

Local Government Area of Opportunity Funding RFP HES.2020.2

Presubmittal Conference August 19, 2020

Questions & Answers

Question: HUD maximum HOME per unit subsidy amounts are higher than the \$50,000 per unit (1 & 2 bedrooms) and \$75,000 (3 bedrooms or more) per unit max subsidy established by the RFP?

Answer: Yes. It is Palm Beach County's practice to provide a lower level of HOME subsidy than the maximum permitted by HUD in order to leverage additional non-HOME dollars to the project.

Question: If a project has units set aside for 30% AMI households, would that satisfy the HOME / RFP requirement for Very Low-Income units?

Answer: Yes. The RFP requires that at least 20% of HOME-assisted units be set aside for households with incomes no greater than 50% AMI. This requirement can be met by the same units which are set aside for 30% AMI households to meet the requirements of other funding sources.

Question: Is the County aware that the RFP's per unit subsidy amounts may require a project to comply with Davis Bacon Act?

Answer: Yes, the County is aware. The minimum required number of HOME units for a particular project will be determined by applying the RFP maximum per unit subsidies to the unit mix for that particular project. If there are 12 or more HOME assisted units in a multifamily project, the requirements of the Davis Bacon Act are triggered.

Question: If a respondent is acquiring land with a single-family house that will be demolished, will an appraisal be required?

Answer: Yes, an appraisal will be required for property to be acquired, whether vacant or with existing structures.

Question: If a property contains a commercial building, is an appraisal required at time of the application.

Answer: If a property is to be acquired that includes a commercial building, the value of the commercial building should be included in the appraised value of the property.

Question: Are the scoring criteria points all or nothing, or will partial credit be given?

Answer: Partial credit will be given. Members of the selection committee will discuss and score applications up to maximum number of points available for that scoring criterion.

Question: Do you need an appraisal if a property is already owned and new units will be constructed?

Answer: No, we do not need an appraisal if the project does not involve acquisition.

Question: When will the grant be available for drawdown?

Answer: The HOME grant will be available for drawdown for eligible expenses at the time that the HOME grant agreement is executed and all other non-HOME project financing has closed.

Question: Will the appraisal need to be for the vacant land or for the proposed improvements?

Answer: The appraisal should be for the property “as is”, vacant land or otherwise. We are not looking for an “as built” appraisal.

Question: Is there a minimum or maximum units to be constructed?

Answer: Yes, the minimum amount of HOME-assisted units is determined by the RFP maximum per unit subsidy and the mix of units by size that are within your project. The RFP does not set a maximum number of units, however, the State 9% Housing Credits RFA does establish minimum and maximum project sizes for different types of developments.

Question: Are we allow to attend in person the selection committee meeting?

Answer: Yes, the selection committee meeting will be in person. Notification of meeting arrangements will be posted and will be provided directly to the all respondents whose proposals will be discussed.

Question: If we are not using HOME funding for acquisition cost do we still need an appraisal?

Answer: Yes, if the project involves acquisition we need to see an “as is” appraisal for the property that will be acquired.

Question: What is the allowable shelf life on an existing appraisal?

Answer: Typical standards accept appraisals as valid for 6 months, however, the RFP does not establish such a time requirement for the appraisal.

Question: If current units exist on the property, are those units subject to the same restrictions as the new building on the same lot?

Answer: No, the HOME program restrictions will only apply to the identified and designated HOME assisted units within the overall development.

Question: In the event of a scoring tie, what happens?

Answer: The County will publish an addendum to the RFP that will provide a mechanism for breaking a scoring tie.

Question: Can I also apply for funds from the Municipality or CRA in which my project is located in? If so, how does that impact a funding request from the County?

Answer: Yes, you may request funds from the Municipality or CRA in which your project is located. Such a pending request to another entity, will not impact the treatment of your proposal through this RFP process.

Question: Do you need a digital copy of the proposal when submitted?

Answer: Only hard copies of the proposal are required, but we will accept a digital copy provided along with the required hard copies.

Question: There is no mention to provide a Phase I with the RFP submittal?

Answer: There is no requirement to provide Phase I Environmental Assessment at the time of proposal submittal.
