



Request for Proposals – Homebuyer Assistance

Background/Introduction

Beaufort Jasper Housing Trust (BJHT) was created in 2023 to create and preserve affordable housing in Beaufort and Jasper Counties. BJHT has identified affordable homeownership as a major focus and need. This RFP is being made available to provide funds to organizations interested in assisting first time homebuyers purchase homes.

Beaufort Jasper Housing Trust is making available \$250,000 to assist approximately 30 households secure their first home. Funds can be used to assist with closing costs, downpayments, soft second mortgages, or to reduce the price of homes. This funding is intended to expand existing programs and efforts that help first time homebuyers.

Funding under this program is available to organizations on a competitive basis. BJHT is seeking proposals from those companies or organizations experienced in providing financing to homebuyers. Applications must be submitted by 5:00 p.m. on March 28, 2024. Applications will be scored and ranked according to the scoring criteria set forth in this program. Applicants can request up to the lesser of \$250,000 or \$9,000 per each homeowner assisted. Each homebuying household must have incomes that do not exceed 120% of median income and have not owned a home in the past three years. Homebuyers must be residents of Beaufort or Jasper County and homes must be in Beaufort or Jasper County.

Applicants must possess all licenses and certifications necessary to carry out the proposed activities.

1. All homes purchased must meet the same standards as set forth in the SC Housing Homebuyer Program.
2. All funds must be distributed by June 30, 2025.
3. All homebuyers must reside in the home for five years.
4. Household income limits will be 120% of median income.
5. Home price limits will be \$395,000.
6. Proposals must serve at least 5 homebuying households.
7. Homebuying households must be residents of Beaufort or Jasper Counties.
8. Homes must be in Beaufort or Jasper County.

Applications:

Eligible applicants include SC Housing Lender Partners, non-profit organizations, housing developers and others involved in the purchase and sale of single-family homes. Applicants should complete and submit:

- Name, description, location and contact information of applicant.

- A narrative which includes:
 1. Amount of funds requested.
 2. Number of homebuying households assisted.
 3. Description of experience assisting homebuyers secure homes.
 4. Description of experience working in Beaufort and Jasper Counties.
 5. Description of anticipated location of homes to be purchased.
 6. Description and amount of other funds supporting these homebuying activities.
 7. Description of experience and ability to determine income and program eligibility.
 8. Description of experience and ability to monitor for compliance.
 9. Description of approach ensuring participating households reside in the purchased home for 5 years.
 10. A schedule of proposed activities.
 11. A description of the applicant’s experience working with public funds and assisting lower or median income households.
 12. A description of the applicant’s approach to inspecting and assessing homes.

Scoring Criteria

All applications will be scored and ranked with the highest scoring applications receiving available funding. Scoring criteria will include five areas:

	Points
Relevant experience of applicant	20
Other funds committed	20
Readiness, schedule, and approach	20
Experience in Beaufort/ Jasper Counties and proposed geographic reach	15
Income Targeting	
100% of homebuyers with income limits of 100% Median Family Income	20
50% of homebuyers with income limits of 100% Median Family Income and 50% with income limits of 120% Median Family Income	10
100% of homebuyers with income limits of 120% Median Family Income	0

Submission

Applications for funding through this RFP should be emailed to info@bjht.org by 5:00pm on March 28, 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 October 2024.

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.