



RFP HED.2025.1

Local Government Area of Opportunity Funding For the FHFC 9% Housing Credits 2025 RFA

**Pre-Submittal Workshop
April 17, 2025**





Statement of Purpose

To select 1 affordable rental housing project for the LGAOF match for the project's application to FHFC 9% Housing Credits 2025 RFA cycle.



FHFC RFA 2025 Cycle

Before applying to this RFP HED.2025.1, be certain that you will apply to FHFC for 9% Housing Credits through the 2025 RFA

<https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2025/>



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 the 2025 RFA cycle.



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 previous RFAs, 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/Quadrplex
- Mid-Rise / High-Rise

Heed minimum/maximum size limits established by 2025 RFA.



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 may have either “fixed” or “floating” HOME-assisted units.

Must comply with HUD’s maximum HOME per unit subsidy, however, RFP scoring favors lower per unit subsidy.

HOME unit size allocation must be proportionate to overall unit size mix.



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 PBCCS D referrals selection priority for half of Very Low Income units.



2025 HOME Income Limits

Persons in Household	Very Low Income 50% AMI	Low Income 80% AMI
1	\$40,950	\$65,450
2	\$46,800	\$74,800
3	\$52,600	\$84,150
4	\$58,450	\$93,500
5	\$63,150	\$101,000
6	\$67,850	\$108,500
7	\$72,500	\$115,950
8	\$77,200	\$123,450



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.



2024 HOME Rents

Number of Bedrooms	Low HOME Rent (50% AMI)	High HOME Rent (80% AMI)
Efficiency	\$937	\$1,199
1	\$1,004	\$1,286
2	\$1,205	\$1,544
3	\$1,392	\$1,776
4	\$1,553	\$1,961
5	\$1,713	\$2,146
6	\$1,874	\$2,330



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

June 30, 2026

Execute Agreement

June 30, 2027

100% HOME Expended

June 30, 2028

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)
- **“Build America, Buy America” Act Requirements**

All federal requirements included in HOME agreement.



Proposal Requirements

Submittal requirements in RFP Section II.A.

- Certifications and disclosures
- Detailed project description
- Respondent past experience
- Evidence of site control
- Development and operating pro forma
- Documentation of non-HOME funding sources
- Detailed project schedule
- Development review process details and status

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



Review / Selection Process

Deadline to submit RFP is Monday, May 19, 2025 at 4:00pm at HED Offices

- Original proposal, 7 copies, and pdf on USB
- Notice of proposals received
- Responsiveness review by HED staff
- Notification of review results
- Responsive proposals to Selection Committee for funding recommendations



Review / Selection Process (cont.)

Public meeting of Selection Committee on Friday, May 30th (tentative) to discuss/score responsive proposals per RFP criteria:

- 25 points – Quality of Proposed Project**
- 25 Points – Qualifications and Experience**
- 20 Points – Financial Viability**
- 10 Points – Readiness to Proceed**
- 20 Points – Leveraging**



Review / Selection Process (cont.)

- Selection Committee will recommend award to one proposal
- Notification of Selection Committee funding recommendation
- Protest period (file within 5 business days from notification)
 1. HED Director
 2. Special Master (Non-refundable \$3,000)
- BCC meeting to approve funding award tentatively scheduled for July 8th, 2025.



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.pbc.gov/hed



Contact

Carlos Serrano, Division Director
Dept. of Housing & Economic Development
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406
(561) 233-3608
CSerrano@pbc.gov