

## Project Based Voucher and Gap Financing Local Non-Traditional Program

*The Housing Authority of the City of Pittsburgh (HACP) desires to work with Owners and Developers in developing, rehabilitating, or preserving affordable units under its Project Based Voucher (PBV) and Gap Financing Program. HACP is undertaking this initiative to expand available housing choices for low income families in Pittsburgh, to spur development of quality housing and expand the availability of affordable, quality rental housing in areas where HACP is planning or undertaking redevelopment and across the city. To achieve this and contingent upon budget, HACP utilizes request for proposal method for soliciting competitive proposals for housing projects.*



### Key Program Requirements

- Eligible applicants include private, for-profit developers and non-profit organizations.
- Compliance with Federal regulations such as, but not limited to: Part 58 Environmental Review, UFAS, Davis Bacon Wages, MBE/WBE, and Section 3
- PBV assisted units cannot exceed the greater of 25 units or 25% with some certain exceptions (units designated for supportive services, senior, disability)
- PBV/Gap Financing subsidized properties are restricted by HUD User Agreement for certain affordability restrictions.
- Meet Housing Quality Standards upon completion of construction
- Meet Site Selection Standards per 24 CFR 983.57
- Evidence of Site Control

### Gap Loan Amounts

	Maximum Gap Financing Amount per PBV Unit	Maximum Gap Financing Amount per other affordable Unit (80% AMI or lower)	Maximum Gap Financing Amount Per Project
<b>9% LIHTC</b>	\$25,000	\$25,000	\$1,000,000
<b>4% LIHTC</b>	\$85,000	\$25,000	\$5,000,000
<b>Non-LIHTC</b>	\$85,000	\$25,000	\$2,000,000

*\*Please note that these amounts are subject to change*

### PBV-Ineligible Housing Types

- No Shared Housing
- Units aligned with penal, reformatory, medical, mental or similar public/private institutions
- Nursing homes or facilities providing psychiatric, medical, nursing, service, board and care, or intermediate care
- HACP may allow assistance for a dwelling unit in an assisted living facility that provides home health care service such as nursing and therapy for residents of housing
- Manufactured homes