**Request for proposals**

**INITIAL REVIEW DATE: DECEMBER 1, 2021**

**AFFORDABLE HOUSING DEVELOPER PROGRAMS**



**CITY OF MOBILE**

**NEIGHBORHOOD DEVELOPMENT department**

|  |  |
| --- | --- |
| **hud_about** | City of Mobile  Neighborhood Development  Government Plaza  205 Government Street  Mobile, AL 36602  [www.cityofmobile.org](http://www.cityofmobile.org) |

**REQUEST FOR PROPOSALS (RFP)**

**Affordable Housing Development**

**City of Mobile**

**Neighborhood Development Department**

**FUNDING AVAILABILITY & ACTIVITY TIMEFRAME**

The City of Mobile is a recipient of American Rescue Plan (ARP) funds from the U.S. Department of Treasury, Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD), and HOME Investment Partnership Program (HOME) funds also from HUD.ARP is a federally funded program that was established to assist governments, including municipalities, to respond to the COVID-19 pandemic, including through affordable housing. CDBG is a federally funded program that was established to assist low-moderate income residents with a series of eligible activities, including affordable housing. HOME is a federally funded program specifically designed to provide for the development of housing that is affordable to low-moderate income individuals and families. As a grantee of each of these programs and a Participating Jurisdiction (PJ) in the HOME Program, the City is requesting proposals from organizations to develop affordable housing for low to moderate income households within the city limits of Mobile. Proposals will be accepted from for-profit and not-for-profit organizations for the construction of new units as well as the acquisition and rehabilitation of existing units.

All selected projects must address the housing priorities identified in the City’s 2018-2022 Consolidated Plan. The City is seeking affordable housing proposals that will create impact, are cost effective, are project ready (completed within approximately 24 months of fund commitment), and will leverage additional funding from public and private sources. On all applications, the Neighborhood Development Department will conduct an underwriting review, assess developer capacity and fiscal soundness, and examine neighborhood market conditions to ensure adequate need for each project.

The applicant is required to comply with all applicable City, County, State, and HUD/Federal requirements including environmental reviews, Section 3 and the Davis Bacon Act as applicable.

For questions or more information, interested parties may contact Ken Knox at (251) 208-6294 or [ken.knox@cityofmobile.](mailto:ken.knox@cityofmobile.)org

**Available Funding and Geographic Restrictions**

**All funds must be used for affordable housing. Additional funding is also anticipated in May of 2022 and may be awarded based on responses to this RFP. All funds must be used within the City Limits of the City of Mobile. Additional geographic limitations may apply based on the funding subcategory.**

**American Rescue Plan Funds**

Woodcock School Redevelopment Including Acquisition and Demolition $4,101,632.50

Affordable Housing Targeted East of I-65 $6,000,000.00

Affordable Rental Housing Revolving Fund Michigan Avenue Area $14,000,000.00

Affordable Housing Citywide $4,000,000.00

**HOME Funds**

Affordable Housing $3,360,138.26

HOME-American Rescue Plan $3,083,624.00

**CDBG Funds**

Residential Rehabilitation Loans $400,000.00

**Initial review of proposals will begin on December 1, 2021 and can be submitted at the following address:**

Hand Delivery: By Mail:

*Jamey Roberts, Senior Director Jamey Roberts, Senior Director*

*Government Plaza, Suite 508 Neighborhood Development*

*205 Government Street P.O. Box 1827*

*Mobile, AL 36602 Mobile, AL 36633*

*Please specify Single-family or Multi-family. Single-family is 1-4 units and multi-family is 5 or more units.*

Faxed applications will NOT be accepted. Incomplete proposals will not be considered.

**All proposals should be submitted utilizing the application that can be found on the Neighborhood Development website at** [**https://www.cityofmobile.org/uploads/210802022740AffordableHousingApplication2021.pdf**](https://www.cityofmobile.org/uploads/210802022740AffordableHousingApplication2021.pdf)

**Evaluation and Anticipated Schedule:**

The proposals received will be fully reviewed by an evaluation team, and responses will be considered in the following categories:

(1) Responsiveness 25%

Quality of the information submitted in the proposal based on completeness, relevance, conciseness, and organization of material presented.

(2) Experience 40%

Respondent has experience with not only affordable housing development, but also working with municipalities and federal funding. References also report positive experience.

(3) Proposed Cost 25%

Analysis of cost competitiveness, including leveraged funds.

(4) Schedule 10%

Availability and compatibility of schedule.

After written proposals have been reviewed, discussions with prospective developers may or may not be required to clarify any portions of the proposal. Incomplete proposals will not be considered. The City reserves the right to reject any and all proposals.

The City is issuing this RFP for a period of at least one year and may continue to accept and award proposals during that time until funding has been exhausted through commitments.