference will be given to projects located in urban Honolulu.
- The project has been financed or provided a financing commitment of any other federal, state, or local program. Properties with existing use restrictions for persons with disabilities are not eligible, unless such 811PRA funds will be used to support other units in the building without such restrictions.

Those applications that meet the threshold requirements above will be evaluated using the following evaluation criteria:

<b>EVALUATION CRITERIA</b>		<b>POINTS</b>
<b>1</b>	<b>STRENGTH OF IMPLEMENTATION PLAN</b>	<b>Max. 50</b>
<ul style="list-style-type: none"> <li>• Number and type of 811 PRA units proposed.</li> <li>• The extent to which 811 PRA units will be dispersed and integrated into the multifamily property.</li> <li>• Readiness (how soon 811 PRA units will be available for rent).</li> <li>• Project amenities, including whether office space may be available for use by the Department of Human Services.</li> <li>• Access to public transportation, proximity to retail and commercial locations, etc.</li> <li>• Location of Project. Is the project located in urban Honolulu?</li> </ul>		
<b>2</b>	<b>QUALIFICATION AND EXPERIENCE</b>	<b>Max. 40</b>
<ul style="list-style-type: none"> <li>• Experience and capacity to implement the 811 PRA program.</li> <li>• Quality of property management/manager and key staff who will be involved with managing 811 PRA. Provide your tenant selection policy or procedures. Describe how housing staff will interact with service providers. Describe how dispute resolution between residents and owners/management agents will be managed, tracked, and reported, particularly how a range of program/service needs will be addressed within one multifamily property.</li> <li>• Proven record of experience in administering comparable activities, or other rental assistance programs.</li> </ul>		
<b>3</b>	<b>LEVERAGING</b>	<b>Max. 10</b>
<ul style="list-style-type: none"> <li>• Extent to which other project-based rental assistance is available.</li> </ul>		
<b>Maximum Points</b>		<b>100</b>

Applications shall be received and time stamped by 4:00 p.m., Hawaii Standard Time, on April 14, 2014 at:

RFI-PEO-01-14  
Hawaii Housing Finance and Development Corporation  
Attn: Planning & Evaluation Office  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813

Applicants are responsible for ensuring that applications are time-stamped before the deadline. Applications received after the time and date specified above shall not be considered.

An application under this program shall not be construed as an obligation of funds. Neither the HHFDC nor the applicant has any obligation under this Request for Interest. Any award under the RFI is dependent on the availability of funds.

The HHFDC reserves the right to incorporate or not incorporate any recommendations presented in response to this request in its application for the federal grant.