

**ORANGE COUNTY
BOARD OF COMMISSIONERS**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: June 6, 2017

**Action Agenda
Item No. 6-b**

SUBJECT: Request for Proposal Award of \$2.5 Million of 2016 Bond Funds

DEPARTMENT: Housing Human Rights and
Community Development

ATTACHMENT(S):

INFORMATION CONTACT:

Annette M. Moore, (919) 245-2453

PURPOSE: To award the Request for Proposal ("RFP") #5228 for \$2.5 million of 2016 Affordable Housing Bond funds.

BACKGROUND: On November 8, 2016 an Orange County Referendum was approved by voters for five million dollars for affordable housing. On February 7, 2017 the BOCC approved release of an RFP for the use of \$2.5 million of the Affordable Housing Bond funds. The deadline for submitting a proposal for the bond funds was March 31, 2017. The following responses to the RFP #5228 were received:

**2016 Affordable Housing Bond Funds # RFP 5228
Responses to Request for Proposal**

PROPOSAL	REQUEST	PROJECT
Habitat for Humanity of Orange County	\$925,000	Parcel 3b of the Waterstone Residential Development
CASA	\$646,200	Merritt Mill East
CASA	\$746,500	Merritt Mill West
EmPOWERment	\$264,400	606 Bynum Street
EmPOWERment	\$211,300	116 Cole Street
Center for Homeownership and EDS, Inc.	Incomplete	N/A

A review committee consisting of the Deputy County Manager, Finance Director, Asset Management Director, Planning and Inspections Director, Housing, Interim Human Rights and Community Director, and a member of both the Affordable Housing Advisory Board and Orange County Housing Authority Board reviewed the applications using the criteria approved by the Board of County Commissioners. The total amount of the proposals received was \$2,793,400, which exceeded the \$2.5 million available by \$293,400. The review committee is recommending the following projects be awarded funding in the amounts provided below:

PROPOSAL	RECOMMENDED AWARD	LOCATION	DESCRIPTION	SCORE
Habitat for Humanity of Orange County	\$915,334	Parcel 3b of the Waterstone Residential Development, Hillsborough	24 Owner Occupied Townhomes for seniors ages 55 and above who earn between 30% and 80% of AMI (30% to 50% - 12; 51% to 60% - 8 and 61% to 80% - 4)	154.18
CASA	\$636,533	Merritt Mill East Chapel Hill	12 New construction rental units Under 50% AMI with a priority for homeless and disabled	146.95
CASA	\$736,833	Merritt Mill West Carrboro	16 new construction Rental units Under 50% AMI with a priority for homeless and disabled	147.93
EmPOWERment	\$211,300	116 Cole Street	Acquisition of 3 bedroom rental housing for single family Under 50% AMI	94.57
EmPOWERment	0	606 Bynum Street	Acquisition of rental housing for 2 families Under 60% AMI	89.71
Center for Homeownership and EDS, Inc.	0		Incomplete	N/A
Total	\$2,500,000		53 Units	

The RFP's were evaluated based on the scoring criteria adopted by the County Commissioners on February 7, 2017. The total number of points available was 215 in the following categories: Income targeting and special needs, local residency, leveraging, building design, community design, community sponsorship/support, project feasibility and developers expertise. Based on the scoring criteria, existing units scored lower than new construction and proposals that did not leverage funds from other sources also scored fewer points.

FINANCIAL IMPACT: The release of \$2.5 million in Affordable Housing Bond funds.

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goals are applicable to this item:

- **GOAL: FOSTER A COMMUNITY CULTURE THAT REJECTS OPPRESSION AND INEQUITY**

The fair treatment and meaningful involvement of all people regardless of race or color; religious or philosophical beliefs; sex, gender or sexual orientation; national origin or ethnic background; age; military service; disability; and familial, residential or economic status.

- **GOAL: ENSURE ECONOMIC SELF-SUFFICIENCY**
The creation and preservation of infrastructure, policies, programs and funding necessary for residents to provide shelter, food, clothing and medical care for themselves and their dependents.
- **GOAL: CREATE A SAFE COMMUNITY**
The reduction of risks from vehicle/traffic accidents, childhood and senior injuries, gang activity, substance abuse and domestic violence.
- **GOAL: ESTABLISH SUSTAINABLE AND EQUITABLE LAND-USE AND ENVIRONMENTAL POLICIES**
The fair treatment and meaningful involvement of people of all races, cultures, incomes and educational levels with respect to the development and enforcement of environmental laws, regulations, policies, and decisions. Fair treatment means that no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental and commercial operations or policies.
- **GOAL: ENABLE FULL CIVIC PARTICIPATION**
Ensure that Orange County residents are able to engage government through voting and volunteering by eliminating disparities in participation and barriers to participation.

RECOMMENDATION(S): The Manager recommends that the Board accept the funding recommendations of the review committee and authorize the County Manager to sign all necessary legal documents associated with the affordable housing funding awards following approval by the County Attorney's Office.