



**NOTICE OF FUNDING AVAILABILITY
FOR LOWER RIO GRANDE VALLEY
DEVELOPMENT COUNCIL
MULTI FAMILY RENTAL
DOLLY ROUND 2.2 DISASTER RECOVERY
PROGRAM**



1. Summary

The Lower Rio Grande Development Council (LRGVDC) is pleased to announce that funds are being made available under the funding provided by the US Department of Housing and Urban Development (HUD) under Public Law 110—329 through the Texas General Land Office (GLO) in accordance with the Needs Assessment approved by the LRGVDC. The GLO is the agency responsible for the administration of disaster funds allocated under the Hurricane Dolly Disaster Recovery Program. All applications must meet requirements of 24 CFR 570, the LRGVDC Rental Housing Guidebook, and the State of Texas Round 2 Housing Guidelines. Other Federal regulations may also apply such as, but not limited to, 24 CFR Parts 50 and 58 for environmental requirements, Davis-Bacon Act for labor standards, 24 CFR 84.42 and 85.36 for conflict of interest and 24 CFR Part 5, Subpart A for Fair Housing. In addition, applicants must meet the requirements of 10 Texas Administrative Code Chapter 60 Subchapter B. HUD-funded assistance connected to construction, rehabilitation, demolition, or other public construction must comply with Section 3, a HUD requirement (24 CFR Part 135). HUD funds invested in housing and community development activities include among their purposes to give, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, job training, employment, contracting and other economic opportunities to Section 3 residents and Section 3 business concerns. Applicants are encouraged to familiarize themselves with all of the applicable state and federal rules that govern the program.

2. Allocation of Funds

A total of \$11,124,776.36 for multi-family (MF) rental funds will be made available to selected applicants in an amount not to exceed \$5,000,000 per development and/or up to \$100,000 per unit. Funds may be requested in lesser amounts with a demonstrated need. Fund allocation and distribution will comply with the LRGVDC Needs Assessment. The expected distribution of funds by county is noted in the chart below.

Expected Distribution by County			
	# of Damaged Addresses	% of Overall Total	Total Funding
Hidalgo	3908	40%	\$4,449,910.54
Cameron	4696	48%	5,339,892.66
Willacy	1193	12%	1,334,973.16
Totals	9797	100%	\$11,124,776.36

The highest scoring applications will be awarded by county until all funds are awarded. In the event that insufficient applications are received in an area, those funds will roll over to the next highest scoring application, regardless of location.

All applicants must demonstrate that the development is necessary, has an ability to maintain positive cash flow and achieve long term financial stability.

In addition to the “threshold” requirements in the application, “preferences” will be given to certain applications demonstrating the following:

- Provide a compliant Affirmatively Furthering Fair Housing Plan. (up to 25 points)
- Applicant is a Public Housing Authority. (up to 25 points)
- Applicant to provide 7% to 15% of units outfitted for persons with disabilities as identified by HUD. (up to 10 points)
- Regarding housing units, Applicant agrees to rent 36% of the required 51% to families at or below 30% AMFI.(up to 10 points)
- Regarding housing units, Applicant agrees to rent more than 36% of the required 51% to families at or below 30% AMFI.(up to 10 points)
- Development is “At Risk” for losing affordability. (up to 10 points)
- Experience of the development team associated with HUD multi-family projects and associated history. (up to 5 points)
- Financial Feasibility: Comparison of CDBG-DR funds to total Project Cost.(up to 5 points)
- Attendance at Pre-application meeting. (5 points)
- Applicants who agree to a LURA of more than 10 years. Five (5) points will be awarded for each 5 year incremental LURA extension with a cap at 10 points. In addition, any applicant choosing to extend LURA compliance and receive these preference points is required to provide an associated extended Operating Pro-Forma.(up to 10 points)

Selection of an application by LRGVDC is subject to review by GLO.

All developments are limited to the standards of reasonable cost and a hard cost of \$100,000 per unit for MF developments. The caps will be figured on the total expenditures.

3. Eligible and Prohibited Activities

Eligible activities are the rehabilitation, reconstruction or new construction of multi-family developments. In addition, aggregated scattered single family rental sites may be considered as part of an overall plan. All activities must be allowable under 24 CFR 570, the LRGVDC Rental Housing Guidebook, and the Conciliation Agreement. In addition, all developments must be part of an Affirmatively Furthering Fair Housing Plan in compliance with the Fair Housing Act and related Executive Orders.

Applicants may be public entities or private entities, although preference is being given to public housing authorities to increase the number of very low and low income units being made available in the community. All required property taxes must be current for existing property impacted by Hurricane Dolly and proposed project site.

Any other activity is prohibited without direct approval from LRGVDC, the GLO and HUD.

4. Pre-Application Meeting

The LRGVDC will host a pre-application meeting at 9:00 a.m. on March 19, 2013, in the Board Room of the LRGVDC Offices to review the application and answer any questions. Technical assistance regarding the application will be limited to this meeting. All applicants who document their attendance will receive additional points associated with the scoring. Meeting time and location will be posted on the LRGVDC website.

5. Site and Development Restrictions

Prior to submission of the application, the site must be under control of the applicant or related party, and the applicant must demonstrate the ability to maintain control for at least six months after the application deadline. At the time of application, the applicant must demonstrate, within the county of the proposed development, ownership (at time of the storm and currently) of an associated number of damaged low income housing units that were impacted by Hurricane Dolly. The site should not be in a designated Target Area for relocation according to the Needs Assessment unless the location is part of an approved Affirmatively Furthering Fair Housing Plan. Rehabilitation may be completed in Targeted Areas if compliant with the Needs Assessment and part of an approved Affirmatively Furthering Fair Housing Plan. Projects must show the ability to complete construction within 18 months from the award date.

6. Application and Threshold Criteria

All applicants must fill out a multi-family application for each property. No development will be considered without a completed application including an Affirmatively Furthering Fair Housing Plan, a general project description, rents, and sources and uses table. Additional materials may be submitted but may not be in lieu of the application requirements. **To obtain the application, contact the LRGVDC Procurement Department at (956) 682-3481.**

7. Application Certifications.

All Applicants will be required to certify to compliance with the following:

- Davis-Bacon Act (24 CFR 92.354);
- Environmental standards (24 CFR Parts 50 & 58);
- Uniform Relocation Act (49 CFR Part 24);
- Section 3 of the Housing and Urban Development Act of 1968 (CFR Part 135);
- Lead Safe Housing Rule (24 CFR Part 35);

Applicants and associated partners must not be debarred or suspended from federal or state programs and be in good standing with the State of Texas and U.S. Department of Housing and Urban Development.

Other certifications may be required as specifically stated in the Rental Guidebook at the time of Application.

8. Application Submission

- A. APPLICANTS MAY NOT CONTACT ANY MEMBER OF THE LRGVDC BOARD, HOUSING ADVISORY COMMITTEE, OR STAFF OTHER THAN VICTOR MORALES AT vmorales@lrgvdc.org UNTIL THE AWARD IS MADE. APPLICANTS WHO VIOLATE THIS PROVISION WILL HAVE THEIR APPLICATIONS DETERMINED TO BE INELIGIBLE.**
- B. All Applications submitted under this NOFA must be received on or before **2:00 p.m. on April 9th, 2013**. The LRGVDC will accept Applications from 8 a.m. to 5 p.m. each business day, excluding federal and state holidays. For questions regarding this NOFA, please contact LRGVDC Procurement Office.
- C. If an Application is submitted to the LRGVDC that requests funds from other governmental entities housing finance programs, the Application will be handled in accordance with our program deadlines. The Applicant is responsible for adhering to the deadlines and requirements of both programs. Applicants layered with tax-exempt bonds must have submitted an application to the Bond Review Board within 60 days of this application.
- D. All Applications must be submitted by the designated deadline, and the application must include all documentation as described in this NOFA and the associated Application. These are minimum requirements to be considered for an award.
- E. Applicants must submit the Application materials as detailed in the application in effect at the time the Application is submitted. All scanned copies must be scanned so that they are legible. Responses of the application workbook need to be burned to a CD. All other supporting documentation should be hard copies in bound or notebook format. Eleven (11) complete copies are to be delivered for consideration. **APPLICATION PACKAGES MUST BE IN SEALED ENVELOPES AND/OR BOXES.**

FOR HAND DELIVERY OR MAILING OF MATERIALS

Lower Rio Grande Development Council
Attention: Victor Morales
MULTI FAMILY RENTAL APPLICATION
DOLLY ROUND 2.2 DISASTER RECOVERY PROGRAM
301 West Railroad
Weslaco, Texas, 78596