Hamilton County ARPA RFP Summary

- *What is the Hamilton County ARPA RFP?*

  The Hamilton County ARPA RFP is a Request for Proposals in which Cincinnati Development Fund is seeking proposals to use certain American Rescue Plan Act ("ARPA") funds allocated to Hamilton County for the production, rehabilitation, and preservation of affordable housing to increase long-term housing security to respond to the negative economic impacts of the COVID-19 pandemic on households and communities in Hamilton County.

- *How much is available?*

  There is $31,825,000 available through the Hamilton County ARPA RFP.

- *What are the funding pools?*

  a) Development of new multi- or single-family affordable housing, with emphasis on proximity to community anchors, homeownership, and energy and water efficiency ($16.9MM).

  b) Renovation or rehabilitation of existing multi- and single-family units, with emphasis on energy and water efficiency, resulting in affordable housing ($7.4MM).

  c) Development of affordable housing for senior, disabled, or reentry populations ($7.4MM).

- *What application should be submitted?*

  a) Gap Financing Application: all applicants seeking funds to build new units, rehabilitate existing units, or develop a senior housing project will submit a Gap Financing Application that requests a specific award amount that will allow the project to proceed immediately following receipt of the award.

  b) Prioritized Projects Application: applicants seeking funds from the Prioritized Projects Fund for a housing project supporting either disabled residents or Returning Citizens will submit a Prioritized Projects Application that requests a specific award amount that will either allow the project to proceed immediately following the receipt of the award or will demonstrably lead to securing identified, additional funding necessary for the project to proceed.

- *What are the affordability requirements?*

  Affordability requirements are based on the type of project proposed. See the complete RFP for more detailed guidance.

  a) Any project eligible for certain federal affordable housing programs is eligible, including LIHTC or HOME; or

b) Any units serving households at or below 65% AMI.

FY 2022 Income Limit Area	Cincinnati, OH-KY-IN HUD Metro FMR Area				
Median Family Income	$99,100				
	FY 2022 Income Limit Category	Extremely Low Income (30% AMI)	Very Low Income (50% AMI)	ARPA Eligible (65% AMI)	Low Income (80% AMI)
Persons in Family	1	20,100	33,450	43,477	53,500
	2	22,950	38,200	49,688	61,150
	3	25,800	43,000	55,899	68,800
	4	28,650	47,750	62,110	76,400
	5	32,470	51,600	67,079	82,550
	6	37,190	55,400	72,048	88,650
	7	41,910	59,250	77,016	94,750
	8	46,630	63,050	81,985	100,850

- *Are there required affordability terms?*

    a.) If the project is eligible through another federal program, the term and form of the restriction must match that program's affordability term requirements.

    b.) If the project is eligible through the general 65% AMI standard, or if the project is seeking a loan, the affordability term shall be twenty (20) years and recorded as a covenant against the property.

- *Is tenant-income verification required?*

    Yes, income verification is required.

- *Who can apply?*

    Non-profit and for-profit developers are encouraged to apply. The developer does not have to be based in Hamilton County.

- *What are the minimum requirements needed to be considered for funding?*

a) All projects must demonstrate eligibility.

b) Application must demonstrate commitment to the programmatic requirements in the RFP.

c) All Gap Financing Applications (including all projects seeking funding for senior housing) must demonstrate a readiness to proceed immediately upon award of County ARPA funds, including site control, zoning/land use approval in place, and evidence of other financing.

- ***Are the awards grants or loans?***

  Awards will be made available in the form of recoverable grants or loans. All award agreements will contain terms that make award amounts recoverable if the project covenants are violated, and in particular, the affordability covenants.

- ***How will proposals be evaluated?***

  Proposals will be evaluated by taking the following criteria into consideration:

  a) Affordability impact

  b) Project Viability, Timing, and Need

  c) Leverage

  d) Quality Design and Amenities

  e) Extent to which project meets County goals

- ***When is the initial application deadline?***

  The application will open on the release of the RFP. Applicants with shovel-ready projects seeking funding immediately must apply by for the initial round by May 16. There are multiple rounds. **The application will remain open for rolling applications and awards.**

- ***When will the initial applicants be notified of an award?***

  The initial round of awards will be announced in June 2023.

- ***Will projects not ready to apply by the initial application deadline still be eligible for awards?***

  Yes. CDF intends to issue this initial round of awards to "shovel-ready" projects that demonstrate the ability to immediately proceed following receipt of an award, while retaining a significant portion of the available funding for consideration during the subsequent rolling round. This structure is intended to balance (1) the immediate need for a significant increase in the availability of affordable housing in the County, and the aggressive deployment deadlines established by the ARPA regulations, with (2) the complementary goals of the Board of County Commissioners and CDF to build capacity in the development community through intentional outreach to newer and smaller development entities,

facilitate geographic diversity in housing projects across the County, and encourage the consideration of creative financing structures that will maximize the impact of these funds.

- ***Are there other important deadlines?***

  All County ARPA funds must be committed through a contract between CDF and awardee no later than 12/31/24, and expended by the awardee according to the terms of that contract no later than 12/31/26.

- ***What if I have questions about the RFP?***

  Please send your questions to HamCountyARPA@cindevfund.org. Questions received by 4/25/23 will be addressed in a webinar on 4/27/23 at 3:00 p.m. All questions and answers will be published in an FAQ shortly after the webinar and posted on the CDF website. Please submit all questions in writing.