



RFP HES.2020.2

Local Government Area of Opportunity Funding For the FHFC 9% Housing Credits RFA 2020-202

**Pre-Submittal Conference
August 19, 2020**





Meeting Information

Website: pbc-gov.webex.com

Access Code: 160 547 9572

Password: pVVst9xnd82

Phone: 904-900-2303

- Microphones are muted
- Submit questions via chat function



Statement of Purpose

To select 1 affordable rental housing project for the LGAOF match for that project's application to FHFC 9% Housing Credits RFA 2020-202.



RFA 2020-2 versus RFP HES.2020.2

RFA 2020-2

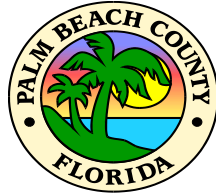
State administered process (FHFC)

9% Housing Credits Program

RFP HES.2020.2

County administered process (HES)

HOME funds for LGAOF match



FHFC RFA 2020-202

Before applying to this RFP HES.2020.2, be certain that you will apply to FHFC for 9% Housing Credits through RFA 2020-202:

<https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2020/2020-202>



Funding Available

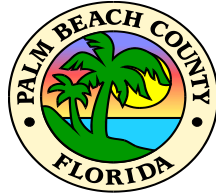
Federal HOME funds of \$670,000 for a grant for the LGAOF match for a rental housing project seeking 9% Housing Credits through RFA 2020-202.



Location Limitations

The project must be located in the Palm Beach County HOME Program jurisdiction. Excludes municipalities:

- Boca Raton
- Boynton Beach
- Delray Beach
- Highland Beach
- Jupiter
- Ocean Ridge
- Palm Beach Gardens
- Wellington
- West Palm Beach
- Westlake



Eligible Projects

Per RFA 2020-202, affordable rental housing, including ALFs, but excluding shelters, transitional housing, group homes, and condominium units.



Eligible Projects

Development categories:

- **New Construction**
- **Rehabilitation**
- **Acquisition and Rehabilitation**
- **Redevelopment**



Eligible Projects

Development types:

- Garden Apartments
- Townhouses
- Duplex/Triplex/Quadplex
- Mid-Rise / High-Rise

Heed minimum/maximum size limits established by RFA 2020-202.



LGAOF Terms

Commitment for \$670,000 HOME grant award contingent on FHFC approval of 9% HC award. If no award by FHFC, commitment is null. Grant secured by encumbrance on title and requires a \$2k annual monitoring fee.



HOME-Assisted Housing Units

Project must assign “fixed” HOME units. Maximum HOME subsidy:

- Up to \$50k / unit for 1 & 2 BR units
- Up to \$75k / unit for 3+ BR units

Representative distribution of sizes.

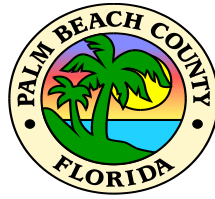
Example: Project with 4:1 ratio of 2BR/3BR units requires no less than 11 2BR units (\$536k/\$50k) and 2 3BR units (\$134k/\$75k).



Eligible Beneficiaries

All HOME-Assisted units must be occupied by Very Low Income (<50% AMI) or Low Income (<80%AMI).

At least 20% of the HOME-assisted units must be set aside for Very Low Income and priority given for tenants referred by PBC CSD.



HOME Income Limits (2020)

Persons in Household	Low Income 50%	Moderate Income 80%
1	\$30,750	\$49,200
2	\$35,150	\$56,200
3	\$39,550	\$63,250
4	\$43,900	\$70,250
5	\$47,450	\$75,900
6	\$50,950	\$81,500
7	\$54,450	\$87,150
8	\$57,950	\$92,750



Period of Affordability

HOME-assisted units must remain affordable for no less than 30 years:

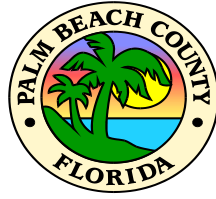
- **Low Income (<80%AMI) = High HOME Rent**
- **Very Low (<50%AMI) = Low HOME Rent**

Maximum allowable rent is applicable HOME rent less an allowance for tenant-paid utilities.



HOME Rents

Number of Bedrooms	Low HOME Rent (50% AMI)	High HOME Rent (80% AMI)
Efficiency	\$768	\$979
1	\$823	\$1,050
2	\$988	\$1,262
3	\$1,141	\$1,450
4	\$1,273	\$1,598
5	\$1,405	\$1,744
6	\$1,536	\$1,891



Eligible Costs

Project development costs directly attributable to HOME-Assisted units:

- Acquisition
- A&E Services
- Construction
- Development permits / fees
- Developer Fee

Determination of cost eligibility and reasonableness is at County's sole discretion.



Schedule / Deadlines

December 31, 2021

Execute Agreement

September 30, 2023

100% HOME Expended

September 30, 2024

100% Lease Up



Federal Requirements

HOME funds carry Federal requirements:

- 2 CFR Part 200 (Super Circular)
- 24 CFR Part 92 (HOME Program Regulations)
- 24 CFR Part 58 (HUD Environmental Regulations)
- Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)
- Davis-Bacon Act (Labor Standards)
- Fair Housing Act (Non-discrimination in Housing)
- ADA/Section 504 (Accessibility Requirements)

All federal requirements include in HOME agreement.

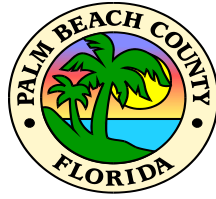


Proposal Requirements

Submittal requirements in RFP Section II.A.

- Certifications and disclosures
- Detailed project description
- Market analysis
- Respondent past experience
- Evidence of site control
- Appraisal (if acquisition)
- Development and operating / sales pro forma
- Documentation of non-HOME funding sources
- Detailed Project Schedule

Submissions failing to include all requirements will be deemed non-responsive / not be considered for funding.



Review / Selection Process

Deadline to submit RFP is Tuesday, September 8, 2020 at 4:00pm at HES Offices

- Notice of proposals received
- Responsiveness review by DHES staff
- Notification of review results
- Responsive proposals to Selection Committee



Review / Selection Process (cont.)

Public meeting of Selection Committee on September 18th at 9:00am to discuss and score responsive proposals per RFP criteria (Section III.A.):

30 points – Quality of Proposed Project

25 Points – Qualifications and Experience

20 Points – Financial Viability

15 Points – Project Schedule

5 Points – Geographic Preference

5 Points – Targeted Population Preference



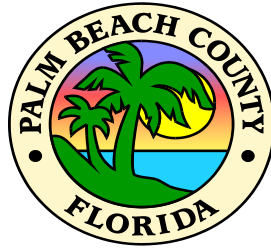
Review / Selection Process (cont.)

- **Selection Committee will recommend award to one proposal**
- **Notification of Selection Committee funding recommendation**
- **Protest period (file within 3 days from notification)**
 - 1. HES Director**
 - 2. Special Master (\$1,500)**
- **BCC meeting to approve funding award tentatively scheduled for October 6, 2020.**



PBC Lobbyist Registration Ordinance

- **“Cone of Silence” means a prohibition on any non-written communication regarding this RFP between any Respondent or Respondent's representative and any County Commissioner or Commissioner's staff.**
- **The Cone of Silence is in effect upon the submittal deadline.**
- **The Cone of Silence terminates when the BCC approves a funding award, or otherwise ends the RFP process.**
- **Violation punishable with \$250 fine, and makes a contract entered into pursuant to the RFP voidable.**



Questions?

**This presentation and Q&A
will be posted on the HES website.**

[Discover.pbcgov.org/hes](https://discover.pbcgov.org/hes)



Contact

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