

CITY OF BEND, OREGON



AFFORDABLE HOUSING FUND PROGRAM

CITY OF BEND

Request for Proposals

for

Affordable Housing Fund

Funding for Program Year 2021

Additional copies are available from:

**City of Bend
Economic Development Department
Racheal Baker
Affordable Housing Coordinator
rbaker@bendoregon.gov
Phone: 541-312-4915**

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1. Application Schedule and Deadlines

The following schedule applies to the funding proposal process for the City of Bend’s 2021 AFFORDABLE HOUSING FUND. The City of Bend expects to have approximately \$1,000,000 available through this RFP.

| | |
|--|---|
| September 21, 2020 and October 1, 2020 | Mandatory Affordable Housing Program training for potential applicants, prior funding recipients should contact Affordable Housing Coordinator to discuss if attending is necessary |
| October 2, 2020 | Request for Proposals available to the public |
| November 2, 2020 | Proposals for funding due at City Hall by 5:00pm |
| November 3 to December 1, 2020 | Staff and the Advisory Committee members review funding proposals |
| December 9, 2020 (AHF) and January 13, 2021 (CDBG) | Oral presentations by applicants to the Advisory Committee |
| January 27, 2021 and February 10, 2021 (if necessary) | Funding deliberations before the <u>Advisory Committee</u> on the Committee’s funding recommendations |
| February to March, 2021 | Public comment period on the draft CDBG 2021-2022 Action Plan, including the Advisory Committee’s funding recommendations |
| February 17, 2021 | Recommendations to the Bend City Council on the 2021 AFFORDABLE HOUSING FUND awards |

More detailed information about the application and selection process is contained in the following section.

2. Selection Process

The following process will be used in the City's review and selection of funding proposals for the City's AFFORDABLE HOUSING FUND assistance for program year 2021.

1. City staff will review each proposal to determine:
 - **Whether the proposal is complete, based on the requirements of this Request for Proposals (RFP),**
 - **Whether the project is eligible for AFFORDABLE HOUSING FUND under City of Bend's AFFORDABLE HOUSING FUND Program requirements, and**
 - **Whether the project is consistent with the goals and funding priorities outlined in the City of Bend Consolidated Plan.**

Detailed information regarding the above requirements is contained in this RFP.

2. Proposals will then be reviewed and evaluated by the City of Bend Affordable Housing Advisory Committee. The evaluation criteria that will be used by the Committee in reviewing proposals are contained in Section 5.

The Advisory Committee will score project proposals according to the following formula:

- Project proposals will receive up to 10 points for each of the general criteria outlined in Section 5.2. The maximum score any proposal may receive in this section is 110 points.
- Projects may receive additional points if they meet one of the funding priorities identified in Section 5.3.
 - Projects addressing one of the needs identified as "high priority" will receive an additional 50 points;
 - Projects addressing one of the needs identified as "low priority" will receive an additional 30 points.

Projects meeting none of the priority needs will receive no additional points. Projects may fall into only *one* of the above categories.

Projects will be awarded additional points based upon amount of funding that they leverage (percentage of Affordable Housing Fund to total project costs per affordable unit).

- 50% and over Affordable Housing Fund: 0 Points
- 40% to 50% Affordable Housing Fund: 10 Points
- 30% to 40% Affordable Housing Fund: 20 Points
- 20% to 30% Affordable Housing Fund: 30 Points
- Less than 20% Affordable Housing Fund: 40 Points

Projects may receive bonus points dependent upon their proposed repayment schedule:

- Projects with repayment schedule of 3 years or less: 50 Points
 - Projects with repayment schedule of 10 years or less: 30 Points
 - Projects with repayment schedule of 20 years or less: 20 Points
 - Projects with repayment schedule greater than 20 years: 0 points
- Based on the formula outlined above, the maximum number of points any project proposal may receive is 250 points.

- In addition Staff and Committee will review all applications for project feasibility, budget, impact of City Affordable Housing Fund on project budget, and total unit cost (to ensure affordability).

During the proposal review period, applicants will be invited to deliver a virtual presentation on their project proposal to the Advisory Committee. Applicants will be allowed approximately 5 minutes to present their proposals, followed by a 5 minute question and answer session.

City staff will have an opportunity to make a formal recommendation to the Advisory Committee regarding project funding eligibility before the Advisory Committee finalizes its funding recommendations.

3. The Advisory Committee's funding recommendations will be forwarded to the City Council for final approval of the City's AFFORDABLE HOUSING FUND assistance for program year 2021.
4. The City Council will finalize and approve the City's final funding decisions for the AFFORDABLE HOUSING FUND assistance for program year 2021.
5. If action by an applicant receiving funding requires that the proposal be amended, any costs associated with the amendment, including legal notice and public hearing costs, will be the responsibility of the applicant.

3. Affordable Housing Fund Program Overview

This section provides general information regarding the AFFORDABLE HOUSING FUND program and the types of activities that are eligible for funding under AFFORDABLE HOUSING FUND regulations. For more detailed information on the AFFORDABLE HOUSING FUND program and eligible activities, please contact the City's Affordable Housing Manager or Coordinator.

3.1 Objectives

Funding from this source shall only be spent for affordable housing programs and projects evaluated pursuant to the priorities established through the City of Bend Consolidated Plan and administration of the affordable housing programs and projects. Any loan proceeds from this source shall be returned to the fund.

3.2 Eligible Activities

All funding from this source must be targeted for housing opportunities for residents at or below 100% of median income.

Basic Eligible Activities

AFFORDABLE HOUSING FUND can support eligible activities to include a variety of uses such as homeownership activities, rental housing activities and special needs housing.

- Acquisition of real property by purchase
- Construction, reconstruction, and rehabilitation of housing
- Direct homeownership assistance to low- or moderate-income households
- Construction and permanent financing of both rental and homeownership projects

Rehabilitation and Preservation

- Rehabilitation of:
 - Privately owned buildings
 - Low-income public housing

3.3 Ineligible Activities

In general, activities that are not specifically identified as eligible are considered to be ineligible. The following activities are specifically identified as activities that are not eligible for the AFFORDABLE HOUSING FUND. Please contact the City's Affordable Housing Manager or Coordinator for more information on ineligible activities.

- Acquisition, construction, or reconstruction of buildings for the general conduct of government
- General government expenses
- Political activities
- Purchase of construction equipment, fire protection equipment, furnishings and personal properties
- Operating and maintenance expenses
- Income payments

3.4 Eligible Applicants

Applications will be accepted from property owners, private sector for-profit developers, certified Community Housing Development Organizations (CHDO's), government housing providers and qualified 501(c)(3) organizations. Any such organizations currently under investigation regarding previously awarded federal, state, or local government funding are ineligible for Affordable Housing Fund assistance.

3.5 Income Limits

Initial tenants of assisted units must have an annual household income which does not exceed 100% of the median income for the City of Bend (adjusted for family size).

| Income Threshold | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|---------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Area Median Income (AMI) | \$53,620 | \$61,280 | \$68,940 | \$76,600 | \$82,728 | \$88,856 | \$94,984 | \$101,112 |
| Moderate Income (80% AMI) | \$42,950 | \$49,050 | \$55,200 | \$61,300 | \$66,250 | \$71,150 | \$76,050 | \$80,950 |
| (60% AMI) | \$32,220 | \$36,780 | \$41,400 | \$45,960 | \$49,680 | \$53,340 | \$57,000 | \$60,720 |
| Low Income (50% AMI) | \$26,850 | \$30,650 | \$34,500 | \$38,300 | \$41,400 | \$44,450 | \$47,500 | \$50,600 |
| Extremely Low Income (30% AMI) | \$16,100 | \$18,400 | \$20,700 | \$23,000 | \$24,850 | \$26,700 | \$28,500 | \$30,400 |

3.6 Rent Limits

Oregon Housing and Community Services 2020 Rent Limits for HOME Projects

Based on HUD's published Adjusted Home Income Limits

Please note that the 60 percent limits have been calculated in accordance with current IRS guidelines to ensure consistency between the HOME Program and the Low Income Housing Tax Credit Program.

Rents based on HOME Income Limits 2020

| Rent Limits | 0 Bedroom | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4 Bdrm | 5 Bdrm |
|------------------------|------------------|---------------|---------------|---------------|---------------|---------------|
| Fair Market | \$838 | \$986 | \$1,197 | \$1,727 | \$2,102 | \$2,417 |
| Low Rent Limit | \$671 | \$718 | \$862 | \$996 | \$1,111 | \$1,226 |
| High Rent Limit | \$838 | \$914 | \$1,099 | \$1,261 | \$1,388 | \$1,512 |

4. City of Bend AFFORDABLE HOUSING FUND Program Goals and Objectives

The AFFORDABLE HOUSING FUND assistance must be consistent with the program goals outlined in the City of Bend Consolidated Plan. The Consolidated Plan is a five-year housing and community development strategy.

4.1 City of Bend Consolidated Plan Goals

All activities funded through the City's AFFORDABLE HOUSING FUND program must be consistent with Goal One, Three, Four, and Five City of Bend's 2019 -- 2023 Consolidated Plan:

- Goal #1: Create and Preserve Affordable Rental Housing - produce and preserve rental affordable housing through creation of new rental units, providing land for development of rental units, rental assistance, and obtaining rental units to keep them affordable.**
- Goal #3: Homeownership - produce and preserve owner occupied affordable housing through creation of new homes, development of new homes, homeownership financial assistance, and obtaining homes to keep them affordable.**
- Goal #4: Assist Homeless with Shelter - increase the number and preserve homeless shelter units while increasing the community capacity for a low-barrier emergency facility where homeless individuals with certain criminal convictions and addictions can have shelter.**
- Goal #5: Infrastructure Improvements – develop affordable housing infrastructure in low to moderate-income neighborhoods with a focus on increasing affordable housing with public infrastructure improvements.**

4.2 Program Area Objectives

Through the Consolidated Plan process, the City has identified specific objectives for achieving the goals outlined in the Consolidated Plan. Throughout the 5-year Consolidated Plan period, AFFORDABLE HOUSING FUND assistance will be directed toward projects that meet these objectives.

The objectives associated with each Consolidated Plan goal are outlined below:

Goal #1: Create and Preserve Affordable Rental Housing - produce and preserve rental affordable housing through creation of new rental units, providing land for development of rental units, rental assistance, and obtaining rental units to keep them affordable.

Funding will be directed toward activities that produce and preserve both rental affordable housing. Consideration will be given to activities that accomplish at least one of the following:

- Aid in the production/rehabilitation/preservation of rental housing through such strategies as property acquisition for affordable housing, the opportunity for public/private partnerships to provide mixed use/mixed income housing, or low-interest rehabilitation financing for low- and moderate-income residents.
- Limit or not undertake those activities that require permanent displacement or relocation of current occupants from their homes/rental units in order to create additional affordable housing, thus potentially compounding the affordable housing situation.

Goal #3: Homeownership - produce and preserve owner occupied affordable housing through creation of new homes, development of new homes, homeownership financial assistance, and obtaining homes to keep them affordable.

Funding will be directed toward activities that produce and preserve owner-occupied affordable housing. Consideration will be given to activities that accomplish at least one of the following:

- Support homeownership through direct homebuyer assistance, such as down payment assistance, homebuyer counseling, low-interest second mortgages for low- and moderate-income homebuyers and partnerships with builders/developers seeking to provide affordable homeownership.
- Limit or not undertake those activities that require permanent displacement or relocation of current occupants from their homes/rental units in order to create additional affordable housing, thus potentially compounding the affordable housing situation.

Goal #4: Assist Homeless with Shelter - increase the number and preserve homeless shelter units while increasing the community capacity for a low-barrier emergency facility where homeless individuals with certain criminal convictions and addictions can have shelter.

Funding will be directed toward activities that support the city's homeless and special needs populations. Consideration will be given to activities that accomplish at least one of the following:

- Work to tie homeless and special needs services to affordable housing development for homeless and special needs populations, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families.
- Monitor existing programs to ensure that city-funded programs utilize existing services wherever possible and do not duplicate existing services.

Goal #5: Infrastructure Improvements –focus on increasing affordable housing with public infrastructure improvements.

Funding will be directed toward activities that address infrastructure needs that are tied to affordable housing.

- Support focused street, water, sewer and other infrastructure developments to aid in the development or preservation of affordable housing in the city.

4.3 City of Bend Policy on Grants and Loans

In order to allow the AFFORDABLE HOUSING FUND program to grow over time and to have a greater long-term impact on the community, the City of Bend has a policy of providing AFFORDABLE HOUSING FUND assistance in the form of loans. Loans shall be provided through one of the following terms:

Loans shall be provided through one of the following terms:

- Homebuyer Assistance—silent non-amortizing for 30 years. In year 31, becomes fully amortized at 5% for a term of 10 years. Repaid by year 40. Repaid upon transfer or affordability non-compliance.
- Acquisition for land trust - 20 year at 0% interest with terms revisited at year 20
- Acquisition, construction, rehabilitation, clearance of land, infrastructure - 40 year amortizing at 1%
- Acquisition, construction, rehabilitation, clearance of land, infrastructure - silent non-amortizing for 10 years. In year 11, becomes fully amortized at 3% for a term of 30 years. Repaid by year 40.
- Shelters - due upon sale, refi, or non-compliance, 0% interest

All loan recipients may request shorter repayment timeframes without pre-payment penalty. Developments repaying within 5 years may qualify for 0% interest, with the approval of AHAC and City Council.

Under extraordinary conditions, and after all other project funding has been secured, the Affordable Housing Advisory Committee may approve modifications of the above terms to accommodate a project's specific needs. Modifications may include:

- Loans may be negotiated for interest rates or terms lengths other than the standard loan terms noted above.
- Projects may receive funding in the form of deferred payment loans due upon sale or transfer of the property.

Such modifications will only be allowed if it can be shown that the City's standard terms regarding grants and loans would cause undue hardship to the applicant or would preclude the successful implementation and/or completion of the project. It is the responsibility of the project applicant to provide sufficient evidence to the City that the requested modifications are necessary in order for the project to be completed.

5. Evaluation Criteria and Funding Priorities

The evaluation criteria outlined in this section have been developed to be consistent with priorities of the City of Bend 2019 -- 2023 Consolidated Plan, and City's AFFORDABLE HOUSING FUND priorities. All proposals will be reviewed using these criteria.

5.1 Consolidated Plan Goals and Objectives

Only those projects addressing Goals One, Three, Four, and Five identified in the Consolidated Plan (listed in Section 4.1 above) and at least one of the objectives associated with these goals (listed in Section 4.2 above) will be considered for AFFORDABLE HOUSING FUND assistance. Please review the Consolidated Plan goals and objectives to ensure that your project is consistent with these goals and objectives before submitting a project proposal.

5.2 General Criteria

In reviewing and evaluating proposals consideration/priority will be given to the following:

- Projects that successfully maximize utilization of outside (non-AFFORDABLE HOUSING FUND) assistance and services (including cash contributions, in-kind contributions, and volunteers).
- Projects that do not duplicate existing services and that effectively utilize/maximize partnerships with other organizations and agencies.
- Projects that are sponsored by organizations or agencies that can demonstrate that they have the staff capability and capacity to successfully implement the proposed project.
- Projects that are clearly defined and realistic in scope, location, need, budget, and goals.
- Projects that demonstrate a clear and effectual plan for evaluating the progress of the project toward addressing the identified need or problem.
- Projects that utilize a proven effective strategy to improve conditions or solve an identified problem.
- Projects that can demonstrate readiness to be implemented in a timely manner once the AFFORDABLE HOUSING FUND assistance is awarded.
- Projects that have strong neighborhood/community support, with sufficient evidence illustrating this support.
- Projects that will require a one-time only infusion of funds.
- Projects that will have a sustainable long-term impact, secured by deed restrictions, land trusts or other mechanisms.
- Projects that do not result in the permanent displacement or relocation of current occupants from their homes or rental units in order to create additional affordable housing.

5.3 City of Bend Funding Priorities

To assist with the allocation of resources in meeting the above goals, the City has established the following funding priorities. While the City recognizes that all of the objectives identified in the Consolidated Plan are critical issues for the City to address over the 5-year Consolidated Plan period, project proposals addressing higher priority needs will score higher. Depending on the pool of proposals, however, projects in the low priority category may be funded.

Higher Priority

- Increase the supply of affordable rental housing that is available to moderate (100% median), low (80% median)-, very low (50% median)- and extremely low (30% median) income
- Increase homeownership opportunities for moderate (100% median), low (80% median)- and very low (50% median) income
- Homeless Shelter Development
- Land Acquisition
- Infrastructure Development in majority low- and moderate-income neighborhoods
- Purchase and preserve existing low income housing
- Permanent Supportive Housing for Homeless

Lower Priority

- Transitional Housing

6. Rules and Requirements for Recipients

Applicants awarded AFFORDABLE HOUSING FUND assistance by the City (also referred to as “recipients”) will be required to comply with all I regulations and record-keeping requirements governing the use of AFFORDABLE HOUSING FUND assistance. Applicable regulations and requirements are summarized below.

City staff will be available to provide technical assistance in determining which regulations apply to each project and interpreting the relevant regulations. However, recipients will be responsible for satisfying these requirements, documenting how the requirements are being satisfied, and reporting to the City on how these requirements are being satisfied.

6.1 Written agreements

Each recipient will be required to enter into a written agreement with the City that requires compliance with (1) all AFFORDABLE HOUSING FUND terms applicable to the project, (2) the RFP, (3) the proposal, and (4) any modifications and conditions imposed by the City. This contract must be signed and executed prior to the disbursement of any funds. Every effort will be made by the City to have contracts developed and ready for execution prior to the date that funds are made available.

6.2 Record-Keeping and Reporting Requirements

Recipients will be required to maintain accurate records documenting that the targeted populations and/or areas are being served by the project, and to provide quarterly reports to the City demonstrating that this requirement is being satisfied.

The following summarizes the types of records that must be maintained to show that the targeted populations/areas are being served. A complete listing of record-keeping requirements is available from City staff and will be included in the agreement between the City and the applicant. The City will provide forms to recipients to assist them in satisfying this requirement.

Benefit to Low- and Moderate-Income Persons

For all projects, recipients will be required to maintain records and documentation including, but not limited to:

- Documentation showing the income characteristics of persons in the service area,
- Documentation demonstrating that the activity is designed for and used by a segment of the population presumed by HUD to be low- or moderate-income,
- Information on the total number of dwelling units in multi-family structures that are occupied by low- and moderate-income households.

6.3 Other Requirements

In addition to the record-keeping and reporting requirements outlined above, AFFORDABLE HOUSING FUND assisted projects may also be subject to other requirements. The following is a brief summary of additional requirements that may apply to each project. The descriptions are very brief and do not provide all of the information that recipients will need in order to satisfy the requirements. Recipients shall be solely responsible for complying with these and any other applicable requirements, and shall be responsible for obtaining all of the information necessary to satisfy these requirements.

Fair Housing and Equal Opportunity: Discrimination on the basis of race, color, national origin, religion, sex, familial status, source of income, age, sexual orientation, and gender identity is prohibited.

Handicapped Accessibility: Generally, assisted buildings and facilities must be accessible.

Employment and Contracting: Grantees may not discriminate in employment and must make efforts to provide training and employment opportunities to low-income residents.

Flood Insurance: AFFORDABLE HOUSING FUND assistance may not be provided in a Federal Emergency Management Agency (FEMA) designated special flood area unless specific precautions are undertaken.

Lead-Based Paint: AFFORDABLE HOUSING FUND rehabilitation and construction activities must comply with 24 CFR Part 35 and Section 401 (b) of the Lead-Based Paint Poisoning Prevention Act.

Labor Standards: Construction Activities may be required to comply with the Davis Bacon Act and the Contract Work Hours and Safety Standards Act dependent upon other funding in the project.

Debarred, suspended, and ineligible contractors and recipients: AFFORDABLE HOUSING FUND assistance cannot be provided to debarred, suspended, or ineligible contractors, subcontractors or recipients.

Conflict of Interest: AFFORDABLE HOUSING FUND recipients must comply with procurement requirements found at 2 CFR 200.317-326 and with any other applicable conflict-of-interest provisions.

Acquisition and Relocation: Acquisition, rehabilitation, and/or demolition activities may be covered by the Uniform Relocation Act and/or Section 104 (d) of the Housing and Community Development Act.

7. Required Application Contents

Proposals for funding must contain the following information in the order presented below. Proposals are expected to provide the requested information in a clear and concise manner. The City reserves the right to reject any proposals that do not contain all of the information outlined below or are otherwise non-responsive to this RFP.

If your organization is seeking funding for more than one project, a separate project proposal must be submitted for each project. If your organization is submitting more than one project proposal, please indicate your project funding priorities in each proposal.

1. Completed Table of Contents (Form A)

2. Completed Project Summary Form (Form B)

3. Project Description

Please provide a brief description of the following:

- The need or problem your project will address.
- How your project will address the identified need or problem, including project background, project objectives, services to be provided by the project, the populations or areas to be served, and how the AFFORDABLE HOUSING FUND assistance will be used.
- How your project will address the identified need or problem in a way or to a degree not already being achieved in the community. Please identify any other similar programs or projects and how your project will add to or improve upon existing services.
- The ways in which your project will have a long-term impact on the need or problem being addressed.

If you are proposing an affordable housing project, please indicate the time period that the project will remain affordable and how your agency plans to ensure that the project remains affordable for the specified time period.

- Your agency's plan for evaluating the progress of the project toward addressing the identified need or problem.

4. Property and Project Information

Please attach a map showing the project's location. If the project will serve a specific area, the boundaries of the area served should be shown. If the project involves a specific site or a physical structure, include details about the site or structure, such as the size of the site, the floor area, the number and size of the residential units, the project amenities, the condition of any existing structures, and any proposed alterations to the site or structures.

5. Work Program

Please provide a detailed work program and timeline, including the anticipated start date and completion date for the project, and a list of tasks with estimated start and completion dates for each task. If funded, staff will work with you to set benchmarks for your project. Failure to meet these benchmarks could mean a reduction in funding during current or future years.

6. Project Benefit

Please provide a brief description of the following:

- Estimates of the total number of persons to be served by the project and the number of low- and moderate-income persons to be served by the project.

- How the project will ensure that moderate-income persons do not benefit to the exclusion of low-income persons.
- The methods used to determine the project benefit and documentation of the sources used.

7. Agency Information

Please provide the following information about your agency:

- The agency's background, mission, and service history. (Please limit to 1 page)
- A brief description of the agency's financial stability as it pertains to the agency's capacity to successfully complete the project, including a brief financial history and primary funding sources. The City may request copies of the agency's financial audit or review for the last two years.
- A list of key personnel that will be assigned to this project and their job titles and qualifications. Include the FTE hours each person will dedicate to the project.

8. Financial Information

Please also provide the following financial information:

- A detailed line item budget describing the total project cost and operating income and expenses, including consideration of inflationary factors, maintenance costs, potential relocation costs, and increased insurance costs associated with the project.
- A completed Budget Form (Form C) showing secured and potential sources of funding, including other federal and state grants and loans, monetary donations, in-kind contributions, volunteer labor, and donation of materials and supplies (attach additional sheets if necessary). Volunteer labor should be included under 'Private Funds'. Attach letters of funding commitment from sources, if available.
- A description of the assumptions used to determine the total project cost and the operating budget, including the sources consulted and how costs were determined.
- A brief description of your agency's plan for funding the project after the first year, if applicable.
- A statement regarding your agency's ability to proceed with the project without your requested AFFORDABLE HOUSING FUND assistance, or with an AFFORDABLE HOUSING FUND award less than your requested amount.
- For construction projects, please provide a detailed pro forma (an electronic sample can be found at <https://www.oregon.gov/ohcs/development/Documents/LIHTC4/4-LIHTC-Proforma-Smartdox-2020.xltm>).
- For homeownership projects, please provide potential or confirmed mortgage lenders that will be able to access financing for purchase of proposed housing units. Please provide evidence information of penitential mortgage financing for the homebuyer. Evidence being lender information, loan program/s, financial structure (i.e. down payment/terms).

9. Loan Terms

Please provide any interest rate or loan terms that vary from Section 4.3 and would be necessary for the implementation of the proposal. All proposals will have loan terms applied.

10. Project Feasibility and Readiness

Please provide the following information regarding project feasibility and readiness:

- A description of the agency's administrative capacity to complete the project, including its experience in implementing and managing activities similar to the proposed project. If capacity is achieved through partnerships with or utilization of other organizations or agencies, describe the nature and status of these partnerships.

- A description of neighborhood and/or community support for the project. Attach letters of support or other evidence of neighborhood/community support.
- A description of the agency's readiness to proceed with the project. For example, if the purchase of property is involved, is the property currently available for purchase? Is staff currently available to work on the project, or is the agency ready to proceed with hiring staff?
- A description of any land use processes (such as a zone change or a conditional use permit) the project will require and what steps, if any, have been taken to address these issues.

11. Affirmatively Furthering Fair Housing (AFFH)

Please provide the following information regarding affirmatively furthering fair housing:

- For housing developments, please provide an Affirmatively Furthering Fair Housing Statement and/or Marketing Policy for your agency. To create an Affirmatively Fair Housing Marketing Plan forms for multifamily housing can be found at <https://www.hud.gov/sites/documents/935-2A.PDF> and single family housing forms can be found at <https://www.hud.gov/sites/documents/935-2B.PDF>.

12. Other information

Please attach any other statistical data, applicable experience of the applicant, or other material you believe will assist the City in its review of your proposal.

8. Other Information

Please review the following points for important information about the City's AFFORDABLE HOUSING FUND Program, including the rights and responsibilities of City of Bend and the recipients with regard to the application and selection process.

- The City reserves the following rights with regard to the application and review process:
 - Proposals that do not contain all of the information required by this RFP or are otherwise non-responsive to the RFP may be rejected immediately.
 - The City reserves the right to fund projects at a level that is less than the amount requested.
 - The City reserves the right to waive irregularities or deficiencies in a proposal if the City determines that such a waiver is in the best interest of the City.
 - The City may request an interview with or supplemental written information from an applicant concerning any deficiencies or ambiguities in a proposal. If an applicant fails to provide supplemental information within the time stated in the request, the City may refuse to consider the applicant's proposal.
 - The City reserves the right to make such investigation if deems appropriate to determine whether an applicant is qualified to provide the services. If an applicant fails to cooperate with an investigation, or if an applicant provides false, misleading, or incomplete information, the City may refuse to consider the applicant's proposal.
 - In cases of doubt or differences of opinion concerning the interpretation of this RFP, the City reserves the exclusive right to determine and interpret the intent, purpose and meaning of any provision in this RFP, which determination and/or interpretation shall be binding to the applicant.
- Applicants are cautioned not to make any assumptions as to the implied meaning or intent of any part of the RFP. Applicants should request clarification if needed. Every request for information or clarification must be submitted in writing to Lynne McConnell or Racheal Baker at least 12 days prior to proposal submission deadline.
- The provisions of this RFP cannot be modified by oral interpretations or statements. If inquiries or comments by applicants raise issues that require clarification by the City, or the City decides to revise any part of this RFP, addenda will be provided to all persons who receive the RFP. Receipt of an addendum must be acknowledged by signing and returning it with the proposal.
- Applicants selected for funding will be required to obtain adequate insurance covering workman's compensation, bodily injury, property damage, or automobile liability, depending on the nature of the project. Selected applicants will also be responsible for obtaining any necessary licenses and for complying with all applicable federal, state and municipal laws, codes and regulations.
- Proposals selected for funding will become part of the loan agreement between the City of Bend and the recipients. Each recipient will be required to carry out the specified activity in the manner described in the funding proposal, and to meet all of the obligations contained therein. Any modifications to the project or the way in which the activity is carried out will require prior approval from the City and a modification to the loan agreement.
- Projects must be under way and funds expended toward the completion of the project within *one year* from the time the funds are made available. The City reserves the right to withdraw the award in the event that an applicant fails to meet this requirement.
- In the event of non-compliance with any applicable federal, state or local laws, codes, or regulations, the City's agreement with the recipient may be terminated or suspended in whole or in part.

- Any applicant (including any entity that has or had family or business ties or obtains an ownership interest in the project or property) who is in default on any funding agreement or reporting requirements for any loans or grants with the City of Bend, or is not in compliance with any zoning, planning or building division requirements, regardless of site will not be eligible for funding through this program.

9. Proposal Submission Instructions

- Email one (1) official proposal to:

Racheal Baker
Affordable Housing Coordinator
rbaker@bendoregon.gov
(541) 312-4915

- Every request for information or clarification must be submitted by email to Lynne McConnell or Racheal Baker at least 12 days prior to proposal submission deadline.
- Proposals must be received at the City Administration Office at City Hall by **5:00pm** on Monday, November 2, 2020.
 - One official signed application must be submitted in a **non-write protected Adobe.pdf or in MS Word Format.**

Questions?

If you have any questions about the RFP or the application process, please contact Racheal Baker at 541-312-4915 and rbaker@bendoregon.gov.

FORM A

City of Bend Affordable Housing Fund Program Request for Proposals



CITY OF BEND

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Attachments

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FORM B

**City of Bend
Affordable Housing Fund Program
Request for Proposals**



CITY OF BEND

PROJECT SUMMARY FORM

| | |
|--------------------------------|----------|
| Project Name: | _____ |
| Project Location: | _____ |
| Project Description: | |
| AHF Funds Requested: | \$ _____ |
| Applicant Organization: | _____ |
| Address: | _____ |
| City, State & Zip: | _____ |
| Contact Person: | _____ |
| Phone Number: | _____ |
| Fax Number: | _____ |
| Email Address: | _____ |

FORM C

**City of Bend
Affordable Housing Fund Program
Request for Proposals**



CITY OF BEND

**BUDGET FORM – NOTE: CITY STAFF WILL ASK FOR AN
UPDATED BUDGET UPON SUCCESSFUL APPROVAL OF
FUNDS**

PROJECT BUDGET:

| Sources of Funds | | | | | |
|---------------------------|--|----------------------------|------------------------|--------------|----------------------|
| Project Activities | AFFORDABLE HOUSING FUND Requested | Other Public Funds* | Private Funds** | Match | Project Total |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL | | | | | |

***OTHER PUBLIC FUNDS:**

| Source | Amount of Funding | | | Use of Funds |
|---------------|--------------------------|------------------|--------------------|---------------------|
| | Secured | Committed | Applied For | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| TOTAL | | | | |

****PRIVATE FUNDS:**

| Source | Amount of Funding | | | Use of Funds |
|---------------|--------------------------|------------------|--------------------|---------------------|
| | Secured | Committed | Applied For | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| TOTAL | | | | |