

**COMMUNITY PLANNING AND DEVELOPMENT  
DEPARTMENT  
CITY OF MOBILE**

**NOTICE OF FUNDING AVAILABILITY  
HOME INVESTMENT PARTNERSHIP ACT (HOME)**

The City of Mobile (“City”), Alabama announces the availability of approximately \$2.0 million in federal HOME Investment Partnership Act [HOME] funds granted to the City of Mobile by the U.S. Department of Housing and Urban Development (HUD) to undertake affordable housing initiatives and improvements in furtherance of the objectives of the National Affordable Housing Act of 1990. The \$2.0 million represents an accumulated balance of unexpended funds previously awarded to the City. Eligible activities include acquisition, construction or rehabilitation of single or multi-family homes, direct assistance to low-income households in the form of grants or loans to cover the costs of new homeownership (i.e., down payment assistance and closing costs). The City may award all or a portion of the funds available.

The City is seeking competitive proposals for the construction or rehabilitation of affordable homes in one or more of the following four target neighborhoods: Hillsdale, Mobile Terrace, Theodore, the Bottom/Campground.

**Time is of the essence. All projects must be completed and funds expended by June 15, 2012.** Priority will be given to applicants who make a strong showing that they have the capacity to begin construction or rehabilitation in the target neighborhood(s) immediately upon reward and successfully conclude project activities and complete expenditures before the deadline. Projects proposed for neighborhoods outside the target neighborhoods may be considered at the City’s discretion.

**Proposals are due by 5 p.m., June 17, 2011.**

The Request for Proposals along with maps of the target neighborhoods are available at the Community Planning and Development Department of the City of Mobile or on the City of Mobile website at [www.cityofmobile.org](http://www.cityofmobile.org).

**COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT  
CITY OF MOBILE  
205 Government Plaza  
5<sup>th</sup> Floor, South Tower  
Mobile, AL 36602  
(251) 208-6290**

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- I. Eligible Applicants: Private nonprofit developers, private for-profit developers, certified Community Housing Development Organizations (CHDOs). Applicants must have current, applicable licenses, including a Mobile City Business license, if required,
- II. Project Goals: The City wishes to revitalize the target neighborhoods by increasing affordable housing opportunities for low-income families. The City is especially interested in appropriate infill construction on vacant lots. The City anticipates that future funding will be directed to these same neighborhoods, for the purpose of building “block equity.”
- III. Selection Process and schedule

More than one applicant may be awarded funds, to assure completion of the projects by the June 15, 2012.

**Proposals due: 5 p.m., Jun 17, 2011**

Review of proposals: June 20 – June 27, 2011

Announcement of award: June 28, 2011

Proposals will be scored on the basis of capacity; relevant project experience, proposed schedule; and cost.

IV. Format and Content of Responses

A. **Cover Letter to include:**

- The identity of principals, board members, partners, consultants, or contractors in your company.
- Names of individuals who prepared the RFP response and their relationships to your company.
- Please also confirm that the management company will have sole and complete responsibility for performing the services as defined in the RFP.
- Please provide a statement signed by the representative who has authority to legally bind the management company, verifying the identification of the company as a corporation or other legal entity.

B. **Project Description**

- Specify the number of units to be acquired, constructed or rehabilitated;
- Specify the location of the units to be acquired, constructed or rehabilitated;
  - For parcels or houses already in your inventory, please include addresses and proof of ownership.
  - For parcels or houses to be acquired, please provide location of proposed acquisitions.
- For new construction, please include a typical house plan;
- Include a detailed budget per affordable housing unit;
- Include a detailed time line for project implementation;
- Include a staffing or management plan of the projects;
- Include a marketing plan for the finished homes.

V. Contingencies

Funding is contingent upon successful environmental reviews.

VI. Reservation of Rights

The City reserves the right to:

- Amend, modify, or withdraw this NOFA;
- Revise any requirements under this RFP;
- Accept any proposal deemed to be in the best interests of the City, and to reject any and all proposals;
- Require supplemental or clarifying information from any responding party, without having been deemed to have changed the terms of the RFP;
- Extend the deadline for submissions of responses;
- Negotiate or hold discussions with any bidder to correct insufficient responses or responses that do not conform to instructions.

Additionally:

- Nothing stated at any time by any City representative will effect a change or addition to the RFP, unless confirmed in writing by the City;
- All information submitted in response to this RFP shall become the property of the City, and as such, may be subject to public review as public records;
- Respondents acknowledge and agree that the City will not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liability incurred by the respondent as a result of, or arising out of, responding to this RFP.