

## Jefferson County

### Affordable Housing RFP Q & A

April 11, 2025

- 1. What are the criteria to determine if more than \$11.5M can be used for new construction, or more than \$4M can be used for rehabilitation? Would submitting a proposal outside of these parameters hurt our chances of receiving an award?**

The County will determine the final amounts allocated to projects based on the proposals that are submitted. Organizations may submit a proposal in any amount up to the total amount of funding available (\$15,595,665); in any combination of either project type (rehabilitation or new development); however—an individual project, or multiple project proposals, cannot exceed the total amount of available funding.

- 2. The legal advertisement states that organizations with a strong history of successful developments in the Jefferson County Consortium (all of Jefferson County outside of cities of Birmingham, Bessemer, Sumiton and Helena) are eligible but the RFP says the Service Area is “all of Jefferson County.” Does this mean that an organization with successful developments in Birmingham is not eligible?**

The service area is all of Jefferson County, including Birmingham.

- 3. What is the best way to describe the strength of the Pro Forma in the financial part of the proposal? Should we present this in narrative form or in budget form?**

Proposals should present the information in budget form with a suggested narrative to provide additional context where needed.

- 4. Is the time limit for rehabilitation projects 1 year per unit or for all units proposed for rehab?**

The preliminary timeline is one year for all units proposed for **rehabilitation**. The exact timeline will be laid out in the contracting phase. The expectation is that projects can be completed in this timeline, with the understanding that the market is changing. The County will take into account any necessary adjustments during contracting.

- 5. Is the time limit for new construction projects 2 years per unit or for all units proposed for new construction?**

The preliminary timeline is two years for all units proposed for **new construction**. The exact timeline will be laid out in the contracting phase. The expectation is that projects can be completed in this timeline, with the understanding that the market is changing. The County will take into account any necessary adjustments during contracting.

**6. Are mixed income projects allowable with market rate units included in the project accompanied by 50% units?**

Mixed income projects are allowable, however, only units that are at or below the prescribed AMI (area median income) can be assisted with these funds. Pro Formas must represent the market rate unit costs and revenue separately from the assisted units.

**7. Have these funds already been released by Treasury or are they still in DC and potentially at risk of being clawed back?**

These funds have already been received by the County and are in County possession. However, at the Federal level, until projects are completely liquidated, they are potentially at risk of being clawed back. This is an unprecedented scenario, with a quickly changing landscape. The County is doing their due diligence to monitor changes and working to effectively select projects, enter contracts, and reach liquidation to ensure this investment in affordable housing can move forward in Jefferson County.

**8. If the total project includes rehab and new construction can that be one proposal? Or should we break it into two proposals?**

Prepare a proposal for each project type: new construction or rehabilitation. Each proposal should be in its own binder with the required tabs for each submission/project type. Total combined proposals cannot exceed the total award amount of \$15,595,665.

**9. Are any of the funds eligible for affordable homeownership?**

No, per the department of Treasury guidance, these units must be affordable rental housing projects only.

**10. Are there any notable past projects you all could point to that similar funds in the County have supported?**

The County has engaged in HOME projects for many years.

Some of the County's HOME projects are on County website and can be seen here: <https://communityservices.jccal.org/Default.asp?ID=2052&pg=HOME+Program>

**Other points of clarification:**

- These are Emergency Rental Assistance funds funded by the Department of Treasury.
- Jefferson County has elected to use the HOME Final Rule as the framework for compliance for these projects.
- All projects will require a 20-year deed restriction to preserve and maintain the affordability for the required affordability period.