



**2024 Housing Needs
Request for Proposals
Home-ARP Affordable Rental Housing Development
and City Funding**

City of Sioux Falls
Housing Division
P.O. Box 7402
231 North Dakota Avenue
Sioux Falls, SD 57117-7402
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www.siouxfalls.gov



EQUAL HOUSING
OPPORTUNITY

HOUSING NEEDS REQUEST FOR PROPOSAL (RFP) APPLICATION**I. INTRODUCTION/PROJET OVERVIEW**

The City of Sioux Falls appropriated \$5.84 million supporting the rehabilitation and new construction of affordable rental housing. These funds will be used to assist individuals or households below 30 and 40 percent area median income(AMI) who are homeless or at risk of homelessness.

The 2024 Budget allocated \$4 million of General Funds to the Housing Needs Fund, and \$1.84 million in HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) administered through the U.S. Department of Housing and Urban Development (HUD), with the goal of reducing homelessness and increasing housing stability for qualifying populations and low-income households. Funding will be administered in the form of grants, low-or-no-interest loans, deferred loans, or forgivable loans (or a combination of).

Projects assisted with federal funding are subject to Federal Labor Standards which include, the Davis-Bacon Act (payment of prevailing wage rates) and the Copeland Act (antikickback of wages & submission of weekly certified payroll reports), as well as other provisions including 24 CFR 85.36 (bonding requirements), and Section 3 & M/WBE. Potential projects must align with the HOME ARP Final Rule (CPD-21-10) requirements which can be found at <https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>.

All written questions related to this RFP should be emailed to Housing@SiouxFalls.gov.

II. REQUESTED PROJECT SCOPE**Production or Preservation of Affordable Rental Housing**

funds may be used to acquire, rehabilitate, or construct affordable rental housing primarily for occupancy by households that meet the definition of one or more of the qualifying populations. Eligible rental housing includes but is not limited to manufactured housing, single room occupancy (SRO) units, and permanent supportive housing. All housing units newly constructed or reconstructed must meet Uniform Physical Conditions Standard (UPCS) and comply with all zoning ordinances and building codes adopted by the state and local government.

Project Requirements include:

- **Eligibility and Income Certification:** Projects must confirm potential tenants' status as a qualifying population and annual household income at initial occupancy. Tenant household income must then be recertified on an annual basis. •
- **Property Standards:** Rental units must comply with all rental property standards required in 24 CFR 92.251 paragraphs (a), (b), (c)(1) and (2), (e), and (f).
- **Rental Limitations:** The Rent may not exceed 30 percent of the adjusted income of a household whose annual income is equal to or less than 50 percent of the median income for the area, as determined by HUD (i.e., Low HOME Rents).
- **Changes in Income and Over Income Households:** A qualifying household whose annual income at the time of recertification is above 50 percent of median income for the area but below 80 percent of median income for the area must pay the rent specified in 24 CFR 92.252(a).

Funded projects in the Development of Affordable Rental Housing must be completed by December 31, 2026.

III. QUALIFYING POPULATIONS

Funds must be used to primarily benefit individuals or families from the following qualifying populations, which are defined in detail below:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a));

- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1))
- Other populations where providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;

Homeless as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning 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.

At risk of homelessness as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1) An individual or family who has an annual income below 30 percent of median family income for the area, as determined by HUD. Does not have sufficient resources or support networks, such as family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter.

IV. **PREFERENCES:**

The City will give preference to;

- agencies' working with or are themselves nonprofit organizations with a history of working to address housing challenges,
- affordability period of 20 or more years,
- projects that rehabilitate existing apartment buildings,
- connected services available within the applicants existing services, and
- applications that have mixed incomes throughout the building.

The City also prefers that the projects seeking funding do not exceed 50% of building units at below 30% and 40% of AMI. However, if the case management and connected services are available on site, this is a preference is waived.

V. **SCOPE OF SERVICES:**

The application should include;

- how the proposal will create additional affordable units at 30% and 40% of AMI,
- how the proposal will affect the project (what would the applicant do with the property or building without the funding),
- the amount of additional affordable units will be created and what population demographic they intend to serve,
- cost per unit constructed or rehabilitated (including acquisition cost),
- what percentage of the building will meet the affordability criteria,
- the size mix of targeted units,
- what connected services will be made available to tenants, and
- how the applicant will meet the compliance requirements of the program.

ADDITIONAL REQUIREMENTS:

Participants receiving funds will be required to participate in the 'Housing Hub' (coming in 2025), to advertise their units on a platform (non-exclusively) with case managers and navigators serving the qualifying population.

APPLICATION INSTRUCTIONS:

1. Each applicant must complete the application. No other forms or versions of this application will be accepted. Please answer all questions. Additional sheets may be attached if space is needed to complete the response. Attachments to support the project may be included.
2. A copy of the agency's Bylaws and/or Articles of Incorporation must be attached.
3. A narrative case for the project receiving HOME-ARP or city funding. This narrative shall address questions from the RFP.
4. Applicant shall provide all required signatures and dates on the Certification.
5. Submit one electronic copy of the application and 1 hard copy to:

Housing@Siouxfalls.gov

Housing Division

P.O. Box 7402

231 North Dakota Avenue

Sioux Falls, SD 57117-7402

All applications will be reviewed in the order they are received. Applications will be received on a continuous basis as funding allows. All nonprofit organizations are to include an audited financial statement with the application.

<p>Project Outcomes. <i>How will applicant measure the success of the proposed project, if funded?</i></p>	
<p>Intended Beneficiaries/Tenants. <i>How will the applicant ensure the proposed project will benefit individuals at or below 50% AMI Income (AMI)</i></p>	

3. Project Proposal

Development Schedule	Date(s)
Acquisition	
Construction Specifications and Cost Estimates	
Construction Start	
End Construction	
Project Completion	
Start of Rent-Up	
Achievement of Full Occupancy	

Project Type (Check all that apply)	Yes	No
Acquisition		
New Construction		
Rehabilitation		
Will the Project involve tenant and/or business relocation		
Post-construction, tenants will be offered connected services other than housing		

Unit Size (Number of bedrooms)	at or below 30% AMI	at or below 50% AMI	at or below 60% AMI	at or below 80% AMI
Total Units	0	0	0	0

4. Project Funding

Source of Funding	Amount	Expected Date of Commitment

5. Project Cost

Budget Item	Amount
Acquisition	
Sitework	
Hard/Construction Costs	
Developer Costs	
Reserves	

6. Owner Certification - The undersigned owner:

Warning: If you knowingly make a false statement on this form, you may be subject to civil penalties under Section 1001 of Title 18 of United States Code. In addition, any person who knowingly and materially violates any required disclosures of information is subject to civil penalty not to exceed \$10,000 for each offense.

I certify that I have read and understand all the instructions related to this application and the information provided is true and correct.

The undersigned owner, being duly authorized, hereby represents and certifies that the information set forth in this application, or in any revisions submitted thereto, and in any attachments, in support thereof, is true, correct, accurate and complete to the best of his/her knowledge and belief.

Signature of Director/Owner Date

Signature of Board President
Date

Certification must be signed by any and all owners.

Signature of Owner Date

Signature of Owner Date