



Finance and Administrative Services Department – Purchasing Division

RFP Addendum No 3: Updates and Answers to Questions

September 7, 2023

ORANGE COUNTY RFP No 367-OC 5392
2023 Affordable Housing Bonds Funds, CIP Funds, and Surplus Property Application

To All Interested Applicants:

Orange County has extended the Application Submissions Deadline to: September 28, 2023, at 2:00 p.m.

Eligible Use of Funds:

In June 2023, the Board of County Commissioners (BOCC) allocated \$15 million in the Capital Investment Plan (CIP) for the development of affordable housing over the course of the ten-year CIP. These funds will be released in \$5 million increments, the first of which will be distributed this year (2023). This funding is combined with remaining affordable housing bond funds from 2016 to create a total of \$5,769,000 to be awarded through this Request for Proposal. This funding is available for General Affordable Housing Activities, including:

- o Construction or acquisition of single-family houses and townhomes constructed for affordable home buyers (inclusive of infrastructure, amenities, and other eligible costs)
- o Construction, acquisition, or repair of affordable multi-family units.
- o Homeowner repair and rehabilitation program.
- o Second mortgages

****Please note that this is not an exhaustive list, and other projects in the field of general affordable housing activities may also be considered for funding.**

1. What is the timeline for when the project must be completed by?

Response:

- A development agreement must be fully executed within 6 months from the date of county commissioner approval of funding.
- Projects must be completed in 24 months after the development agreement is executed.
- “All housing activities” is defined as the project scope for which the funding award was made.

2. Where on the application should I specify how much funding we are asking for?

Response: Please specify on your application the amount of funding that your organization or business is requesting.

3. The RFP requires a solid waste program fee verification. It is my understanding, after talking with staff in the Solid Waste Department, that this fee is based on units occupied. If the property is vacant, is this verification required?

Response: The verification is required even if the units are vacant.

4. Is there a requested amount cap per deal or per unit?

Response: Orange County does not have a hard limit cap per deal or per unit. The goal is to fund as many units as possible with the available funding.

5. Regarding the Application material requirement F "MBE Participation Plan" (p. 10, RFP). What all is required for this portion of the application?

Response: The applicant shall elaborate on their plan to support Minority and Women Business Enterprises (MBE and WBE) by providing opportunities for participation in the performance of the construction contracts.

6. Additionally, on p. 23 (RFP), there's a chart titled "Required for Area Benefit Activities (Infrastructure and Public Facilities)." We were unsure about that chart's purpose. Does the chart belong elsewhere in the application?

Response: If applicants are applying for infrastructure or public facilities projects, please complete the Required for Area Benefit Activities (Infrastructure and Public Facilities) table.

7. In section L of the Application checklist (p. 11, RFP), there are three subsections. We are wondering about the subsection titled "Management/Administrative Plan." Is there a portion of the application that corresponds to this requirement?

Response: This item refers to the project being applied for, please provide a plan for how the project will be administered and managed to completion.

Critical updated information may be included in Addenda to this RFP. It is important that all Applicants proposing on this RFP periodically check the Orange County's website <https://www.orangecountync.gov/bids.aspx> for any Addenda that may be issued prior to the bid opening date. All Applicants shall be deemed to have read and understood all information in this RFP and all Addenda thereto.

End of Addendum No 3.