

**The Coronavirus State and Local Fiscal
Recovery Funds (SLFRF)
Under The American Rescue Plan Act
(ARPA)**



Notice of Funding Availability (NOFA)
(Affordable Housing and Related Services)

Release of Application Packet: December 10, 2021

Applications Due: January 10, 2022

INFORMATION ONLY

**APPLICATIONS ARE NO
LONGER BEING ACCEPTED**

Table of Contents

❖ Notice of Funding Availability	Page 3
❖ General Guidelines	Page 4
❖ Application Guidelines	Page 9
▪ Purpose	
▪ Planning and Submission	
▪ Distribution	
▪ Staff Consultation	
▪ Deadline for Submission	
❖ NOFA Application Instructions	Page 10
▪ Application Checklist	
▪ Attachments	
❖ Summary of Evaluation Criteria	Page 10
❖ Cover Sheet	Page 11
❖ Application Checklist	Page 12
❖ Application	Page 13
❖ Attachments	
▪ Evaluation Criteria (Attachement A)	Page 24
▪ Consolidated Plan – Boundaries for Priority Areas (Attachment B)	Page 27
❖ Exhibits	
▪ HUD FY2021 Income Limits	Page 28
▪ HUD Fair Market Rents	Page 29
▪ 2022 Proposed Residential Neighborhoods	Page 30
▪ 2022 Proposed and 2021 Certified Assessments	Page 31
▪ 2021 Proposed Residential Neighborhoods	Page 35



NOTICE OF FUNDING AVAILABILITY

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) Under The American Rescue Plan Act (ARPA)

The City of Richmond is issuing this Notice of Funding Availability (NOFA) for the allocation of funding provided by the American Resuce Plan Act (ARPA). On March 11, 2021, the American Rescue Plan Act was signed into law, and established the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund, which together make up the Coronavirus State and Local Fiscal Recovery Funds (“SLFRF”) program. This program is intended to provide support to State, territorial, local, and Tribal governments in responding to the economic and public health impacts of COVID-19 and in their efforts to contain impacts on their communities, residents, and businesses. The City of Richmond’s ARPA Spending Plan was approved by City Council on October 25, 2021. The funds are to be used in response to the disease itself or the harmful consequences of the economic disruptions resulting from or exacerbated by the COVID-19 public health emergency and cannot be grossly disproportionate to the harm experienced. This funding is intended for projects that will align with “Building Stronger Communities Through Investments in Housing and Neighborhoods”. The ARPA grant applications must be for pojects that will have a direct impact on providing services to address homelessness such as supportive housing; to improve access to stable, affordable housing among unhoused individuals and families; affordable housing development to increase the supply of affordable and high-quality housing units; housing vouchers, residential counseling, or housing navigation assistance to facilitate household moves to neighborhoods with high levels of economic opportunity and mobility for low-income residents and to help residents increase their economic opportunity and reduce concentrated areas of low economic opportunity.

Application packages will be available beginning December 10, 2021 on the City of Richmond’s website: <https://www.rva.gov/>. To request an application by email or for a paper copy, please contact Ms. Gale Jones via email at Gale.Jones@richmondgov.com or via phone at (804) 646-7744. Applicants must submit their applications electronically to Ms. Sherrill Hampton, by email at Sherrill.Hampton@richmondgov.com. **Please submit all applications and attachments in a single compressed file.**

All proposals and applications must be received no later than 4:30 p.m. on Monday, January 10, 2022. Faxed applications and late submissions will **not** be accepted.

The City will host a **mandatory virtual workshop** for existing grantees and developers on Thursday, December 2, 2021 from 10:00 a.m.-12:30 p.m. A second **mandatory virtual workshop** for the general public will be held on Thursday, December 9, 2021 from 10:00 a.m.-12:30 p.m. All entities that will submit an application must attend the virtual workshop. Please contact Gale Jones (Gale.Jones@richmondgov.com) or via telephone at (804) 646-7744 by **4:00 p.m. on December 8, 2021** to register for the workshop. The workshop link and materials will be sent on the evening of December 8, 2021.

Please direct all questions to the Department of Housing & Community Development at (804) 646-1766. The City of Richmond does not discriminate on the basis of disability status in the admission or access to its programs. Virginia Relay Center - TDD users dial 711. **Disclaimer/Disclosure: The City of Richmond reserves the right to award funding other than what has been requested by an applicant, at its discretion, for projects that meet an**

immediate need, priority or goal of the City, and is an eligible activity as permitted by the City's general provisions for ARPA funding.



GENERAL GUIDELINES FOR ENTITIES APPLYING FOR THE CITY OF RICHMOND'S FIRST TRANCHE ARPA FUNDING CYCLE *(AFFORDABLE HOUSING AND RELATED SERVICES)*

Eligible uses must be in response to the disease itself or the harmful consequences of the economic disruptions resulting from or exacerbated by the COVID-19 public health emergency and cannot be grossly disproportionate to the harm experienced. **(Excerpt from the US Department of Treasury's Interim Final Guidance.)**

The City of Richmond's Housing and Community Development Department (HCD) will utilize the following broad categories to describe eligible uses for funding under its first tranche of ARPA funds. The language below is also taken directly from the *Treasury Department's Interim Final Guidance*:

- **Building stronger communities through investments in housing and neighborhoods** are eligible services. These include but are not exclusive to:
 - a) **Services to address homelessness** such as supportive housing, and to improve access to stable, affordable housing among unhoused individuals;
 - b) **Affordable housing development** to increase supply of affordable and high-quality living units; but cannot be used for demolition; and
 - c) **Housing vouchers, residential counseling, or housing navigation assistance** to facilitate household moves to neighborhoods with high levels of economic opportunity and mobility for low-income residents, to help residents increase their economic opportunity and reduce concentrated areas of low economic opportunity
- **Specifically, the eligible uses for this tranche of City of Richmond's ARPA funding must benefit low and moderate income persons as defined by HUD and include the following.** (Note that not all eligible uses under ARPA are permitted uses under the City's program. In addition, the City reserves the right to make revisions, without prior notice, when the Final Rule is issued and/or given changes in community impacts based on the COVID-19 pandemic, as well as local needs. However, the City

of Richmond will provide notice of revisions made within ten (10) days of their implementation.

- New construction and/or preservation of rental properties. However, demolition is **not** an allowable expense per Treasury's Interim Final Guidance. **Projects under this category of activities will receive priority consideration for funding.**
- New construction of single-family homes. However, these type projects should include implementation of an innovative solution to solving the homeownership gap and bringing equity. Applicants may include a request for down payment assistance up to \$25,000 per home in a second mortgage or include a letter of collaboration from HOME, Inc., as it relates to the provision of down payment assistance.
- Gap funding for existing single-family homeownership projects that are currently underway and given the impact of COVID, including disruptions in the supply chain, have an increase in construction cost. Applications must clearly articulate the amount of additional subsidy needed per unit.
- Owner-occupied housing rehabilitation activities will **not** be allowed under this tranche of ARPA funding.
- Housing-related services but this will **not** include funds to mitigate evictions as the State is supplying funding for this activity and there is the COR's Non-Departmental awards. Eligible activities under this permitted use includes funding for homeless services, housing counseling and asset stabilization for both renters and single-family owners, as well as new homebuyers. As it relates to homelessness, **priority will be given to projects that further the strategies articulated in the 2020-2030 Plan to End Homelessness and recommendations received from the GRCoC based on the aforementioned Plan and learnings from pandemic-related operations (expansion of the *Homeless Connection Line* hours and associated staffing, general increase of emergency shelter beds and expansion of medical respite services, including an increase in non-congregate beds with medical and behavioral health supports, etc. In addition, applications for post-purchase and asset stabilization activities for low and moderate income homeowners. Priority will be given to projects that provide counseling services to persons living in neighborhoods or communities where the assessed property value has increased 15% or more and/or that have a disproportionate impact from COVID-19. Up to \$5,000 is allowed for direct assistance to clients under the post purchase and asset stabilization program component. Applicants should note that when providing direct cash assistance to clients, consider whether, and the extent to which, the household has experienced a negative economic impact from the pandemic. Additionally, direct cash assistance must be reasonably proportional to the negative economic**

impact they are intended to address. Furthermore, HCD asks applicants selecting the Post Purchase and Asset Stabilization activity to conduct or host “Legal Information Workshops” where participants can acquire free wills. Therefore, HCD encourages collaboration with local legal aid offices and the Bar Foundation

➤ **Ineligible Uses:** (While some of these activities may be eligible under ARPA, they are not permitted uses under this round of the City’s ARPA Program. The City is using its ARPA funding to address needs previously identified and that meet goals articulated in our various housing plans, which have been seriously impacted by COVID-19, as well as seek to enhance alignment of its available resources as it relates to furthering affordable housing opportunities given the pandemic).

- Expenses incurred prior to March 3, 2021 (only relates to the permitted use of gap subsidy for existing single-family homeownership construction projects as applications should be for new or expansion activities)
- Demolition activities
- Owner-occupied rehabilitation activities
- Eviction diversion activities
- Payment of property taxes
- Assistance to unemployed workers, state unemployment insurance trust funds
- Educational disparity assistance
- Premium Pay
- Revenue Loss
- ARPA funds cannot be used as a non-federal match for other federal programs, especially where it is explicitly prohibited
- Community violence prevention programs
- Rainy day funds, financial reserves or similar funds
- Satisfaction of any obligation arising under or pursuant to a settlement agreement, judgment, consent decree, or judicially confirmed debt restructuring plan in a judicial, administrative, or regulatory proceeding, except to the extent the judgment or settlement requires the provision of services that would respond to the COVID-19 public health emergency

➤ **Additional items to note for entities submitting an application:**

- Priority will be given to projects that provide affordable housing or housing-related services to persons at or below 50% of the Area Median Income (AMI). This priority income target may also be accomplished by utilizing income averaging as it relates to affordable housing development.
- Collaborative applications between entities are encouraged.

- Eligible applicants include nonprofits w/federal tax-exempt designation as well as for-profit developers undertaking affordable housing development activities.
- All applications must clearly address how the proposed project meets or is in direct response to the harmful consequences of the economic disruptions resulting from or exacerbated by the COVID-19 public health emergency.
- Leveraging is a must and should be succinctly shown in the required Project Leveraging Table.
- ARPA funds must be used for new services or an expansion of an existing service or completion of an existing project impacted by COVID. All applicants must employ an unduplicated counting of beneficiaries, especially where they are utilizing other federal and/or local funding.
- The deadline for obligating funds is **September 30, 2024** and the deadline for project completion and expending all funds is **September 30, 2026**.
- Environmental reviews will be required but based on the following protocols:
 - For projects related to services, no ERR is required as it relates to NEPA requirements. However, HCD staff will review the activities listed in the Item Plans/Contracts and make a final determination and note the project files accordingly.
 - For projects related to single family development projects (1-4 units), a modified ERR that looks at flood plain, wet lands, Section 106 for Historic Review, noise issues and site contamination using EPA's Enviromapper on the HUD website.
 - For single family projects involving five (5) or more units and multi-family rental projects, a full environmental assessment following the Part 58 guidelines for NEPA will be required. However, the environmental reviews are an allowable expense for projects involving rental development, preservation or single-family homeownership activities and should be included in the application's line item budget.
- Market studies are required for all development or preservation projects and are an allowable expense and should be included in the application's line item budget. Note that all market studies are due within 60 days of funding award and all funding awards are conditional on receipt of a market study that clearly depicts market need for the proposed project.
- All rental and homeownership projects must include a marketing plan with their application.
- For rental housing preservation projects, if there are existing tenants, a relocation plan should be included with the application for funding. Also relocation costs are an allowable expense and should be included in the line item budget for the project.

- Funding assistance may be in the form of a grant, low interest loan or other form and will be determined by the City of Richmond on a project-by-project basis.

➤ **Associated Documents:**

- City of Richmond's Ordinance for ARPA Spending Plan <https://richmondva.legistar.com/View.ashx?M=F&ID=9913787&GUID=F43E3F79-1319-46F6-AB44-566A30429638>
- Treasury Interim Guidance <https://www.govinfo.gov/content/pkg/FR-2021-05-17/pdf/2021-10283.pdf>
- 2020 -2030 Strategic Plan to End Homelessness https://www.rva.gov/sites/default/files/2021-02/RVA_Strategic_Plan_To_End_Homelessness_Final_05_11_2020.pdf
- Richmond300 https://www.rva.gov/sites/default/files/2021-03/R300_Adopted_210331_0.pdf

APPLICATION GUIDELINES

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF)

Under The American Rescue Plan Act (ARPA)

Purpose

The City of Richmond is utilizing a competitive application process to allow organizations and developers to apply for funding that meet critical needs through housing, economic and community development activities. Funding is made available through the City's ARPA Funding Program.

Eligible uses must be in response to the disease itself or the harmful consequences of the economic disruptions resulting from or exacerbated by the COVID-19 public health emergency and cannot be grossly disproportionate to the harm experienced. These funds are to be allocated to projects that can be completed within four years. The funding will be available on a competitive basis to the following types of organizations: non-profits, Community Housing Development Organizations (CHDOs), for-profit developers, economic development, housing or human service agencies, and/or organizations with federal tax-exempt status. The use of the funds is to support activities that is intended for projects that will align with "Building Stronger Communities Through Investments in Housing and Neighborhoods". The ARPA grant applications must be for projects that will have a direct impact on providing services to address homelessness such as supportive housing; to improve access to stable, affordable housing among unhoused individuals and families; affordable housing development to increase the supply of affordable and high-quality housing units; housing vouchers, residential counseling, or housing navigation assistance to facilitate household moves to neighborhoods with high levels of economic opportunity and mobility for low-income residents and to help residents increase their economic opportunity and reduce concentrated areas of low economic opportunity.

This funding round is to award \$10,000,000 through a competitive application process.

I. Planning and Submission

A. Distribution - Application packages will be available on the City of Richmond's website: <https://www.rva.gov/>. To request an application by email or for a paper copy, please contact Ms. Gale Jones via email at Gale.Jones@richmondgov.com or via phone at (804) 646-1766.

B. Staff Consultation - Staff members are available to discuss proposed projects, the application process, and other issues over the phone or in person. Appointments are required or via a TEAMS meeting. Please call Sherrill Hampton at (804) 646-6822 or Michelle Peters (804) 646-3975.

Language Assistance Information

Office of Multicultural Affairs –(804) 646-0145

C. Deadline for Submission – NOFA Applications for ARPA Funds must be submitted no later than 4:30 p.m. on Monday, January 10, 2022. Applicants must submit their application electronically to Ms. Sherrill Hampton, by email at Sherrill.Hampton@richmondgov.com. Submit applications and attachments in a single compressed file.

II. NOFA Application Instructions - In an effort to simplify the preparation and review of applications, there is one application format for all proposals. Please check the appropriate funding type and complete the appropriate sections of the application. An application packet for each project that an applicant proposes to receive funding for must be submitted. Applications are to be submitted electronically in a compressed file to Ms. Sherrill Hampton at Sherrill.Hampton@richmondgov.com. Please read all of the information carefully before submitting.

- a. **Application Checklist**- The Application Checklist should be used to ensure that a completed application is being submitted.
- b. **Attachments** - All attachments must be provided, and the attachments should be kept to a minimum. All necessary information should be placed on the application forms. Other documents cannot replace the application. All attachments should be submitted with the application in a compressed file sent to Sherrill.Hampton@richmondgov.com.

III. Summary of Evaluation Criteria (See Attachment A)

- a. A joint review process will be conducted by HCD staff and the Affordable Housing Trust Fund (AHTF) Board.

The evaluation consists of a four-part, 100-point evaluation criteria, with the opportunity for applicants to gain ten (10) bonus points. Applications are evaluated based on the following criteria: **Project Feasibility (40 points)**, **Income Targeting/Special Populations Served (25 points)**, **Leveraging and Affordability (25 points)** and **Objectives and Linkages (10 points)**.



Cover Sheet

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) Under The American Rescue Plan Act (ARPA)

1. **Program Funds Requested: (Remember an application is required for each proposed project).**

ARPA PROJECT FUNDING REQUEST:

- ☐ Housing Development (New Construction Rental)
- ☐ Preservation (Rental Only; No Owner-Occupied Rehab Permitted)
- ☐ Housing Development (New Construction Homeownership)
- ☐ Services

2. **Amount Requested:** Click or tap here to enter text.

3. **Contact Information:**

Organization: Click or tap here to enter text.

Project Name: Click or tap here to enter text.

Contact Person: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Email: Click or tap here to enter text.



APPLICATION

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) Under The American Rescue Plan Act (ARPA)

Instructions: This form must be completed by all organizations and agencies applying for funds.
PLEASE NOTE: You must complete a separate application for each project.

1. Funds Requested:

- ☐ Housing Development (New Construction Rental)
- ☐ Preservation (Rental Only; No Owner-Occupied Rehab Permitted)
- ☐ Housing Development (New Construction Homeownership)
- ☐ Services

2. Organization Information:

Organization Name: Click or tap here to enter text.

Federal Tax ID: Click or tap here to enter text.

DUNS Number: Click or tap here to enter text.

Project Name: Click or tap here to enter text.

Project Contact Person: Click or tap here to enter text.

Mailing Address: Click or tap here to enter text.

Phone: Click to enter text. Facsimile: Click to enter text. Email: Click to enter text.

Chief Executive Officer/Executive Director: Click to enter text. Signature: Click or tap here to enter text.

Is your organization incorporated? (include applicable attachments) ☐ Yes ☐ No

Is your organization: (include applicable attachments)

A non-profit with approved Federal tax-exempt certification? ☐ Yes ☐ No

A for-profit business ☐ Yes ☐ No

Total operating budget for the organization, including income/revenues from all sources.

Click to enter text.

(Attach a copy of your current year's operating budget)

3. Location of Project:

A. Is the project City-wide or does it serve a specific project area?

☐ **City-wide** ☐ **Specific Project area** ☐ **Opportunity Area**

B. Name and Geographic Boundaries of Project Area (Include Street names): Click to enter text.

C. Census Tract(s): Click to enter text. Council District(s): Click to enter text.

Priority Areas: (see Attachment B for boundaries)

- ☐ **Hull Street – Swansboro Corridor**
- ☐ **Hull Street – Lower Corridor**
- ☐ **Richmond Highway – North**
- ☐ **Richmond Highway – South**
- ☐ **Highland Park**
- ☐ **N/A**

4. Description of Project:

A. Provide a concise description of the proposed project and the clients served. Include how additional on-site services will be provided as a result of this funding, or if an existing service will be discontinued without funding. For a construction project, in the concise description include all resident amenities that will be offered by the project. If relocation is a part of your preservation project please include your relocation plan. In addition, please provide a detailed timeline from acquisition to completion and lease-up. If this is an ongoing project please clearly explain why the additional funding is necessary for completion.

Click or tap here to enter text.

B. Service projects should describe proposed performance measures and metrics for this project. Performance measures, agreed upon by City staff and recipient organizations, will be incorporated into grant contracts prior to disbursement of funds. If this is the expansion of an existing program, please share the increase in the number of individuals to be served. Share your sustainability plan for continued service delivery beyond year four when the ARPA funding is no longer available.

Click or tap here to enter text.

Proposed Objectives and Outcomes for this Project:

Fiscal Year Objectives	Fiscal Year Outcomes	# of Units	# of Clients	# of Other

C. Describe how receipt of partial funding (50% of funds requested or 75% of funds requested) would impact the delivery of services or ability to complete the rehab (for single family rental only or multifamily) or construction of the project.

Click or tap here to enter text.

5. Community Impact:

A. Briefly describe the neighborhood to be served, highlighting such items as: population to be served, housing conditions, median household income, neighborhood strengths/weaknesses and describe how the project will positively impact the community.

Click or tap here to enter text.

B. Briefly describe how the project is in proximity to medical facilities, retail and employment centers, grocery store and public transportation.

Click or tap here to enter text.

6. Description of Applicant and Overall Capacity:

A. Briefly describe background and mission for your organization. Be concise.

Click or tap here to enter text.

B. Briefly highlight the organization's significant achievements in the last 5 years, specifically the capacity to complete current projects and development activities in-budget and on-time or to provide services in a timely manner. Please explain any challenges that you may have experienced with past projects, and how the matter was resolved. Do you have any incomplete projects that have been funded with federal (CDBG or HOME) or AHTF funds. What year was the award made?

Click or tap here to enter text.

- C. For service projects please attach a list of all full- and part- time employees, resumes, and percentage of time that will be spent on the project. Development entities please provide the resume of each development team member.

Click or tap here to enter text.

- D. Attach a list of current board members including address, occupation and role on board.

Click or tap here to enter text.

- E. Describe your organizational structure, recordkeeping, financial/audit systems, policies and procedures. (Attach the most recent audit report and/or financial statements, and an organizational chart)

Click or tap here to enter text.

- F. Provide a brief description of any financial default or involvement in legal actions during the last 3 years. This would include lawsuits, tax delinquency, bankruptcy, client complaints, and citations of violating building, zoning, and environmental codes.

Click or tap here to enter text.

7. Project Beneficiaries

Targeted Income Levels:

- #Click to enter text. 0-50% of the Area Median Income
#Click to enter text. 51%-60% of the Area Median Income
#Click to enter text. 61%-80% of the Area Median Income

If you will be utilizing income averaging for this project, please explain. Click or tap here to enter text.

Number of Units (Rental): Click or tap here to enter text.

Number of Units (Homeownership): Click or tap here to enter text.

Length of time in which housing units will remain affordable at each income level:

Click or tap here to enter text.

If this project will target specific populations, please check all that apply below:

- ☐ Elderly (62+)
- ☐ Disabled
- ☐ Families and Children
- ☐ Youth
- ☐ Homeless
- ☐ Other (please indicate): Click or tap here to enter text.

8. Evidence of Neighborhood/Partnership Support: Describe the neighborhood/partnership support for the proposal, including Partners, Civic Association, Continuum of Care (CoC), City Department support and groups that will assist in the implementation or be directly affected by the project. If a development project, please describe the collaboration between any partners including neighborhood support of the project (Attach written partnership agreements and letters of support.)

Click or tap here to enter text.

9. Sustainability Initiatives/Green Practices: Describe any sustainable or “green” aspects or design elements that will be incorporated as part of the implementation of the proposed project. Please share how these design elements will improve resilience to the effects of climate change.

Click or tap here to enter text.

10. Evidence of Site Control: If the project involves the development or conversion of a property to be used for housing the applicant must already have site control (Attach plans and documentation of site control).

If your site control is in the form of an option, please explain your timeline for exercising that option.

Click or tap here to enter text.

11. Marketing Strategy: Briefly describe your strategies and methods for marketing your program or housing units.

Click or tap here to enter text.

12. Section 3 Residents or Section 3 Businesses: Detail if your organization or business will target Section 3 residents, or if your business is a Section 3 business.

Click or tap here to enter text.

13. Funds Received Previously for this Project by Year of Allocation, as applicable (If you received funding or applied for funding through the City's non-departmental grant process, please show that funding in the other funds category in the table below:

	Previous 2021	Current 2022	
AFFORDABLE HOUSING TRUST FUND (AHTF)	\$	\$	\$
	Previous 2021	Current 2022	Future 2023
CDBG:	\$	\$	\$
HOME:	\$	\$	\$
ESG:	\$	\$	\$
HOPWA:	\$	\$	\$
Other Funds (Specify): <small>Click or tap here to enter text.</small>	\$	\$	\$

15. Accomplishments in the Current Fiscal Year

Describe project progress in the current fiscal year. Emphasize measurable outcomes and project benefit to the community. **(This is only for applicants with existing projects currently funded with federal and AHTF funds).**

Fiscal Year Objectives	Fiscal Year Accomplishments to Date	# of Units	# of Clients	# of Other

16. Project Leveraging

List all sources of funds you will receive and commit for this project. Please only list funds that will be utilized to complete this project.

Source of Funds	Status	Term of Award	Dollar Amount
1.			\$
2.			\$
3.			\$
4.			\$
5.			\$
6.			\$
7.			\$
8.			\$
9.			\$
10.			\$
11.			\$
12.			\$
13.			\$
14.			\$
15.			\$
16.			\$
Leveraged Total:			\$
Leveraged Funds Ratio:			\$

17. Table of Sources and Uses of Funds

List all project sources and uses for the proposed project.

List of Expenses (Uses)	Cost of Expenses	Source of Funds	Funding Amount	Amount Committed Y/N
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
	\$		\$	Choose an item.
Total Expenses:	\$	Total Funding:	\$	Choose an item.

18. Partnership Agreements (formal agreements with other agencies, including City departments, to implement the proposed project).

Contact Person	Telephone	Organization/Developer	FAX	Address	Date

PROJECT BUDGET SHEET

Instructions: Please provide a detailed line item budget and a budget narrative.

Click or tap here to enter text.

ADDITIONAL INFORMATION: Please use this space to provide any additional information not previously articulated in the preceding sections.

Click or tap here to enter text.

Attachment A

Application Evaluation/Rating and Ranking Criteria



THE CITY OF RICHMOND'S FIRST TRANCHE ARPA FUNDING CYCLE *AFFORDABLE HOUSING AND RELATED SERVICES*

A total of 100 points are available with the opportunity to gain 10 bonus points. An application must score a minimum of 70 points to be recommended for funding.

I. Project Feasibility **(Total of 40 Points)**

a. Soundness of approach and cost effectiveness **(Maximum of 20 Points)**

- Is the budget and financial model based on reasonable assumptions and is sustainable?
- What is the square ft. cost to build?
- Is the debt ratio coverage adequate?
- Is the net operating income sufficient?
- Does the budget include adequate operating and capital reserves?
- If gap funding is requested, is the amount sufficient to complete the project? How will the applicant handle any additional increases?
- Is all other needed funding in place?
- Is the delivery of services well-thought out and adequate for the populations to be served (Applications for Services Only)
- What is the total number of persons to be served? What is the cost per client? (Application for Services Only)
- Will applicable best practices and national standards be employed? If so, are these clearly articulated in the delivery of services? (Applications for Services Only)

b. Site Control or Site Features **(Maximum of 10 Points)**

- Own – 10 points **(Applications for Rental or Homeownership Projects Only)**
- Under contract or executed option to purchase – 5 points **(Applications for Rental or Homeownership Projects Only)**
- Is the space appropriate for the number of clients to be served? – **10 points** (Applications for Services Only)

c. Experience/Capacity (**Maximum of 10 points**)

- o Did the application provide evidence of experience and organizational capacity to undertake the proposed activities?

d. Zoning Compliance/By-Right (no need for special approvals) (**Maximum of 5 Points**)

II. Income Targeting/Special Populations Served (Total of 25 Points)

a. What are the targeted income levels for the proposed project? (**Maximum of 20 Points**)

0-50% of AMI:	20 points
51-60% of AMI:	15 points
61-80% of AMI:	10 points

b. Will the project serve a special needs population? (**Maximum of 5 Points**)

Seniors, veterans, homeless, youth and persons with mobility challenges, etc.

(No matter if it is one or more populations, the maximum points to be awarded is 5.)

III. Leveraging and Affordability (Total of 25 Points)

a. What is the project's affordability period? (**Maximum of 15 Points**)

30 years	15 points
20-29 years	10 points
10-19 years	5 points
5-9 years	2 points
Less than 5 years	0 points

b. What is the leverage ratio for the project? (**Maximum of 10 Points**)

1:5 or greater	10 points
1:3	5 points
1:1	2 points

IV. Objectives and Linkages (Total of 10 Points)

- a. Does the proposed project have realistic goals, objectives and timelines for delivery of services or units? (**Maximum of 5 Points**)
- b. Will applicable best practices and national standards be employed? If so, are these clearly articulated in the delivery of services? (Applications for Services Only). Will onsite resident services be provided? If not, how will resident services be provided? (**Maximum of 5 Points**)

Bonus Points: (Total of 10 Points)


- a. Will the proposed project be located in an opportunity area or census tract with a low poverty rate? **(Maximum of 5 Points)** (Applications for Housing Development/Preservation Only)
- b. Does the proposed project correlate to any of the strategies articulated in the 2020-2030 Strategic Plan to End Homelessness or the Richmond 300? If so, which plan? **(Maximum of 5 Points)** (Only 5 points whether one or both plans.)
- c. Does the proposed project for services provide an opportunity for individuals with “lived experience” to participate in the planning or delivery of services? If so, which way and how? **(Maximum of 5 Points)**

Attachment B

Consolidated Plan – Boundaries for the Priority Areas

1. Area Name: Hull Street-Swansboro Corridor
This mainly residential corridor extends along Hull Street from Cowardin Avenue/Richmond Highway to Broad Rock Road and includes the adjoining and nearby residential blocks.
2. Area Name: Hull Street - Lower Corridor
This mixed-use corridor stretches along Hull Street from the train tracks just south of Southside Plaza to the corporate limit/Chippenham Parkway intersection and includes the adjoining and nearby residential blocks.
3. Area Name: Richmond Highway-North
This mainly retail/commercial corridor extends along Richmond Highway from its intersection with Hull Street south to its intersection with Hopkins Road/Harwood Street and includes the adjoining and nearby residential blocks.
4. Area Name: Richmond Highway-South
This mainly retail/commercial corridor extends along Richmond Highway from its intersection with Hopkins Road/Harwood Street south to its intersection with Bellemeade Road and includes the adjoining and nearby residential blocks to the east of the corridor and the Hillside Court public housing complex on the far eastern edge of the corridor.
5. Area Name: Highland Park
The boundaries for this area are 2nd Ave on the north, E Brooklyn Park Boulevard on the west, Detroit Ave on the south, and the CSX railroad on the east. This target area is in part of North Highland Park neighborhood.

Exhibits



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#)
[HUD User Home](#)
[Data Sets](#)
[Fair Market Rents](#)
[Section 8 Income Limits](#)
[MTSP Income Limits](#)
[HUD LIHTC Database](#)

FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income Explanation	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Richmond, VA MSA	\$90,000	Very Low (50%) Income Limits (\$) Explanation	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400
		Extremely Low Income Limits (\$)* Explanation	18,900	21,600	24,300	27,000	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Explanation	50,400	57,600	64,800	72,000	77,800	83,550	89,300	95,050

NOTE: Richmond city is part of the **Richmond, VA MSA**, so all information presented here applies to all of the **Richmond, VA MSA**.

The **Richmond, VA MSA** contains the following areas: Amelia County, VA; Caroline County, VA; Charles City County, VA; Chesterfield County, VA; Dinwiddie County, VA; Goochland County, VA; Hanover County, VA; Henrico County, VA; King William County, VA; New Kent County, VA; Powhatan County, VA; Prince George County, VA; Sussex County, VA; Colonial Heights city, VA; Hopewell city, VA; Petersburg city, VA; and Richmond city, VA.



FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2021 Richmond, VA MSA FMRs for All Bedroom Sizes

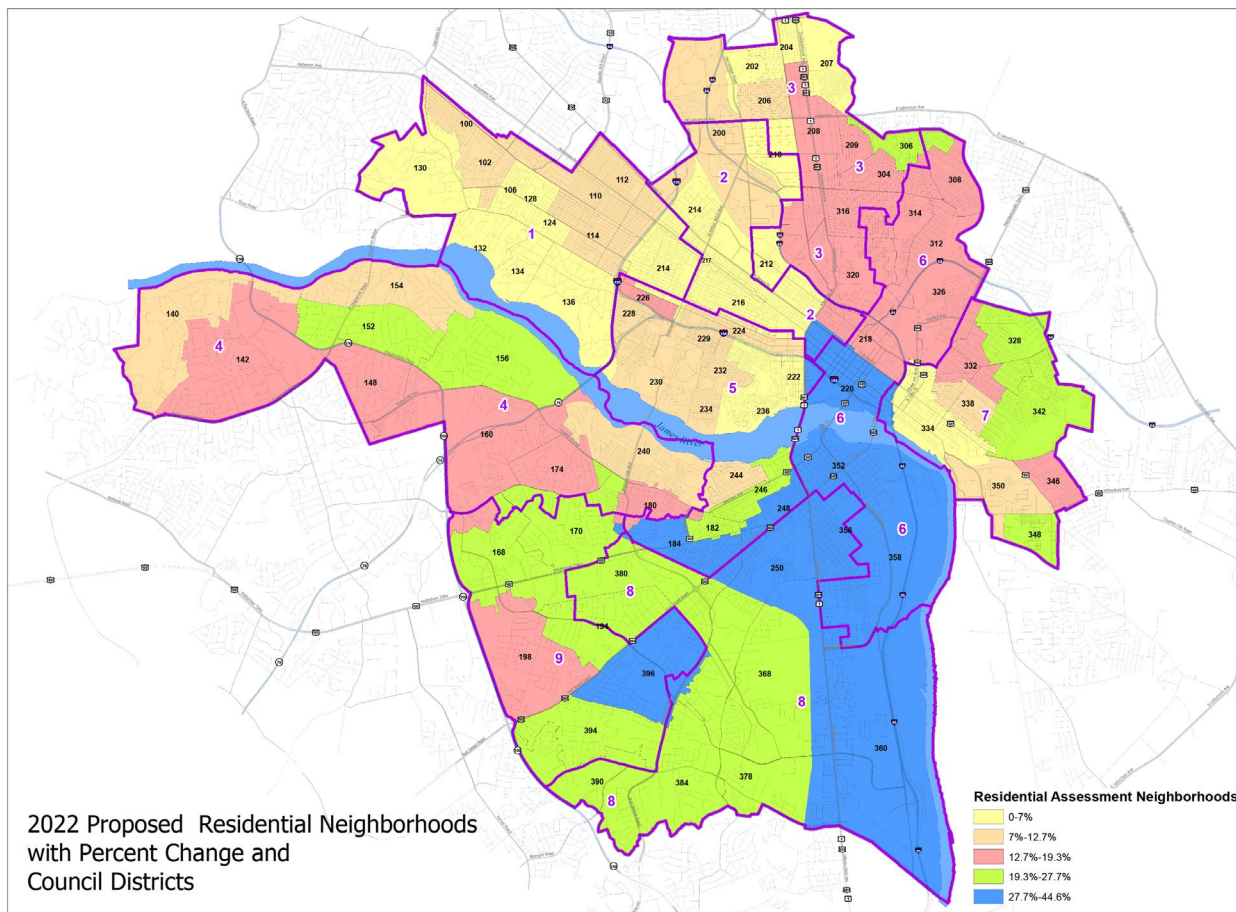
Final FY2021 Rents for All Bedroom Sizes for Richmond, VA MSA

The following table shows the Final FY 2021 FMRs by bedroom sizes.

Final FY 2021 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2021 FMR	\$993	\$1,020	\$1,163	\$1,538	\$1,840

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page: http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/2021summary.odn?&year=2021&fmrtype=Final&selection_type=county&fips=5176099999



2022 Proposed Assessments - Single Family Residential

NBHD	NBHD Name	
100	Westhampton Hghts/College View	
102	Saint Christophers	
106	Glenburnie/Tuckahoe	
110	Colonial Pl/Patterson Pl	
112	Westmoreland/StaplesMill	
114	Thomas Jefferson	
124	Willway Gdns/Stonewall CT	
128	Hampton Gardens	
130	Westham/CCV	
132	Amphill/Hmptn Hlls/Hillcrest	
134	Westmoreland/Lockgreen	
136	Windsor Farms/Rothesay	
140	Traylor Estate/Huguenot Farms	
142	Twin Valley/Old Gun/Hobby Hill	
148	SouthHampton/Oxford	
152	Stratford Hills/Cherokee Est.	
154	Cherokee Estates	
156	Cherokee Hills/Fairway Acres/Windsorview	
160	Granite Hill	
168	Beaufont Hills North	
170	Beaufont Grove	
174	Willow Creek/Pine Needles	
180	Westover Hlls Annx/Frst Hll Pk	
182	Franklin School North	
184	George Wythe South	
194	Warwick / Swanson	

2021 Certified Assessments - Single Family Residential

NBHD	NBHD Name	
100	Westhampton Hghts/College View	
102	Saint Christophers	
106	Glenburnie/Tuckahoe	
110	Colonial Pl/Patterson Pl	
112	Westmoreland/StaplesMill	
114	Thomas Jefferson	
124	Willway Gdns/Stonewall CT	
128	Hampton Gardens	
130	Westham/CCV	
132	Amphill/Hmptn Hlls/Hillcrest	
134	Westmoreland/Lockgreen	
136	Windsor Farms/Rothesay	
140	Traylor Estate/Huguenot Farms	
142	Twin Valley/Old Gun/Hobby Hill	
148	SouthHampton/Oxford	
152	Stratford Hills/Cherokee Est.	
156	Cherokee Hills/Fairway Acres/Windsorview	
160	Granite Hill	
168	Beaufont Hills North	
170	Beaufont Grove	
174	Willow Creek/Pine Needles	
180	Westover Hlls Annx/Frst Hll Pk	
182	Franklin School North	
184	George Wythe South	
194	Warwick / Swanson	

2022 Proposed Assessments - Single Family Residential			2021 Certified Assessments - Single Family Residential		
NBHD	NBHD Name		NBHD	NBHD Name	
198	Worthington / Elhardt / Ried		198	Worthington / Elhardt / Ried	
200	W Ginter Pk/Cheverly/Rosedale		200	W Ginter Pk/Cheverly/Rosedale	
202	Bellevue Park		202	Bellevue Park	
204	Bellevue North		204	Bellevue North	
206	Bellevue South		206	Bellevue South	
207	Washington Park		207	Washington Park	
208	Ginter Park		208	Ginter Park	
209	Providence Park		209	Providence Park	
210	Hermitage/Sherwood Pk		210	Hermitage/Sherwood Pk	
212	Carver / Newtowne West		212	Carver / Newtowne West	
214	Museum District 1		214	Museum District 1	
216	Fan District 1		216	Fan District 1	
217	Monument Avenue		217	Monument Avenue	
218	Jackson Ward		218	Jackson Ward	
220	Downtown		220	Downtown	
222	Oregon Hill		222	Oregon Hill	
224	Fan South to RMA		224	Fan South to RMA	
226	S of Crytwn/N of RMA		226	S of Crytwn/N of RMA	
228	City Stadium Area		228	City Stadium Area	
229	Lakeview		229	Lakeview	
230	Byrd Park		230	Byrd Park	
232	Old Randolph		232	Old Randolph	
234	Riverview/Maymount Terrace		234	Riverview/Maymount Terrace	
236	New Randolph		236	New Randolph	
240	Westover Hills		240	Westover Hills	
244	Woodland Hghts N		244	Woodland Hghts N	

2022 Proposed Assessments - Single Family Residential

NBHD	NBHD Name	
246	Woodland Hghts S	
248	Newtown South	
250	Maury/Swansboro	
304	Providence Park	
306	Highland Park-North	
308	Highland Park Plaza	
312	Chestnut Hills	
314	Barton Heights	
316	Battery Court	
320	Hammond Place/South Battery Court	
326	Whitcomb Court/ Mecklenburg	
328	Fairfield	
332	East End - Fairmont/Creighton	
334	Tobacco Row/Undertakers Row	
338	East End	
342	Oakwood	
346	Montrose Heights	
348	Fulton Area B	
350	Fulton Area A/New George Mason	
352	Bainbridge/Manchester/Blackwell North	
356	Oak Grove	
358	Bellemeade North	
360	Davee Gardens/Castlewood/Summerhill	
368	McGuire	

2021 Certified Assessments - Single Family Residential

NBHD	NBHD Name	
246	Woodland Hghts S	
248	Newtown South	
250	Maury/Swansboro	
304	Providence Park	
306	Highland Park-North	
308	Highland Park Plaza	
312	Chestnut Hills	
314	Barton Heights	
316	Battery Court	
320	Hammond Place/South Battery Court	
326	Whitcomb Court/ Mecklenburg	
328	Fairfield	
332	East End - Fairmont/Creighton	
334	Tobacco Row/Undertakers Row	
338	East End	
342	Oakwood	
346	Montrose Heights	
348	Fulton Area B	
350	Fulton Area A/New George Mason	
352	Bainbridge/Manchester/Blackwell North	
356	Oak Grove	
358	Bellemeade North	
360	Davee Gardens/Castlewood/Summerhill	
368	McGuire	

2022 Proposed Assessments - Single Family Residential

NBHD	NBHD Name	
378	Wendall Farms	
380	Midlo / Belt / Broad Rock	
384	Clydewood Park	
390	Brookbury	
394	Snead Rd/Brookhaven	
396	South Garden / Hull / Warwick	
601	Condos - West	
602	Condos - Central	
603	Condos - Downtown	
604	Condos - East	
605	Condos - South	
607	Condos - High Rise	

2021 Certified Assessments - Single Family Residential

NBHD	NBHD Name	
378	Wendall Farms	
380	Midlo / Belt / Broad Rock	
384	Clydewood Park	
390	Brookbury	
394	Snead Rd/Brookhaven	
396	South Garden / Hull / Warwick	
601	Condos - West	
602	Condos - Central	
603	Condos - Downtown	
604	Condos - East	
605	Condos - South	
607	Condos - High Rise	

