



Beaufort Jasper Housing Trust Request for Proposals

Background

The Beaufort Jasper Housing Trust (BJHT) was created in 2023 to create and preserve affordable housing in Beaufort and Jasper Counties in South Carolina. BJHT has identified the creation of new affordable rental homes as a major focus and need. This Request for Proposals (RFP) is being made available to provide funds to developers interested in creating new affordable rental homes.

Information

BJHT is making \$1,134,102 available to assist with the creation of approximately 130 new rental homes. The funds must be used for the construction of new multifamily affordable rental housing units through new construction or the adaptive reuse of existing structures. This funding may support early pre-development activity, late staged project funding gaps or as a layer within a project's overall funding stack.

Funding under this program is available for eligible projects on a competitive basis. Project applications must be submitted by 5:00 p.m. on March 7, 2024. Projects will be scored and ranked according to the scoring criteria set forth in this RFP. Applicants can request up to the lesser of \$400,000 or \$9000 per each affordable rental home that is targeted to households with incomes less than or equal to 80% of the area median income (AMI). Funding will be made in the form of loans which may be paid back at selected interest rates or potentially forgiven. Applicants can identify preferred loan terms. It is anticipated similar RFP's will be issued in late summer 2024 and early spring 2025.

Project Criteria

Projects must meet the following requirements.

1. The Project must create new affordable rental housing units for households through new construction or the adaptive reuse of an existing building. Acquisition and rehabilitation of existing housing, or demolition of currently habitable housing for new construction on the same site is not allowed.
2. At least 60% of the units must be available for rent by households who earn 80% or less AMI for a period of 30 years.
3. The project must receive a score of at least nine (9) points using the scoring criteria set forth in this RFP.
4. Projects must be site-specific. Proposed site(s) cannot be changed or substituted, under any circumstances, from the initial site(s) proposed in the application.
5. Projects must have a minimum of four rental homes affordable to households who earn 80% or less AMI.
6. Projects must demonstrate a need for BJHT funds. Development costs are evaluated for necessity and reasonableness at the time of application and reviewed prior to closing.

7. Eligible project applicants must demonstrate experience and capacity to develop an eligible project as evidenced by the ability to own, construct, or rehabilitate rental housing developments.
8. Applicants must demonstrate the capacity to successfully develop the type of units and type of construction proposed in the application. Successfully developing means coordinating the planning, financing, and construction of a development through the receipt of Certificates of Occupancy and reaching stabilized occupancy. Applicants may use the experience of a consultant to meet these requirements.
9. Construction standards within projects shall comply with: Federal, State, and Local Laws including construction requirements and accessibility requirements, as evidenced by inspection reports and/or written approval from local code enforcement officials.

Applications

Eligible applicants: nonprofit housing developers, for-profit housing developers and public housing authorities. Applicants should complete and submit:

1. A Pro Forma (Exhibit A)
2. A description of the specific requested funding terms. This description should reflect one of the options within the loan terms outlined in the scoring criteria below.
3. Evidence of site control (such as a deed, purchase and sale agreement, or an option).
4. Evidence that the project fits within existing zoning rules or has received final local approvals.
5. A narrative that addresses each of the following items concerning the project:
 - a. Project Name
 - b. Legal address
 - c. Description of any existing structures and observable environmental concerns.
 - d. The planned number of total units and identification of the affordable units. This information should reflect one of the targeting options outlined in the targeting criteria below.
 - e. Development timeline or schedule. This information should be adequate to score the readiness criteria outlined below.
 - f. Identification of the affordability duration. This information should be adequate to score the affordability duration criteria below.
6. A narrative that addresses each of the following items concerning the developer:
 - a. Legal name
 - b. Contact person, mailing address, phone number and email address.
 - c. Current legal status
 - d. Brief history, staffing levels, primary activities, geographic area of operations, prior experience with affordable housing.
 - e. Qualifications and experience of developer's proposed project team including any consultants, architects, site planners, engineers, and contractors.
7. BJHT reserves the right to suspend, modify or terminate this program at any time; to request additional information from applicants; or to modify or negotiate the application requests.

Scoring Criteria

Scoring criteria will include four areas: requested loan terms; length of affordability; income targeting; and readiness. All applications in each funding round will be scored and ranked, with the highest scoring applications receiving available funding. Applications must score a minimum of 9 points.

1. Loan Terms

Loan Terms	Points
Loan at 5% balloon in three years	8
Loan at 5% balloon in four years	7
Loan at 5% balloon in five years	6
Loan at 2.5% balloon in three years	6
Loan at 2.5% balloon in four years	5
Loan at 2.5% balloon in five years	4
Loan at 0% balloon in three years	3
Loan at 0% balloon in four years	2
Loan at 0% balloon in five years	1
Loan at 2.5% forgiven in five years	0
Loan at 2.5% forgiven in twenty years	0

2. Affordability Duration Commitment

Affordability Duration	Points
60 years	6
45 years	3
30 years (minimum)	0

3. Targeting

Target	Points
50% of units for households with incomes equal to or less than 60% AMI and 50% of units for households with incomes equal to or less than 50% AMI or average income of households is equal to or less than 54% AMI.	8
100% of units for households with incomes equal to or less than 60% AMI or average income of households is equal to or less than 60% AMI.	6
20% of units for households with incomes equal to or less than 80% AMI and 80% of units for households with incomes equal to or less than 60% AMI.	4
50% of units for households with incomes equal to or less than 80% AMI and 50% of units for households with incomes equal to or less than 60% of AMI.	3
100% of units for households with incomes equal to or less than 80% AMI.	0

4. Readiness

Project Readiness	Points
Project has received local approvals	6
Construction starts in 2024	6
Construction starts in 2025	4
Construction starts in 2026	2
Construction starts in 2027	1

Submission

Applications will be accepted by email, info@bjht.org, until 5:00pm, March 7, 2024. All project applications will be scored and ranked with available funding to be provided to the highest scoring eligible applications. It is anticipated that a subsequent round of funding with similar funding levels will occur in August 2024 and February 2025.

Beaufort Jasper Housing Trust reserves the right to suspend or terminate this program at any time, to request additional information from applicants and to modify or negotiate the application requests. Applicants selected for funding will enter into funding agreements with Beaufort Jasper Housing Trust with terms acceptable to Beaufort Jasper Housing Trust.

Questions related to this RFP should be addressed to info@bjht.org or by calling 843-279-2446 (after 2-6-24).