



# RFP HED.2022.4

# Multifamily Rental Housing Development

Presubmittal Workshop  
August 5, 2022





## **Meeting Access Information**

**Website: pbc-gov.webex.com**

**Access Code: 2319 707 5414**

**Password: bMM7D4ns3iM**

**Phone: 904-900-2303**

- **Microphones are muted**
- **Submit questions via chat function**



# Statement of Purpose

**To select Developers that will create additional housing units to expand the local inventory of affordable Multifamily Rental Housing.**



## **Funding Available**

**County funds of \$13,000,000 for loan financing for new construction of Multifamily Housing.**



# Multifamily Housing

**Housing type characterized by four (4) or more attached units per residential structure under common ownership and offered for rent through a leasehold agreement.**



## **Location Requirements**

**The project must be located in the Palm Beach County. Projects located within municipalities must obtain commitment for expedited permitting from jurisdiction from permitting authority.**



## Eligible Projects

**New construction of Multifamily Rental Housing. Includes redevelopment and conversion of non-residential properties to residential use.**



## Ineligible Projects

- Acquisition/rehab and refinancing.
- Single-family housing, transitional housing, emergency shelters, group homes, SRO housing, and condo units.
- Housing units used to meet a Developer's PBCWHP obligation or PBCWHP exchange units.





## **County-Assisted Housing Units**

**No less than 25% of total project must be County-Assisted Housing Units. Provide representative distribution of unit sizes. No maximum per unit subsidy or maximum per project award.**



## **Income Set Asides / Eligible Beneficiaries**

**All County-Assisted Housing Units must be occupied by households with incomes  $\leq 140\%$  AMI.**

**No less than 25% of County-Assisted Housing Units must be occupied by households with incomes  $\leq 80\%$  AMI.**



## **Income Set Asides / Eligible Beneficiaries**

**For at least half of the  $\leq 80\%$  AMI units, tenant selection process must give preference to prospective tenants referred by PBC Community Services Department and ChildNet.**



# **Income Set Asides / Eligible Beneficiaries**

## **Example: 140 unit multifamily project**

- **No less than 35 units (25%) County-assisted.**
  - **No less than 9 units for  $\leq$  80% AMI.**
  - **No less than 5 units for referrals from PBC CSD / ChildNet.**
- **Up to 105 units (75%) market rate.**



# Income Limits (2022)

Income Tier	Income Limits by Number of Persons in Household					
	1	2	3	4	5	6
<b>20%AMI</b>	\$12,880	\$14,720	\$16,560	\$18,400	\$19,880	\$21,360
<b>40% AMI</b>	\$25,760	\$29,440	\$33,120	\$36,800	\$39,760	\$42,720
<b>60% AMI</b>	\$38,640	\$44,160	\$49,680	\$55,200	\$59,640	\$64,080
<b>80% AMI</b>	\$51,250	\$58,880	\$66,240	\$73,600	\$79,520	\$85,440
<b>100% AMI</b>	\$64,265	\$73,600	\$82,800	\$92,000	\$99,400	\$106,800
<b>120% AMI</b>	\$77,280	\$88,320	\$99,360	\$110,400	\$119,280	\$128,160
<b>140% AMI</b>	\$90,160	\$103,040	\$115,920	\$128,800	\$139,160	\$149,520



## **Period of Affordability**

**County-Assisted Housing Units must remain affordable for no less than 30 years. Affordability requirements enforced through encumbrance on title with no buy-out / early release.**



## **Affordable Rental Rates**

**Rents in County-Assisted Housing Units cannot exceed FHFC Multifamily Rental Programs limits. RFP scoring will favor projects that voluntarily further restrict rents of County units to 80% or 90% of FHFC rents. No utility allowance is required.**



# FHFC Rent Limits (2022)

Income Tier	Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
<b>20%AMI</b>	\$322	\$345	\$414	\$478	\$534	\$589
<b>40% AMI</b>	\$644	\$690	\$828	\$957	\$1,068	\$1,178
<b>60% AMI</b>	\$966	\$1,035	\$1,242	\$1,435	\$1,602	\$1,767
<b>80% AMI</b>	\$1,288	\$1,380	\$1,656	\$1,914	\$2,136	\$2,356
<b>100% AMI</b>	\$1,610	\$1,725	\$2,070	\$2,392	\$2,670	\$2,945
<b>120% AMI</b>	\$1,932	\$2,070	\$2,484	\$2,871	\$3,204	\$3,534
<b>140% AMI</b>	\$2,254	\$2,415	\$2,898	\$3,349	\$3,738	\$4,123





# County Voluntary Rent Limits (80% of FHFC)

Income Tier	80% of FHFC Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
<b>20%AMI</b>	\$258	\$276	\$331	\$382	\$427	\$471
<b>40% AMI</b>	\$515	\$552	\$662	\$766	\$854	\$942
<b>60% AMI</b>	\$773	\$828	\$994	\$1,148	\$1,282	\$1,414
<b>80% AMI</b>	\$1,030	\$1,104	\$1,325	\$1,531	\$1,709	\$1,885
<b>100% AMI</b>	\$1,288	\$1,380	\$1,656	\$1,914	\$2,136	\$2,356
<b>120% AMI</b>	\$1,546	\$1,656	\$1,987	\$2,297	\$2,563	\$2,827
<b>140% AMI</b>	\$1,803	\$1,932	\$2,318	\$2,679	\$2,990	\$3,298



# County Voluntary Rent Limits (90% of FHFC)

Income Tier	Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
<b>20%AMI</b>	\$290	\$311	\$373	\$430	\$481	\$530
<b>40% AMI</b>	\$580	\$621	\$745	\$861	\$961	\$1,060
<b>60% AMI</b>	\$869	\$932	\$1,118	\$1,292	\$1,442	\$1,590
<b>80% AMI</b>	\$1,159	\$1,242	\$1,490	\$1,723	\$1,922	\$2,120
<b>100% AMI</b>	\$1,449	\$1,553	\$1,863	\$2,153	\$2,403	\$2,651
<b>120% AMI</b>	\$1,739	\$1,863	\$2,236	\$2,584	\$2,884	\$3,181
<b>140% AMI</b>	\$2,029	\$2,174	\$2,608	\$3,014	\$3,364	\$3,711



## **Eligible Costs**

**Development costs directly attributable to County-Assisted Housing Units:**

- **Construction Contract**
- **A&E Services**
- **Development Permits / Fees**
- **Developer Fee**

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



## Ineligible Costs

County will not fund costs of:

- Acquisition
- Off-site improvements
- Other project financing
- Delinquent taxes, liens, fines, etc.



## County Funding Terms

- Permanent loan for gap financing
- 30 year term
- Interest rate 0 – 3%
- Amortized or partial/balloon
- Repayment of principal begins no later than Year 16.
- Loan offer based on underwriting
- Annual monitoring fee \$2,500



# Schedule / Target Dates

**December 30, 2022: Close loan agreement**

**December 30, 2024: Project Completion**



# Proposal Requirements

- Certifications and disclosures
- Detailed project description
- Market analysis
- Respondent past experience
- Evidence of site control
- Development and operating pro formas
- Documentation of non-County funding sources
- Detailed Project Schedule
- Status of development approvals
- Municipal commitment to expedite permitting

**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 6, 4:00pm at DHED Offices**

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





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

- **Selection Committee members may generate questions seeking clarification of information contained within the RFP.**
- **Staff compiles written questions and provides in advance of Selection Committee meeting.**
- **During Selection Committee meeting (tentative September 23<sup>rd</sup>), Respondents allowed brief oral presentation to respond to the written questions.**
- **Respondent presentations may only reinforce or clarify information within the proposal, and shall not supplement or revise the proposal.**



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

**Selection Committee to discuss and score responsive proposals per RFP criteria:**

**20 Points –Readiness to Proceed**

**20 Points – Qualifications and Experience**

**15 points – Quality of Proposed Project**

**15 Points –Leveraging**

**15 points –Increased Rental Affordability**

**10 Points – Financial Viability**

**5 Points – Increased Lower Income Targeting**



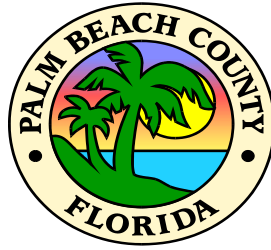
## **Review / Selection Process (cont.)**

- **Selection Committee will recommend awards**
- **Notification of funding recommendations**
- **Protest period (file within 3 days from notification)**
  1. **DHED Director**
  2. **Special Master (\$1,500)**
- **BCC meeting to approve funding awards October 18, 2022 (tentative).**



# PBC Lobbyist Registration Ordinance

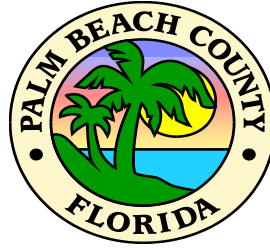
- “Cone of Silence” means a prohibition on any non-written communication regarding this RFP between any Respondent or Respondent's representative and any County Commissioner or Commissioner's staff.
- The Cone of Silence is in effect upon the submittal deadline.
- The Cone of Silence terminates when 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 DHED website.**

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



# Contact

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