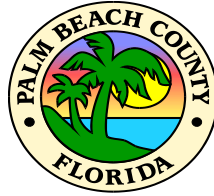


# **RFP HED.2022.5**

## **Local Government Area of Opportunity Funding For the FHFC 9% Housing Credits RFA 2022-202**

**Pre-Submittal Workshop  
September 14, 2022**





## Meeting Information

Website: [pbc-gov.webex.com](http://pbc-gov.webex.com)

Access Code: 2300 520 2136

Password: J6TkQnQmV72

Phone: 904-900-2303 / 844-621-3956

- 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 2022-202.**



# **RFA 2022-202 versus RFP HED.2022.5**

## **RFA 2022-202**

**State administered process (FHFC)**

**9% Housing Credits Program**

## **RFP HED.2022.5**

**County administered process (HED)**

**HOME funds for LGAOF match**



## **FHFC RFA 2022-202**

**Before applying to this RFP HED.2022.5, be certain that you will apply to FHFC for 9% Housing Credits through RFA 2022-202:**

**<https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2022/2022-202>**



## Funding Available

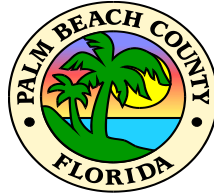
**Federal HOME funds of up to \$1,000,000 for a loan for the LGAOF match for a rental housing project seeking 9% Housing Credits through RFA 2022-202.**



## Location Limitations

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

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



## Eligible Projects

Per RFA 2022-202, affordable rental housing, including ALFs (for elderly), but excluding shelters, transitional housing, group homes, and condominium units.

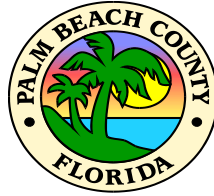




## **Eligible Projects**

**Development categories:**

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



# Eligible Projects

## Development types:

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

**Heed minimum/maximum size limits established by RFA 2022-202.**



## **LGAOF Terms**

**Commitment for \$1,000,000 HOME loan contingent on FHFC approval of 9% HC award. If no award by FHFC, commitment is null. Loan is 1% interest-only w/ balloon at 30 years. Secured by mortgage and requires \$2,500 annual monitoring fee.**



# HOME-Assisted Housing Units

Project must assign a number of “fixed” HOME-assisted units.

Maximum HOME per unit subsidy is \$100k / unit for all unit sizes.

HOME unit size allocation must be proportionate to overall project

**Example: 100 unit project with 80 2BR and 20 3BR units. \$1M HOME loan requires no less than 8 2BR units and 2 3BR units.**



## Eligible Beneficiaries

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

**At least 20% of the HOME-assisted units must be set aside for Very Low Income. Must give PBCCSD / ChildNet referrals selection priority for half of Very Low Income units.**



# HOME Income Limits (2022)

Persons in Household	Very Low Income 50% AMI	Low Income 80% AMI
1	\$32,200	\$51,550
2	\$36,800	\$58,900
3	\$41,400	\$66,250
4	\$46,000	\$73,600
5	\$49,700	\$79,500
6	\$53,400	\$85,400
7	\$57,050	\$91,300
8	\$60,750	\$97,200



## Period of Affordability

**HOME-assisted units must remain affordable for no less than 50 years:**

- **Low Income ( $\leq 80\%$ AMI) = High HOME Rent**
- **Very Low ( $\leq 50\%$ AMI) = Low HOME Rent**

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



# 2022 HOME Rents

Number of Bedrooms	Low HOME Rent (50% AMI)	High HOME Rent (80% AMI)
Efficiency	\$805	\$1,028
1	\$862	\$1,102
2	\$1,035	\$1,324
3	\$1,196	\$1,521
4	\$1,335	\$1,678
5	\$1,472	\$1,832
6	\$1,610	\$1,987



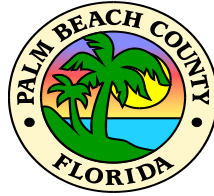


## Eligible Costs

**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, 2023**

**Execute Agreement**

**September 30, 2025**

**100% HOME Expended**

**September 30, 2026**

**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 and Related Acts (Labor Standards)
- Fair Housing Act (Non-discrimination in Housing)
- ADA/Section 504 (Accessibility Requirements)

**All federal requirements included 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
- 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 Wednesday, October 19, 2022 at 4:00pm at HED Offices**

- Original proposal, 8 copies, and pdf on USB
- Notice of proposals received
- Responsiveness review by HED staff
- Notification of review results
- Responsive proposals to Selection Committee



## **Review / Selection Process (cont.)**

**Public meeting of Selection Committee on November 3<sup>rd</sup> (tentative) at 9:00am to discuss/score responsive proposals per RFP criteria:**

- 30 points – Quality of Proposed Project**
- 30 Points – Qualifications and Experience**
- 20 Points – Financial Viability**
- 20 Points – Project Schedule**



## **Review / Selection Process (cont.)**

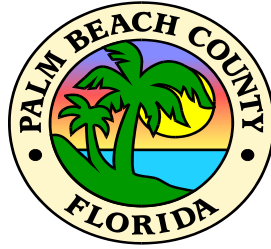
- **Selection Committee will recommend award to one proposal**
- **Notification of Selection Committee funding recommendation**
- **Protest period (file within 3 days from notification)**
  1. **HED Director**
  2. **Special Master (\$1,500)**
- **BCC meeting to approve funding award tentatively scheduled for December 6<sup>th</sup>, 2022.**



# 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 HED website.**

**[Discover.pbcgov.org/hed](http://Discover.pbcgov.org/hed)**



# Contact

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**[cserrano@pbcgov.org](mailto:cserrano@pbcgov.org)**