



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



1. Summary

The Lower Rio Grande Development Council (LRGVDC) is pleased to announce that funds are being made available under the funding provided by U.S. 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, environmental requirements in the LRGVDC Rental Housing Guidebook and HUD requirements, Davis-Bacon Act for labor standards (if required), 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 the Texas Government Code Section 2306.514. 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 \$3,534,505.37 for Single Family Rental (SFR) funds will be made available to selected applicants. Each applicant has the opportunity to receive up to four units with a total grant amount not to exceed \$500,000.

In addition to the threshold requirements in the application, preferences will be given to certain applications based on the following criteria:

- 1) Expand the affordable housing stock with priority given to vacant units in a condition that is not suitable for occupancy: **15 points for existing housing replaced or repaired**
- 2) Applicant agrees to a 10 year LURA and agrees to accept Section 8 vouchers for the duration of the LURA: **15 points**
- 3) Applicant contributes at least 25% of the funds necessary to repair or reconstruct the property unit: **15 points**
- 4) Project is near public transportation, shopping and schools (Near is defined as within a 2-mile radius): **10 points**

- 5) Applicant project will target families at or below 50% AMFI: **20 points**
- 6) Applicant project is three bedrooms or more: **10 points**
- 7) Applicant project is within the HOP eligible areas as defined under LRGVDC Waiver 3: **15 points.**

3. Eligible and Prohibited Activities/Eligible Applications

Eligible activities are the rehabilitation, reconstruction or new construction of Single Family Units. All activities must be allowable under 24 CFR 570, the LRGVDC Single Family and Multifamily Rental Program Guidebook, and the Conciliation Agreement.

Applicants may be public or private for profit entities or not for profit entities, although preference is being given to projects targeting very low and low income renters in the community.

Every application will be reviewed to verify the following threshold requirements:

1. Individual applicant has fee simple title to the property are eligible to participate.
2. The applicant must be in good standing with any loans on the property and/or not in default with any loans associated with the property or have negative collection actions on any current or previous loans.
3. The property taxes must be current on the property.
4. The applicant may not be listed as “debarred” on the federal and state debarment lists, in accordance with 24 CFR 570.609, as well as other applicable laws.
5. The applicant must provide a complete listing with addresses of other rental properties currently owned or managed.
6. All applicants must not owe any child support payment(s) under any court order.
 - a. If an applicant is not current on child support payments, that member will be required to enter into a payment plan and must supply a copy of the payment plan signed by all applicable parties, along with documentation that they are current on their payment plan. The required forms and instructions can be found under Homeowner Assistance Forms at: <http://www.glo.texas.gov/GLO/disaster-recovery/forms/housing-forms-publications.html>.

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 5:30 p.m. on March 19, 2013, in the Board Room of the LRGVDC Offices to review the application and answer any questions.

5. Applicant’s Responsibility for Knowledge of Single Family and Multifamily Rental Program Guidebook

Prior to submission of the application, the applicant is responsible for reading and understanding all information related to the Single Family Program in the “Single Family and Multifamily Rental Program Guidebook” especially Sections 7, 8 and 9. A statement that the Applicant has read and understands the Guidebook must be submitted with the application. The LRGVDC Single Family and Multifamily Rental

Program Guidebook is located on the LRGVDC website located at <http://www.lrgvdc.org/disaster-recovery.html>.

6. Application and Threshold Criteria

All applicants must fill out the application and identify each property for consideration. No application will be considered without being fully completed. **To obtain the application, contact the LRGVDC Procurement Department at (956) 682-3481.**

7. 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 send your written comments to the attention of Victor Morales @ vmorales@lrgvdc.org or hand deliver the comments to 301 W. Railroad, Weslaco, Texas 78596.
- C. 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 to be considered for an award.
- D. Applicants must submit the Application materials as detailed in the application in effect at the time the Application is submitted. All copies within the submittal must be legible.

FOR HAND DELIVERY OR MAILING OF MATERIALS

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