



HOME-ARP Request For Proposals

Grants Management Department
101 West Abram Street
Arlington, TX 76010

Issue Date: April 4th, 2023

Response Deadline: May 4, 2023, 5 p.m. Central Standard Time

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PROCESS & TIMELINE	
PHASE ONE – Window of Opportunity for Assistance	
Request for Applications (RFP) Issued	Monday, April 4, 2023
Technical Assistance Workshop: Arlington City Hall - 3 rd Floor	Tuesday, April 18, 2023 10 a.m.
Technical Assistance Workshop: Arlington City Hall - 3 rd Floor	Tuesday, April 18, 2023 2 p.m.
Last day to submit questions at grantsmanagement@arlingtontx.gov	Thursday, April 20, 2023
Responses to Questions Posted to Website	Thursday, April 27, 2023
PHASE TWO – Deadline for Applications	
Deadline for Submission of Responses to the RFP via the Neighborhood Grants Management Portal.	Thursday, May 4, 2023 5 p.m. (CST)
PHASE THREE – Review, Evaluation & Recommendation Process	
Staff Review of Applications/Developer Responses	May 8– May 22, 2023
Community and Neighborhood Development Committee	June 13, 2023
City Council Consideration of Awards for Approval	June 27, 2023
PHASE FOUR – Agreement Contracting Process	
To be Completed on or before:	Construction and Certificate of Occupancy: No later than 24 months after Contract Execution Date.

HOME-ARP

Background

On March 11, 2021, President Biden signed the American Rescue Plan Act (ARP) of 2021 into law allocating \$1.9 trillion in relief to address the impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. Congress appropriated \$5 billion in ARP funds through the HOME Investment Partnership program (HOME-ARP) to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations.

On Sept. 20, 2021, the U.S. Department of Housing and Urban Development awarded the City of Arlington \$4,583,064 of funds from the HOME-American Rescue Plan Act of 2021 ("HOME-ARP"). HOME-ARP funds are to be used to help communities create affordable housing and services for people experiencing or who are at risk of experiencing homelessness.

For additional information about the HOME-ARP program regulatory requirements, visit: [Final HOME-ARP Implementation Notice \(hud.gov\)](#)

Purpose

The City of Arlington is seeking one or more respondents who will create 26 permanent supportive housing (PSH) units through renovation/conversion or new construction and collaborate to provide on-going supportive services for such households for a period of at least 20 years. Units can be a part of a larger development to promote mixed income usage. All projects must meet regulatory requirements and eligibility criteria established by HUD and the City of Arlington.

Through this RFP, the City is seeking proposals that demonstrate the capacity to act quickly and have expertise/experience in multiple areas – facility development (either acquisition and renovation or construction), ownership, and provision of supportive services. Collaboration of expertise to provide wrap-around supportive services is required.

Eligible Applicants

PSH Developers, Community Housing Development Organizations (CHODO's), Non-Profit Developers, For Profit Developers, and Sponsors with an established history of delivering services to low- to moderate- income households may apply for funding. All non-profit organizations must provide proof of non-profit status with supporting documentation from the IRS at the time of application to receive funding through the City of Arlington.

Funding Available

This RFP provides funding for up to \$3,250,000 for the development of affordable rental housing and \$645,600 for supportive services. The content herein outlines the requirements, selection process and information necessary to apply to the proposal request.

These funds are administered through the City of Arlington's Grants Management Department and designed to serve those at the greatest risk of instability. Funds will be distributed for those who are homeless as defined in 24CFR 91.6 for the development or rehabilitation of permanent supportive housing units.

Operating Guidelines

Each respondent will be responsible for the following:

- Identifying one or more potential properties
- Evaluating, purchasing, renovating, or constructing units within 24 months of contract execution
- Leasing PSH units
- Owning and operating property
- Collaborating to provide supportive services for such PSH units for a period of at least twenty (20) years

The City of the Arlington shall provide the final approval for the proposed sites. A deed of trust shall be placed on properties which specify a minimum 20-year designation as permanent supportive housing.

Permanent supportive housing (PSH) is defined as long term rental assistance coupled with long-term case management and low barriers to entry for households experiencing chronic homelessness. Those who fit into this category are disabled and have more than one year of homelessness. Based on local need, all PSH units should be either efficiencies or one-bedroom units. Housing should meet the adopted local building codes and state and federal guidelines for housing and accessibility.

The City of Arlington has implemented a community-wide process to address the needs of qualifying populations. Using this system, all individuals and families experiencing a housing crisis are assessed for need, prioritized, and matched to appropriate housing and support in the community. In terms of referral methods for HOME-ARP assistance, use of the Tarrant County Homeless Coalition's coordinated entry system, and the Arlington Housing Authority's Housing Choice Voucher program waiting list with other referral methods, consistent with HOME-ARP requirements are required.

Low-barrier tenant screening procedures and tenant selection plans must be implemented.

Tenants may not be screened out for active or a history of substance use, limited or no previous rental history, prior evictions, or a history of victimization (e.g., domestic violence, dating violence, sexual assault or abuse, stalking, or human trafficking). Any criminal background screening must be low-barrier and approved by the City of Arlington.

If the development will have project-based rental assistance, the management agent may not implement screening criteria based on credit history or a minimum income standard.

Supportive Services: Comprehensive case management and supportive services must be accessible to tenants where they live and offered in a manner designed to maximize housing stability, choice, and self-sufficiency. Services shall include but not be limited to case management, rental assistance, mental health support, dental care, substance abuse services, case management, employment training and transportation to meet the priority needs of this qualifying population.

Each selected respondent will determine its operating expenses based on the property or properties identified and acquired. As PSH, tenants cannot be asked to pay more than 30% of their income and lack of income cannot disqualify a tenant.

Eligible Activities

Eligible activities can include: acquisition, construction, and rehabilitation of affordable rental housing, including reconstruction as defined in 24 CFR 92.2. Acquisition of vacant land or demolition may be undertaken only with respect to a HOME-ARP project for which construction is expected to start within 12 months of commitment.

The goal is to develop and lease a minimum of 26 new units of PSH within 24 months of contract execution. Units can be a part of a larger development to promote mixed income usage. All projects must meet regulatory requirements and eligibility criteria established by HUD and the City of Arlington.

Preferences will be given to projects that are currently zoned as multifamily and that would benefit the area by being torn down or rehabbed.

Property acquisition is **not** an eligible predevelopment cost under HOME-ARP. A reimbursement of an outside nonprofit's pre-incurred property down payment costs with HOME-ARP funds is prohibited. Respondents should show site control through an Option to Purchase as part of their proposal submittal. For additional information on eligible activities refer to [24 CFR 92.206\(d\)](#)

Eligible costs covered by HOME funds *prior to the date of the HOME-commitment* include architectural, engineering, or related professional services required to prepare plans, drawings, specifications, or work write-ups. Section VI.B.5.d of [Notice CPD-21-10](#) extends those eligible

cost requirements to cover HOME-ARP as well.

Minimum Criteria for Receipt of Funding

The application must be completed in a professional and accurate manner, with all sections thoroughly completed and sufficient detail to demonstrate knowledge and capacity to carry out the proposed project.

Organizations must demonstrate the financial viability to operate a federally funded project strictly on a repayment basis. City of Arlington funds are awarded to organizations on a reimbursement basis only. This means that funds will be available to the organization *after* it has paid for eligible project costs. However, no costs incurred prior to contract approval may be reimbursed. A financially viable organization is one that can:

- Operate for a minimum of 90 days pending reimbursement without financial hardship;
- Demonstrate an existing and consistent cash flow; and
- Have a separation of duties for internal controls, etc.

Organizations must be in good standing with the City of Arlington, (i.e. have no outstanding reporting delinquencies, outstanding monitoring findings, or program/project capacity issues) in order to be considered for funding.

City of Arlington Geographic Targeting, Area Amenities, Energy Efficiency

- **Geographical Targeting**
Housing units must be located within the city limits of Arlington. Proposals should state which target area/s, if any, will be utilized for the proposed project/s.
- **Area Amenities**
Applicants should clearly show how the project will make a substantial impact on neighborhoods. For example, a substantial difference might be projects that include activities such as acquisition, demolition and new construction and/or re-constructing of projects in close proximity to transportation and other identified amenities.
- **Energy Efficiency**
Applicants should clearly detail any energy efficient designs, materials, or equipment used in the project. This should include, but not be limited to, the use of sustainable construction materials such as insulated concrete forms (ICF), reduced water usage, solar panels, effective storm water management, and/or creation of green space.
- **Innovative Partnerships**
Applications should demonstrate innovative partnerships that can provide support

services for housing stability, such as case management, rental assistance, mental health counseling, dental care, substance abuse services, case management, employment training and transportation to meet the priority needs of this qualifying population.

Application Process

Application Deadline

To be considered for funding, the complete application must be received by the deadline of Thursday, May 4, 2023, at 5 p.m. CST. Late submissions will not be accepted nor considered.

Minimum Requirements

Complete Compliant Proposal

Respondent must submit a complete proposal that addresses all applicable questions. Incomplete applications will not be reviewed.

Financial Capacity

All team members must demonstrate financial capacity to administer the program through the submission of complete financial statements for the past two years. Financial statements must be submitted for the developer, owner, management company, and primary supportive service provider(s).

Past Award Performance (if applicable)

Past award performance, including history of complying with federal, state and local guidelines, meeting benchmarks, and quality of work performed, and services provided will be considered. Any entity currently suspended, debarred or in default with the City of Arlington will be disqualified.

Commitment

By submitting a proposal, Respondent agrees to participate in all mandatory program trainings and meetings, if selected.

Nonprofit Status (Support Services)

Respondent must submit proof of their collaboration with organizations to deliver support services. Evidence of status as a certified 501(c)(3) or 501(c)(4) nonprofit must be provided.

Criteria for Decision Making

- | | |
|---|------------|
| 1. Developer Organizational Capacity..... | 25 Points |
| 2. Support Services..... | 15 Points |
| 3. Project Design, Development and Delivery | 30 Points |
| 4. Financial Capacity/Project Budget | 30 Points |
| Total Points Available..... | 100 Points |

Technical Assistance Workshops

Applicants interested in submitting a proposal are highly encouraged to attend a technical assistance workshop. These workshops will be held at the City Hall, 3rd floor, 101 W. Abram Street, Arlington, Texas, 76010, at the following dates/times:

- 10 a.m. April 18, 2023
- 2 p.m. April 18, 2023

An overview of program eligibility requirements and detailed explanations of how to submit an application via Neighborly, the software used by the City uses to administer the RFP process, shall be provided. Respondents will have the opportunity to ask questions about the funding considered under this RFP and applicable federal and City requirements.

Question and Answer Period

Any clarification desired by respondents regarding this RFP must be submitted via email to Sophona Coronado, Grants Coordinator I, by 5 p.m. CST. on Thursday, April 20, 2023. Please see the Contact Information section on page 14 for the relevant contact information. Responses to all questions will be published by close of business on Friday, April 27, 2023, on the City of Arlington Grants Management Department website [Grants Management - City of Arlington \(arlingtontx.gov\)](https://www.arlingtontx.gov/grants-management)

Review Criteria

Application Review and Selection

The review panel shall verify that the proposed project is an eligible activity as determined by HUD guidelines and includes required information. If a proposal is determined to be ineligible or incomplete, the applicant is informed, and the proposal shall be withdrawn from consideration. In cases where there is uncertainty as to the proposal's eligibility, the City's HUD representative may be consulted for a decision. Staff will evaluate proposals based on information provided in the submitted application and will not request missing information.

The review panel will evaluate all eligible proposals and applications will be ranked based on the criteria associated with the funding requested. Based on the rankings, the panel will make funding recommendations to the Community and Neighborhood Development Committee and City Council. The Community and Neighborhood Development Committee provides a mechanism by which community needs may be recognized, prioritized, and recommended to the City Council for funding. All decisions regarding funding by the Arlington City Council shall be final.

Limitations

The City of Arlington reserves the right to accept or reject any and all proposals received. In addition, the City reserves the right to negotiate with all qualifying organizations or to cancel in whole or in part a request for proposal if deemed in the best interest of City of Arlington. Any funds that have been awarded to projects will be de-obligated if not initiated in a timely manner and in line with the criteria outlined herein. Additionally, the City can disqualify any submission that may present a conflict of interest between the City of Arlington, applicant, or parties identified in the application.

Environmental Review

An environmental review must be completed per 24 CFR 50.4, 58.5, and 58.6 and the review must result in environmental clearance before the City can commit HOME-ARP funds to the project. The review will be completed by the City post application acceptance. Documentation of environmental clearance must be provided to the City for any projects that have already received environmental clearance. Information on HOME environmental review requirements can be found at: <https://www.hudexchange.info/programs/environmental-review/>

Monitoring and Regulatory Compliance

Recordkeeping

Accurate recordkeeping is crucial to the successful management of grant funded activities. Insufficient documentation is likely to lead to monitoring findings, and these findings will be more difficult to resolve if records are missing, inadequate, or inaccurate. Organizations receiving funding must complete an application for each household while maintaining supporting documentation in participant files. If it is determined at the time of monitoring that the supporting documentation is incorrect or insufficient, reimbursement will be denied for costs associated with any and all ineligible expenses.

Access to Records/Maintenance of Records

City staff, external auditors, HUD and the Comptroller General of the United States or their authorized representatives have the right to access all project records. Recipients of HUD funds must keep documentation on funded projects for the applicable timeframes listed in 24 CFR Part 92.

Inadequate Performance or Non-Compliance

If an organization and/or its HOME-ARP funded project are found to be in non-compliance

with federal regulations and/or with any of the terms stipulated in the contract, funding can be withheld until full compliance is achieved or permanently as deemed necessary by the City of Arlington. In the event that compliance cannot be achieved, funding may be terminated, and repayment may be required. Reimbursements, if any, will resume when acceptable reporting procedures are met as required by the City of Arlington.

If project performance is found to be substantially inadequate in meeting the stated objectives and measures, the organization may be required to submit a written explanation. Inadequate project performance may adversely affect funding awards and/or any future funding requests to the City.

Entities must repay any HOME-ARP funds invested in units that are 1) not completed within 24 months of project commitment, 2) not rented to eligible qualifying or low-income households within 12 months of project completion, or 3) terminated before completion or otherwise not compliant with the HOME-ARP rental requirements.

Conflict of Interest

The standards in 2 CFR Part 200, Subpart B Conflict of Interest, provide that no employee, officer, or agent shall participate in the selection, award, or administration of a contract supported by federal funds if a real or perceived conflict of interest would be involved. Such a conflict would arise when an employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein has a financial or other interest in the firm selected for an award.

A Certificate of Interested Parties Form 1295 is required for City contracts which require Council approval or are \$1 million or more (TEX. GOV'T CODE ANN. § 2252.908). This law became effective for contracts entered after January 1, 2016. All business entities applying for funding through this RFP must provide a signed and notarized Form 1295 prior to entering into a contract. Form 1295 can be accessed on the Texas Ethics Commission website at <https://www.ethics.state.tx.us/filinginfo/1295/>

Debarment & Suspension Status

The U.S. Department of Housing and Urban Development requires verification status of all contractors and non-profit agencies via the online System for Award Management (SAM) <https://www.sam.gov>. Any parties listed by SAM as debarred or suspended are not eligible to apply for CDBG funding.

Fair Housing

"It is the policy of the City of Arlington to promote, through fair, orderly and lawful procedures, the opportunity for each person to obtain housing without regard to his/her race, color, religion, national origin, sex, disability, or familial status. This policy is grounded upon a recognition of the right of every person to have access to adequate housing of his/her own choice without regard to race, color, religion, national origin, sex, disability, or familial status. Further, this policy is based upon a recognition that the denial of such rights through considerations based upon race, color, religion, national, origin, sex, disability, or familial status is detrimental to the health, safety, and welfare of the inhabitants of the City of Arlington and constitutes an unjust denial or deprivation of an inalienable right which is within the power and proper responsibility of government to prevent." (City of Arlington Ordinance No. 06-082)

Davis Bacon Requirements

Respondent acknowledges that any contract for the construction of affordable housing with 12 or more units assisted with HOME-ARP funds will be subject to the Davis-Bacon Act.

Section 3

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons. The Section 3 requirements apply based on the amount of housing and community development funding provided by one or a combination of two or more different applicable HUD programs exceeding the \$200,000 threshold.

City of Arlington Policy and Practices

Unique Entity ID Number

Since this project involves Federal grant funds, Contractor and all subcontractors will be required to obtain a Unique Entity ID Number. Contractor will be required to submit his/her UEI number to City prior to contract award. The contract will not be awarded if Contractor does not or cannot obtain a UEI number. It will be the responsibility of the Contractor to ensure that all subs have a UEI number to submit to the City. Subcontractors' UEI number will be required at time of prequalification verification of the subs.

You will need to provide the following information:

- Legal Name

- Headquarters name and address for your organization
- Doing business as (DBA) or other name by which your organization is commonly known or recognized
- Physical Address, City, State and Zip Code
- Mailing Address(is separate from Headquarters and/or physical address)
- Telephone Number
- Contact Name and Title
- Number of Employees at your physical location

Additional information is available at [SAM.gov | Home](#) or [Unique Entity Identifier Update | GSA](#)

Issuance of Addenda

Any changes to the RFP will be communicated via email to all potential applicants who have attended a technical assistance workshop. Such changes will also be published on the Grants Management Department webpage on the City of Arlington website at [Funding Opportunities – City of Arlington \(arlingtontx.gov\)](#). Sole issuing authority of addenda shall be vested with the City of Arlington Grants Management Department. Applicants shall acknowledge receipt of all addenda within their application.

Grant Administration

All project funding will be provided on a reimbursement basis. Specific terms will be negotiated based on an underwriting review. Successful applicants will be notified in writing of their selection and the amount of funds awarded. Entities selected to receive funding will be required to enter into a written agreement with the City of Arlington. Entities are obligated to fulfill the requirements of the written agreement, including complying with all applicable federal requirements as well as Grants Management Department standard policies based on the type of activity under consideration. All projects are subject to HUD Environmental Review Requirements which (dependent upon the activity and number of projects awarded through this RFP) may take from 60 to 180 days to complete. Completion of a Phase I environmental site assessment may be required but cannot be substituted for the HUD-required review process. In addition, all services or work carried out under a written agreement awarded as a result of this Request for Proposal must be completed within the scope, time frames, and funding limitations specified by the written agreement.

For questions contact:

Sophona Coronado, Grants Coordinator I
City of Arlington
Grants Management
grantsmanagement@arlingtontx.gov
Office: 817-459-6238

Exhibit A - Federal Requirements

Respondent understands that it must comply with the federal requirements described in the RFP and listed below and must have knowledge of the HOME-ARP requirements related to CHDOs and Rental housing, including but not limited to the requirements listed below:

- a. Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 CFR part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.”
- b. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- c. Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.
- d. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Respondents that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.
- e. 24 CFR 92, the HOME Investment Partnerships Program
- f. CPD-21-10, Requirements for the Use of Funds in the HOME-American Rescue Plan Program.
- g. Waivers and the Alternative Requirements For Implementation of the HOME American Rescue Plan (HOME-ARP) Program, dated September 8, 2021.
- h. EO 13166, signed on August 11, 2000, directs all federal agencies, including the

Department of Housing and Urban Development (HUD), to work to ensure that programs receiving federal financial assistance provide meaningful access to Limited English Proficient (“LEP”) persons.

- i. The Violence Against Women Act (VAWA) requirements as modified by 24 CFR 92.359 (b) and (c).
- j. The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821–4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851–4856), and implementing regulations at 24 CFR part 35 subparts A, B, J, K, M and R.
- k. 31 U.S.C. 1352, Byrd Anti-Lobbying Amendment.
- l. Applicable Portions of 2 CFR 200, Uniform Administrative Requirements, Cost Principle and Audit Requirements for Federal Awards, which includes but is not limited to the following requirements:
 - i 2 CFR 200.501, Audit requirements.
 - ii 2 CFR 200.113, Mandatory Disclosures.
 - iii 2 CFR, 200.62, Internal Controls.
 - iv 2 CFR, 200.318, General Procurement Standards and Conflict of Interests.
 - v Federal Funding Accountability and Transparency Act of 2006 or Transparency Act—Public Law 109-282, as amended by section 6202(a) of Public Law 110-252 (31 U.S.C. 6101), which includes requirements on executive compensation, and also requirements implementing the Act for the non-Federal entity at 2 CFR part 25 Financial Assistance Use of Universal Identifier and System for Award Management and 2 CFR part 170 Reporting Sub-award and Executive Compensation Information.
 - vi 2 CFR 200.326, Bonding Requirements
- m. 24 CFR 92.351, Affirmative Fair Housing Marketing Plan for rental projects containing five (5) or more HOME-assisted housing units.
- n. 24 CFR 92.219 and 24 CFR 92.220, Matching Contributions.
- o. 24 CFR 92.206 (d)(5), Rent-Up Reserve.
- p. 24 CFR 92.356(f), Conflict of Interest.
- q. 24 CFR 92.251, Property Standards.
- r. 24 CFR 92.252, Affordability Period Requirements.
- s. The Davis-Bacon Act requires that workers on certain Federally assisted developments receive no less than the prevailing wages being paid for similar work. Prevailing wages are computed by the U.S. Department of Labor and are issued in the form of a Federal wage decision for each classification of work. The Davis-Bacon Act will apply to awards for the following types of projects: (1) rehabilitation or new construction of a residential property containing twelve (12) or more HOME-assisted units; and (2) affordable housing containing twelve (12) or more units assisted with HOME Funds regardless of whether HOME Funds are used for construction or non-construction activities. Such property may be one (1) building or multiple buildings owned and operated as a single development. Any such contract or award must also be subject to the overtime provisions, as applicable, of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701).
- t. 24 CFR 92.300(a)(2), Use of CHDO proceeds.
- u. 24 CFR 92.503(b), Requirements related to recaptured funds.

- v. 24 CFR 252(f)(2) and (f)(3), Rent limits and occupancy levels, changes in rent.
- w. 24 CFR 92.2, Definition of CHDO.
- x. 24 CFR 5.609 and 24 CFR 5.611(a), Income calculations.
- y. 24 CFR 92.253 (a) and (b), Lease and Prohibited Lease Provisions.
- z. 24 CFR 300, CHDO requirements.
- aa. 24 CFR 353, 92.353 Displacement, relocation, and acquisition.

Exhibit B - HOME Rent Limits

2022 HOME PROGRAM RENTS							
Fort Worth-Arlington, TX HUD Metro FMR Area							
PROGRAM EFFICIENCY	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
LOW HOME RENT LIMIT	\$791	\$848	\$1017	\$1175	\$1311	\$1446	\$1582
HIGH HOME RENT LIMIT	\$939	\$1064	\$1269	\$1492	\$1645	\$1797	\$1949
For Information Only:							
FAIR MARKET RENT	\$939	\$1064	\$1269	\$1685	\$2098	\$2413	\$2727
50% RENT LIMIT	\$791	\$848	\$1017	\$1175	\$1311	\$1446	\$1582
65% RENT LIMIT	\$1008	\$1081	\$1299	\$1492	\$1645	\$1797	\$1949

HOME Rent Limits are subject to change and will be verified prior to entering into a contract with an applicant. The Limits can be accessed at: [HOME Rent Limits - HUD Exchange](#)

Exhibit C - HOME Income Limits

2022 ADJUSTED HOME INCOME LIMITS								
Fort Worth-Arlington, TX HUD Metro FMR Area								
PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
30% Limits	\$19000	\$21700	\$24400	\$27100	\$29300	\$31450	\$33650	\$35800
Very Low Income	\$31650	\$36200	\$40700	\$45200	\$48850	\$52450	\$56050	\$59700
60% Limits	\$37980	\$43440	\$48840	\$54240	\$58620	\$62940	\$67260	\$71640
Low Income	\$50650	\$57850	\$65100	\$72300	\$78100	\$83900	\$89700	\$95450

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