

WELCOME

**HOME-ARP (American Rescue Plan)
Pre-Proposal Technical Assistance
November 14, 2023**



Agenda

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Background & Objectives

- Housing affordability remains one of the City's highest priorities. Our goal is to create an additional 10,000 affordable housing units by 2027.
- The purpose of the program is to increase the supply of affordable rental housing for HOME American Rescue Plan (HOME-ARP) Qualifying Populations (QPs) through public/private partnerships.
- The City is looking to partner with qualified non-profit and for-profit developers who have the ability to construct, acquire, rehabilitate, and operate affordable housing developments for homeless, and/or other qualifying populations.

Qualifying Populations

1. Homeless (McKinney Act definition at 24 CFR 91.5)
2. At-risk of homelessness (McKinney Act definition at 24 CFR 91.5)
3. Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
 - Definitions from VAWA regulation at 24 CFR 5.2003, except
 - Human trafficking definition from Trafficking Victims Protection Act of 2000.
4. Other Populations where supportive services or assistance would: (section 212(a) of NAHA (42 U.S.C. 12742(a))
 - Prevent the family's homelessness; or
 - Serve those with the Greatest Risk of Housing Instability
5. Veterans and families including veteran member that meet one of preceding criteria.

HOME-ARP Rental Housing Targeting

- $\geq 70\%$ total HOME-ARP rental units must be restricted for occupancy by qualifying households
- $\leq 30\%$ total HOME-ARP rental units may be restricted for occupancy by low-income (LI) households
 - At initial occupancy, units restricted for low-income households must be occupied by households that meet the definition of low-income in 24 CFR 92.2, and each year following the initial determination during the minimum compliance period in the manner specified by the City of Tampa.
- Proportions in individual projects may vary, but LI units are only allowed in projects that also have QP units restricted for qualifying households
- HOME-ARP rental units must comply with the HOME-ARP rental requirements for a minimum of 50 years, irrespective of the amount of HOME-ARP funds invested in the project or the activity is undertaken.

Rent Limitations

U.S. DEPARTMENT OF HUD
STATE: FLORIDA

PROGRAM	2023 ADJUSTED HOME INCOME LIMITS							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Tampa-St. Petersburg-Clearwater, FL MSA								
30% LIMITS	18250	20850	23450	26050	28150	30250	32350	34400
VERY LOW INCOME	30450	34800	39150	43450	46950	50450	53900	57400
60% LIMITS	36540	41760	46980	52140	56340	60540	64680	68880
LOW INCOME	48650	55600	62550	69500	75100	80650	86200	91750

Units Restricted for Occupancy by Qualifying Households: In no case can the HOME-ARP rents exceed 30% of the adjusted income of a household whose annual income is equal to or less than 50% of the median income for the area, as determined by HUD, with adjustments for a number of bedrooms in the unit. HUD will publish the HOME-ARP rent limits on an annual basis. The rent limits for HOME-ARP units for qualifying households include the rent plus the utility allowance established and published annually.

Units for Low-Income Households: HOME-ARP rental units occupied by low-income households must comply with the rent limitations in 24 CFR 92.252(a). The rent limits for low-income households apply to the rent plus the utility allowance established by the City of Tampa and published annually.

Funding Available and Sources of Funds

- The primary aim of this solicitation is to provide gap financing. HUD expects its loans to be leveraged with other resources that may include private equity, loans from lending institutions, and/or funds from Federal, State, or local programs.
- These funds will be made available as a deferred loan at a 0% interest rate for rental housing production projects. Each proposal will be competitively evaluated, and funding will be determined based on alignment with priorities established in the City of Tampa's Plan <http://www.tampagov.net/hcd>
- Multiple applications may be submitted by a single applicant for different projects, but no more than one application may be submitted per development project.

Funding Available and Sources of Funds

- Awards are subject to the requirements of the HOME Investment Partnership Program (CFDA #14.239) as amended by the [HUD Notice CPD-21-10: Requirements for the Use of Funds in the HOME-ARP Program](#) and its [Appendix: Waivers and Alternative Requirements for Implementation of the HOME-ARP Program](#).
- **Minimum**: The minimum amount of HOME-ARP funds that must be invested in a rental housing project is \$1,000 times the number of HOME-ARP-assisted units in the project as established in 24 CFR 92.205(c).
- **Maximum**: The American Rescue Plan suspended the maximum per-unit subsidy limit for HOME-ARP units, enabling HOME-ARP funds to pay the entire cost to acquire, rehabilitate and/or construct the HOME-ARP rental units.

Eligible Activities

- HOME-ARP funds may be used to acquire, rehabilitate, or construct affordable rental housing primarily for occupancy by households of individuals and families that meet the definition of one or more of the qualifying populations.
- HOME-ARP rental housing may include single family or multifamily housing, transitional or permanent housing, group homes, single room occupancy (SRO) units, and manufactured housing.
- Emergency shelters, hotels, and motels (including those currently operating as non-congregate shelters), facilities such as nursing homes, residential treatment facilities, correctional facilities, halfway houses, and housing for students or dormitories do not constitute housing in the HOME-ARP program. However, HOME-ARP funds may be used to acquire and rehabilitate such structures into HOME-ARP rental housing.

Eligible Costs

1. Development hard costs as defined in 24 CFR 92.206(a).
2. Acquisition including the costs of acquiring improved or unimproved real property.
3. Related soft costs as defined in 24 CFR 92.206(d).
4. Relocation costs as defined in 24 CFR 92.206(f), 24 CFR 92.353, and described in HUD Notice CPD-21-10.
5. Costs relating to payment of loans
 - a. The loan was used for eligible costs specified in this HOME-ARP rental housing section, and
 - b. The HOME-ARP funds are part of the original financing for the project and the project meets the requirements of HUD Notice CPD-21-10.
6. Operating cost assistance

Next Steps

October 31st

RFP released

November 14th

Pre-Proposal Technical Assistance 2555 E Hanna Avenue - 2nd floor at 10:00 AM (EST)

November 30th

Clarification questions due by 11:59am (EST)

December 18th

Proposals due on or before 3:00pm (EST)

November 30th

Proposal review and funding recommendations

December 29th

Commitment Letter Sent

Application | Important Dates

November 30th – Deadline for Clarification Questions

Questions regarding this solicitation should be submitted in GETALL by 11:59am (EST).

December 18th - Proposal Submission Deadline

Proposals shall be accepted no later than the 3:00pm (EST). The RFP Opening shall be thereafter and published on GETALL. All proposals received after the due date and time shall be rejected. **Offers by mail, hand delivery or express mail, telephone, email or transmitted by facsimile (FAX) machine are not acceptable.**

Application | Important Dates

December 27th - Proposal review and funding recommendations

Applicants who pass the threshold review will be evaluated by a selection committee.

December 29th - Commitment Letter Sent

Evaluation Criteria

- There is a total of 205 available points. There is no guarantee of being awarded maximum points for any given category.
- A Proposal Evaluation Committee will be established to review and evaluate all proposals submitted in response to this RFP. The Committee shall conduct a preliminary evaluation of all proposals on the basis of the information provided and other evaluation criteria as set forth in this RFP. The contract will be awarded to the most qualified Successful Proposer per the evaluation criteria listed below
- During the evaluation of proposals for WMBE and SLBE participation, the Equal Business Opportunity (EBO) Office will be responsible for assigning the points under these criteria. Points are determined per MBD Form 71 (EBO Guidelines for Evaluation Points on Request for Proposals) which is attached to the RFP document.

Q & A

Thank you