

NOTICE OF FUNDING AVAILABILITY

DEVELOPMENT OF AFFORDABLE RENTAL HOUSING
FOR HOME-ARP QUALIFYING POPULATIONS

Responses Due: December 28, 2022 (4:00 pm AZ Time)

Yuma County HOME Consortium and the City of Yuma
Neighborhood Services
One City Plaza
Yuma, AZ 85364

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BACKGROUND

The Yuma County HOME Consortium (Consortium), through its lead agency the City of Yuma (City), is now accepting applications for a special allocation of HOME funds made available through the American Rescue Plan Act (HOME-ARP). The funds are to be used to increase the supply of affordable rental housing in Yuma County and to house persons identified in the HOME-ARP regulations as the Qualifying Populations (QP).

The members of the Consortium -- the Cities of Yuma, San Luis, and Somerton, the Town of Wellton and Yuma County -- are committed to increasing housing options for the community through the creation of new affordable rental units. By issuing this Notice of Funding Availability (NOFA) it is the Consortium's intent to identify a project which significantly addresses the lack of affordable rental housing in the County.

Non-profit and for-profit developers, including Community Housing Development Organizations (CHDOs), who can demonstrate the ability to construct and operate affordable housing for homeless, low-income and other qualifying populations, are encouraged to respond to this NOFA. Not less than 70% of the units (rounded to the nearest whole number) must be set-aside for tenancy by HOME-ARP QPs. The remaining 30% may be set-aside for tenancy by households with income less than 80% of the area median income adjusted for household size. These units are referred to as HOME-ARP LI (low income) Units.

FUNDING AVAILABLE AND SOURCE OF FUNDS

A total of \$2,321,109 of HOME-ARP funding is available under this solicitation. The award is subject to the requirements of the HOME Investment Partnership Program (CFDA #14.239) as amended by the [HUD Notice CPD-21-10: Requirements for the Use of Funds in the HOME-ARP Program](#) and its [Appendix: Waivers and Alternative Requirements for Implementation of the HOME-ARP Program](#).

SCHEDULE OF EVENTS

November 7, 2022: Release HOME-ARP Notice of Funding Availability

November 16, 2022: Virtual Pre-Proposal Conference (**10 am AZ time**)

December 28, 2022: Applications due by 4:00 pm

January 24, 2023: Project selection announced

A preliminary commitment letter will be sent to the selected developer within two business days of announcement.

PRE-PROPOSAL CONFERENCE

The City shall conduct a virtual pre-proposal conference on Wednesday, November 16, 2022 at 10:00 am. All applicants are strongly encouraged to review this NOFA in full prior to attending the pre-proposal conference. Applicants will be provided an opportunity to ask specific questions related to this NOFA. Responses to all questions will be compiled provided to applicants.

Interested applicants must register for the pre-proposal conference in advance by emailing Ray Roberson at ray.roberson@yumaaz.gov or by calling (928) 373-5185 or (928) 373-5187. After registering, applicants will receive a confirmation email containing instructions about joining the meeting.

ELIGIBLE BENEFICIARIES

Qualifying Populations

HOME-ARP requires that funds be used to primarily benefit individuals and families in the following “qualifying populations” (QP). Any individual or family who meets the criteria for these populations is eligible to reside in a unit funded through HOME-ARP without meeting additional criteria (e.g., additional income criteria).

Not less than 70 percent of the rental housing units acquired or constructed with HOME- ARP funds must be occupied by households in the qualifying populations.

Qualifying Populations include:

1. Homeless, as defined in 24 CFR 91.5 Homeless (1), (2), or (3):

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment;

2. At risk of Homelessness, as defined in 24 CFR 91.5 At risk of homelessness:

(1) An individual or family who:

(i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;

(ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "Homeless" definition in this section; and

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

(B) Is living in the home of another because of economic hardship;

(C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

(D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;

(E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;

(F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

(2) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(l) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(l)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

(3) A child or youth who does not qualify as "homeless" under this section but qualifies as "homeless" under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD.

For HOME-ARP, this population includes any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. This population includes cases where an individual or family reasonably believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit. In the case of sexual assault, this also includes cases where an individual reasonably believes there is a

threat of imminent harm from further violence if the individual remains within the same dwelling unit that the individual is currently occupying, or the sexual assault occurred on the premises during the 90-day period preceding the date of the request for transfer.

Domestic violence, which is defined in 24 CFR 5.2003 includes felony or misdemeanor crimes of violence committed by:

- 1) A current or former spouse or intimate partner of the victim (the term “spouse or intimate partner of the victim” includes a person who is or has been in a social relationship of a romantic or intimate nature with the victim, as determined by the length of the relationship, the type of the relationship, and the frequency of interaction between the persons involved in the relationship);
- 2) A person with whom the victim shares a child in common;
- 3) A person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner;
- 4) A person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving HOME-ARP funds; or
- 5) Any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Dating violence which is defined in 24 CFR 5.2003 means violence committed by a person:

- 1) Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- 2) Where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - a. The length of the relationship;
 - b. The type of relationship; and
 - c. The frequency of interaction between the persons involved in the relationship.

Sexual assault which is defined in 24 CFR 5.2003 means any nonconsensual sexual act proscribed by Federal, Tribal, or State law, including when the victim lacks capacity to consent.

Stalking which is defined in 24 CFR 5.2003 means engaging in a course of conduct directed at a specific person that would cause a reasonable person to:

- 1) Fear for the person's individual safety or the safety of others; or
- 2) Suffer substantial emotional distress.

Human Trafficking includes both sex and labor trafficking, as outlined in the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. 7102). These are defined as:

1) Sex trafficking means the recruitment, harboring, transportation, provision, obtaining, patronizing, or soliciting of a person for the purpose of a commercial sex act, in which the commercial sex act is induced by force, fraud, or coercion, or in which the person induced to perform such act has not attained 18 years of age; or

2) Labor trafficking means the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.

4. Other Populations where providing supportive services or assistance under section 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability. HUD defines these populations as individuals and households who do not qualify under any of the populations above but meet one of the following criteria:

(1) Other Families Requiring Services or Housing Assistance to Prevent Homelessness is defined as households (i.e., individuals and families) who have previously been qualified as "homeless" as defined in 24 CFR 91.5, are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness.

(2) At Greatest Risk of Housing Instability is defined as household who meets either paragraph (i) or (ii) below:

(i) has annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs);

(ii) has annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions from paragraph of the "At risk of homelessness" definition established at 24 CFR 91.5:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

(B) Is living in the home of another because of economic hardship;

(C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

(D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;

(E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in

which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;

(F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan

Veterans and Families that include a Veteran Family Member that meet the criteria for one of the qualifying populations described above are eligible to receive HOME-ARP assistance.

Low-Income Households

Up to 30% of HOME-ARP assisted units may be set aside for tenancy by low-income households. Units restricted for low-income households must be occupied by households that meet the definition of low-income in 24 CFR 92.2. HUD defines low-income households as households whose annual income does not exceed 80% of the median income for the area.

ELIGIBLE ACTIVITIES

HOME-ARP funds may be used to acquire, rehabilitate, or construct affordable rental housing primarily for occupancy by households of individuals and families that meet the definition of one or more of the QP. 70 percent of all HOME-ARP units will be reserved for QP.

In addition to traditional dwelling units such as apartments, single-family units, duplexes, etc., eligible HOME-ARP rental housing includes "housing" as defined at 24 CFR 92.2, including but not limited to manufactured housing, single room occupancy (SRO) units, and permanent supportive housing.

Emergency shelters, hotels, and motels (including those currently operating as non-congregate shelter), facilities such as nursing homes, residential treatment facilities, correctional facilities, halfway houses, and housing for students or dormitories do not constitute housing in the HOME-ARP program. However, HOME-ARP funds may be used to acquire and rehabilitate such structures into HOME-ARP rental housing.

The American Rescue Plan suspended the maximum per-unit subsidy limit for HOME-ARP units, enabling HOME-ARP funds to pay the entire cost to acquire, rehabilitate and/or construct the HOME-ARP rental units, eliminating the need for the HOME-ARP units to support debt.

Not more than 30 percent of the total number of rental units assisted with HOME- ARP funds may be restricted to households that are low-income as defined in 24 CFR 92.2 ("low-income households"). These units may only be located in projects containing HOME-ARP units restricted for qualifying populations. The HOME-ARP rental units occupied by low-income households must operate under the regulations applicable to HOME rental units at 24 CFR 92.252 (i.e., be occupied by low-income households and bearing a rent not greater than the lesser of:

- The Fair Market Rent for existing housing for comparable units in the area, as established by HUD, or
- A rent equal to 30 percent of the adjusted income of a family with annual income at 65 percent of median income for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit).

ELIGIBLE COSTS

HOME-ARP funds may be used to pay for up to 100% of the following eligible costs associated with the acquisition and development of HOME-ARP rental units:

1. Development hard costs include the actual cost of constructing and rehabilitating housing to meet applicable property standards. Eligible development costs also include site improvements, utility connections, and costs to construct or rehabilitate laundry and community facilities located within the same building as the HOME-ARP housing.
2. Acquisition including the costs of acquiring improved or unimproved real property.
3. Related soft costs including reasonable and necessary costs associated with the financing, development, acquisition, or rehabilitation of HOME-ARP rental housing.
4. Relocation costs as defined in 24 CFR 92.206(f), 24 CFR 92.353, and described in HUD Notice CPD-21-10.

MINIMUM ASSISTANCE

The minimum amount of HOME-ARP funds that must be invested in a rental housing project is \$1,000 per HOME-ARP units in the project as established in 24 CFR 92.205(c).

ACCEPTANCE OF HOUSING SUBSIDY

Projects may not discriminate against potential tenants based on source of income. Projects may not deny applicants on the sole basis of having a Housing Choice Voucher or rental subsidy provided by a government or not-for-profit organization. Projects are not required to accept all tenants with such subsidies if they do not otherwise meet tenancy requirements.

LEASE AND TENANT PROTECTIONS

A written lease must be executed between the tenant and the owner of rental housing assisted with HOME-ARP funds that is for a period of not less than one year. If the tenant is a Section 8 Voucher or Certificate user, the lease may be the same Section 8 lease that would be signed with any property owner. The lease may not contain any of the prohibited lease terms outlined in 24 CFR 92.253.

See additional lease requirements outlined in HUD Notice CPD-21-10.

The Violence Against Women Act requirements apply to all HOME-ARP assisted rental housing.

WAIT LIST

The property management shall maintain an occupancy wait list for units restricted for QPs and low-income households. Individuals and households shall be added to the wait list in order of application date and considered for tenancy on a first-come, first-served basis.

LIMITING ELIGIBILITY TO SUBPOPULATIONS

Recipients must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.

INCOME

For qualifying populations, household income:

1. Is not a factor in initial occupancy of a unit;
2. Must be calculated at initial occupancy to determine the tenant's total contribution to rent, including utilities, or to determine eligibility for dual-subsidy (e.g., LIHTC) units; and
3. Must be calculated annually starting 1 year after initial occupancy to determine the tenant's total contribution to rent, including utilities.

For low-income households, household income:

1. Must be determined prior to occupancy to ensure the household meets the definition of low-income (less than 80% of Area Median Income adjusted for family size as published by HUD); and
2. Must be calculated annually starting 1 year after initial occupancy to determine the tenant's ongoing income eligibility and applicable rental contribution.

RENT LIMITATIONS

The maximum HOME-ARP rent, including utilities, depends on whether a HOME-ARP unit is restricted to qualifying populations or low-income households, and whether the unit is receiving project-based assistance or the tenant is receiving federal tenant-based rental assistance. Single room occupancy (SRO) units have different rent requirements than units with one or more bedrooms.

The rent for a HOME-ARP QP unit may not exceed the lesser of the Low HOME or Fair Market Rent as published annually by HUD. (This is equal to 30% of income of a family at 50% of the AMI for the area with adjustments for bedroom size).

The rent for a HOME-ARP low-income (LI) unit may not exceed the lesser of the High-HOME rent or Fair Market Rent as published annually by HUD. (This is equal to 30% of income of a family at 65% of the AMI for the area with adjustments for bedroom size).

When a tenant is receiving federal tenant-based rental assistance, the maximum rent is the rent permissible under the rental assistance program. When a HOME-ARP unit is receiving federal or state project-based assistance and the qualifying household is paying no more than 30% of adjusted income for rent including utilities, the maximum rent (including the tenant contribution) is the rent permissible under the project-based assistance program.

Project managers of HOME-ARP assisted units will use the Utility Allowance Schedules of the Housing Authority of the City of Yuma for its utility calculations.

PROPERTY STANDARDS

In accordance with 24 CFR 92.251, all units newly constructed with HOME-ARP funds must meet all applicable State and local codes, ordinances, and zoning requirements upon completion of construction and throughout the compliance period.

HOME-ARP -assisted new construction projects must meet residential building codes of the jurisdiction in which the home is located. In the absence of a local building code, the home must be constructed in conformity with the applicable codes of the City of Yuma, the lead entity of the YCHC.

For construction of multi-family residences, the housing must meet the accessibility requirements of 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. The housing must meet the design and construction requirements at 24 CFR 100.205, which implement the Fair Housing Act (42 U.S.C. 3601-3619); and meet the Site and Neighborhood Standards per 24 CFR Part 983.6(b).

The housing must be constructed to mitigate the impact of potential disasters (e.g., earthquakes, flooding,) in accordance with State and local codes, ordinances, or other local requirements. For multi-family new construction of more than 4 rental units, construction must include installation of broadband infrastructure, as this term is defined in 24 CFR 5.100.

Property rehabbed with HOME-ARP funds is subject to the property standards at 24 CFR 92.251 and the rehabilitation standards established by the Yuma County HOME Consortium Property Standards.

LABOR STANDARDS

Federal Labor Standards (Davis-Bacon Act) requirements apply to projects with 12 or more HOME-ARP assisted units. Projects with 12 or more HOME-ARP assisted units will also be subject to the overtime provisions of the Contract Work Hours and Safety Standards Act.

MINIMUM COMPLIANCE PERIOD

HOME-ARP rental units must comply with the HOME-ARP rental requirements for a minimum of 15 years, irrespective of the amount of HOME-ARP funds invested in the project or the activity undertaken.

Units assisted with HOME-ARP funds must comply with the requirements of HUD Notice CPD-21-10 throughout the minimum 15-year compliance period, including:

1. Units restricted for qualifying populations must be occupied by households that met the definition of a qualifying population at the time of initial occupancy. The household's contribution toward rent during this period must be affordable in accordance with Section VI.B.14 of HUD Notice CPD-21-10. The rents for these units must comply with the rent limitations established in the aforementioned Notice, including the rent provisions specified in 24 CFR 92.252(i)(2) for households whose income increases above 80 percent of area median income and whose contribution to rent complies with the requirements in Section VI.B.15 of the Notice.
2. Units available for low-income households must be continuously occupied by households who are income eligible. The rents for these units must comply with the rent limitations established in HUD Notice CPD-21-10, including the rent provisions specified in 24 CFR 92.252(i)(2) for households whose income increases above 80 percent of area median income.
3. The units must comply with the ongoing property condition standards of 24 CFR 92.251(f) throughout the compliance period as demonstrated by an on-site inspection within 12 months of project completion and an on-site inspection at least once every three years thereafter as required by 24 CFR 92.504.
4. Each household that occupies a HOME-ARP unit has an executed lease that complies with the tenant protections required in Section VI.B.19 of HUD Notice CPD-21-10.

COMMITMENT OF HOME-ARP FUNDS

Before committing HOME funds to a rental housing project, the Yuma County HOME Consortium will require that all necessary financing has been secured, a budget and schedule have been established, underwriting has been completed, and construction will start within 12 months of entering into an agreement with a project owner.

PROPOSAL INSTRUCTIONS

The fillable application form and a list of required attachments is available for download at <https://www.yumaaz.gov/government/community-development/neighborhood-services> or can be obtained by contacting Ray Roberson through email at ray.roberson@yumaaz.gov or by calling (928) 373-5185 or (928) 373-5187. A summary of Notice CPD-21-10, describing all federal regulations for HOME-ARP projects, is also available at the link provided above. Applicants are strongly encouraged to download and review the summary.

Eligible applicants must submit the proposal and completed project application, including all required exhibits and forms, to the City of Yuma, Neighborhood Services, on or before December 28, 2022 at 4:00 pm.

Applications received after the due date and time listed will be deemed non-responsive and will not be reviewed. Applicants will receive information and instruction from the City of Yuma, Neighborhood Services, on how to submit proposals electronically. Please contact Ray Roberson to receive the submittal link.

EVALUATION CRITERIA

Responses to this solicitation shall be evaluated by a review panel based on the following criteria:

| SCORING CRITERIA | MAX SCORE |
|--|------------------|
| Development Team Experience and Capacity <ul style="list-style-type: none"> • 3 or fewer similar projects in service • More than 3 similar projects in service • Similar projects in service in Yuma County • Experience developing HOME-Assisted projects • Project team comprised of experienced professionals with relevant expertise | 20 points |
| Property Manager Experience <ul style="list-style-type: none"> • Management of other multifamily complexes in Yuma County • Experience serving QP • Experience providing housing to low-income populations, housing assistance compliance • Experience managing HOME-assisted projects • Management team comprised of experienced professionals with relevant experience and expertise | 15 points |
| Need for HOME-ARP Funds and Use of HOME-ARP <ul style="list-style-type: none"> • HOME-ARP funds are leveraging additional resources to maximize community benefit • HOME-ARP funds are required to make the project financially feasible • Proposed amount of HOME-ARP funds are reasonable and necessary | 20 points |
| Readiness to Proceed <ul style="list-style-type: none"> • Proposed Development Schedule includes appropriate benchmarks and supports timely start-up and completion of project (financing secured, design stages, environmental review, etc.) • Applicant has site control or has a plan to obtain site control within a reasonable period of time • Applicant has addressed location and site considerations, such as zoning, utilities, topography, access, to assure construction startup within 12 months of funding commitment | 15 points |
| Project Proposal, Design <ul style="list-style-type: none"> • Project goals and population served align with the gap analysis and needs assessment outlined in the HOME-ARP Allocation Plan • Project has convenient access to public transportation, employment opportunity, medical facilities, groceries, shopping, schools, parks and public facilities • Narrative description of project design supported by site plan and elevations demonstrate the project will enhance the surrounding neighborhood | 10 points |
| Cost Estimate, Financial Projections, Budget <ul style="list-style-type: none"> • Development budget is thorough, complete • Budget estimates and projections are appropriate and reasonable for project design • Budget, pro-forma and other supporting documents indicate the project will meet underwriting guidelines outlined in Notice CPD-21-10 • Applicant provides a plan to ensure sufficient operating funds to maintain the project throughout the compliance period • Project income plan is reasonable and realistic • Developers must demonstrate financial capacity to support the proposed project during construction, lease-up, and ongoing operations throughout the compliance period. | 20 points |
| TOTAL | |
| Bonus Points <ul style="list-style-type: none"> • Rental Assistance is provided • Developer is a CHDO or Non-profit • Support Services provided to QP tenants | 5 points each |

ADDITIONAL QUESTIONS

Questions regarding this solicitation should be submitted to ray.roberson@yumaaz.gov. Questions will be answered in the order received. Please allow up to two business days for a response.

Questions received less than three business days prior to the submission deadline may not receive a response. Applicants are strongly encouraged to attend the pre-proposal conference and ask questions at that time.