

**CITY OF MOBILE, ALABAMA  
COMMUNITY & HOUSING DEVELOPMENT DEPARTMENT  
REQUEST FOR PROPOSALS  
HOME INVESTMENT PARTNERSHIP PROGRAM (HOME  
DEVELOPER PROGRAM)  
COMMUNITY DEVELOPMENT BLOCK GRANT  
REHABILITATION LOAN PROGRAM (CDBG DEVELOPER  
LOAN PROGRAM)  
COMMUNITY DEVELOPMENT BLOCK GRANT  
CONSTRUCTION LOAN PROGRAM (CDBG FLOAT LOAN  
PROGRAM)**

This Request for Proposals is being issued in an effort to maximize participation and receive the most beneficial proposals for the citizens of the City of Mobile while also providing an opportunity for those that may otherwise be unaware of the HOME and CDBG developer funding processes. The City generally has an open application process and accepts Proposals from developers to fund various eligible activities throughout the year. Occasionally, based on funding availability and affordable housing need, the City will announce that it is requesting additional HOME and/or CDBG proposals for any eligible type of development or for specific types of development that it has identified as a critical need.

To ensure the City maximizes its limited federal HOME and CDBG funds, the City is now giving notice that it is requesting proposals for HOME and CDBG developer projects to be located in the City limits of Mobile. All proposals should be submitted in the format that can be found on the City of Mobile website under announcements. Per HOME and CDBG regulations, the City must perform its own underwriting and any funding awarded will be based on the need of the project to come to fruition after a project has been selected. The City may award one or multiple projects based on responses to this RFP. The City reserves the right to accept or reject any proposal submitted in response to this RFP.

The current anticipated maximum funding to be awarded is as follow:

HOME Program (New Construction and/or Rehabilitation): \$1,000,000  
CDBG Rehabilitation Loan: \$200,000

CDBG Construction Loan: \$1,000,000

Developer eligibility requirements and the eligible uses for these programs vary due to the grant specific requirements of each funding source and any selected project will be subject to a satisfactory environmental review.

HOME funding requires that all funding be used for affordable housing that benefits an end home owner or tenant either through the development of new units, rehabilitation of existing structures, or a combination of both. CDBG funds are restricted to rehabilitation only for housing, although, other eligible uses may be available or lead to new construction such as demolition and clearance of blighted properties or installation of public facilities. The CDBG Construction Loan (Float Loan) is limited to a maximum term of 24 months and an irrevocable letter of credit from a traditional lending institution is required prior to any release of funding.

Factors that will be reviewed beyond minimum eligibility requirements include consistency with Map for Mobile and other pertinent City planning documents, proposed leveraged funds, scale of the project, historically consistent architecture and land use, benefit to the neighboring residents, use and applicability of current City infrastructure, connectivity to other City assets whether or not owned by the City, and experience to deliver the proposed project(s). The City will give preference to those proposals that are for infill housing and/or rehabilitation of existing units. The City will give further preference to those Proposals that limit City funding per unit to 40% or less of the total project cost. If feasible for the project when factoring both financial restrictions and possible retro fitting requirements, the City may require that any approved project be hurricane fortified eligible at the point of occupancy. Please also note, any proposal for more than 4 units of new construction located within 2,000 feet of one another may delay any potential award due to a more extensive environmental review process.

Copies of the application are available at the address listed below between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. The City encourages Minority and Woman owned Business Enterprises as well as Section 3 qualifying businesses to submit proposals. Initial review of proposals shall begin August 20, 2018. If you or your organization has submitted a proposal within the past 12 months, these will be included in the first review phase. Should you wish to update a prior submission for this review, please do so by the date listed above. Please submit proposals to the following address:

James Roberts, Senior Director  
Neighborhood Development Department  
City of Mobile, Alabama  
205 Government St, South Tower, Suite 508  
Mobile, AL 36602  
[www.cityofmobile.org](http://www.cityofmobile.org)