



**American Rescue Plan Act
State and Local Fiscal Recovery Funds for Affordable Housing Development
RFP Questions and Answers**

Q1: I have a property I want to sell to the County for affordable housing. What do I do next?

The County will not purchase properties for housing development. Please work with local housing agencies, non-profits, or real estate development companies that may be interested in your property for the purpose of affordable housing development.

Q2. How strict is the requirement to commence within 90 days of the commitment date?

Development teams should commit and must make a full faith effort to commence within 90 days. If there are delays out of the control of the contractor/developer, they must be communicated to the County ARPA team prior to the 90-day deadline. The County will consider each delay on a case-by-case basis to determine appropriate next steps.

Q3. Is there a requirement for the type of entity that receives these federal funds? Do they have to be a non-profit, for example?

While private developers may participate in the proposed projects, funding awards for and ownership of any ARPA-funded improvements will be restricted to nonprofits and political subdivisions.

Q4. What is the objective of the outreach for the Community Participation scoring category? We have been engaging partners and residents of the area; however, we want to make sure it aligns with the focus of this category.

Development teams are required to communicate with Tarrant County residents, neighborhood organizations, community members, elected officials, city staff, Tarrant County staff, and other partner agencies throughout the process. Development teams should outline how they will meet this objective.

Q5. What are the requirements for the Market Study? What do you expect to be the standard the County would want us to follow?

Market studies should include a property valuation analysis, which looks specifically at the target property to determine current and potential financial feasibility, and a market condition analysis, which examines the general condition of the multifamily real estate market in the property's target area. Development teams may submit the same market study used to secure financing for the proposed development.

Q6. Can the funds already raised and in the bank be considered a match?

Yes, so long as those funds may legally be used for the scope of work outlined in the RFP and will be solely dedicated to and expended toward the project identified in your proposal.

Q7. Are you familiar with any other developers that the county has worked with in the past that you recommend I contact? I am relatively new to the DFW area so would be great if you could refer me to some of the local developers/non-profits that could help with motel conversions.

See Q1. The County will not recommend specific developers.

Q8. How much ARPA funding is available for this RFP?

The Commissioners Court has not assigned a specific funding amount for this RFP.

Q9. We have a contract to purchase multiple units, approximately 50. If we would like to request funding for the acquisition and rehab of only 10 of the units, would the supportive housing restrictions be placed on only those 10 units, or the entire project? And if we need to close on the property prior to grant contract execution, will we still be reimbursed for the acquisition costs of the 10 units?

If awarded, the funding may be used for a fewer than the total number in the development. The housing restrictions apply to the units being funded through this RFP (e.g., if ARPA funding is awarded for 10 units, then 10 units will be restricted). No pre-award expenses will be reimbursed.

Q10. In regard to the specified match requirement of 25%, are there any restrictions on the source of the matching funds?

See Q6.

Q11. Can project-based vouchers be layered on ARPA units?

Yes.

Q12. What rental assistance other than PBVs (project-based vouchers) is considered robust for the purposes of the RFP?

Please reach out to the Continuum of Care and/or local housing authorities for additional rental assistance opportunities.

Q13. What documentation for supportive services is required? Would a commitment to engage in negotiations about a supportive service partnership be sufficient for the RFP submission?

Additional points may be awarded to proposals with a signed letter of commitment or a contingent contract.

Q14. What is the maximum MFI (median family income) level for an ARPA unit?

For purposes of this RFP, the maximum is 60% AMI (Area Median Income).

Q15. What is the maximum per-unit subsidy allowed for an ARPA request?

There is no established maximum, but best practice is to use HOME guidelines (see below). The intent of the RFP is to leverage the most funding possible.

2023 HOME Limits

2023 Limits for HOME Maximum Per Unit Subsidy			
Ft. Worth TX Field Office PJs			
Bedrooms	Section 234—Condominium Housing— Elevator Type	*High Cost Percentage (HCP) Cap	HOME Maximum Per-Unit Subsidy Limit
0	\$72,088	240%	\$173,011
1	\$82,638	240%	\$198,331
2	\$100,490	240%	\$241,176
3	\$130,002	240%	\$312,005
4+	\$142,701	240%	\$342,482

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