

REQUEST FOR QUALIFICATIONS
INITIAL REVIEW DATE: DECEMBER 9, 2024

AFFORDABLE HOUSING DEVELOPER PROGRAMS



CITY OF MOBILE
NEIGHBORHOOD DEVELOPMENT DEPARTMENT

City of Mobile
Neighborhood Development
Government Plaza
205 Government Street
Mobile, AL 36602
www.cityofmobile.org



REQUEST FOR PROPOSALS (RFP)
Affordable Housing Development
City of Mobile
Neighborhood Development Department

FUNDING AVAILABILITY & ACTIVITY TIMEFRAME

The City of Mobile (City) is a subrecipient of Community Development Block Grant-Disaster Recovery (CDBG-DR) funds being provided by the Alabama Department of Economic and Community Affairs (ADECA) whom is a direct recipient from the U.S. Department of Housing and Urban Development (HUD). The CDBG-DR funds being provided to the City were awarded to ADECA for use in response to and/or to provide long-term recovery from the Hurricanes Sally and Zeta. A draft of the City's Local Recovery Plan can be found on its website within the Neighborhood Development Department section. For any further specific program requirements, please refer to ADECA's website.

This RFP is being published to afford developers of potential projects an avenue to submit project specifics for rental housing funding to the City for its awareness and so that it may potentially be funded. HUD's Office of Block Grant Assistance has provided previous guidance that "developers may be chosen by grantees or subrecipients based on qualifications. They do not need to go through a competitive process." The City is choosing to provide this request for proposals in order to have an open process that will allow it to select the best project for its residents with the limited available funding while considering the overall need and time constraints related to the available grant funds. The City has yet to receive final approval from ADECA on its Local Recovery Plan, but anticipates approval within the next 60 days. Any selection of projects from this RFP is subject to final Local Recovery Plan approval, availability of funds, and satisfactory environmental review (including any required release of funds from ADECA).

The City is requesting proposals from organizations to develop affordable rental housing for low to moderate income households with a focus on vulnerable populations 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 2022-2027 Consolidated Plan and fit the parameters outlined in the City's draft Local Recovery Plan and in this RFP. The City is seeking affordable housing proposals that will create impact, are cost effective, are project ready (completed within approximately 24-36 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, green and resilient building standards, and elevation standards as applicable.

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

Available Funding, Affordability Requirements, and Geographic Restrictions

All funds must be used for affordable rental housing.

All funds must be used within the City Limits of the City of Mobile. Additional geographic limitations may apply based on the final Local Recovery Plan showing the Most Impacted and Distressed (MID) Areas and MID Recovery Zones of the City as reviewed in the aftermath of Hurricanes Sally and Zeta.

Proposed CDBG-DR Funds

Rental Housing \$32,334,137.00

Initial review of proposals will begin on December 9, 2024 and can be submitted at the following address:

Hand Delivery:
Jamey Roberts, Senior Director
Government Plaza, Suite 508
205 Government Street
Mobile, AL 36602

By Mail:
Jamey Roberts, Senior Director
Neighborhood Development
P.O. Box 1827
Mobile, AL 36633

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

All proposals should be submitted utilizing the “Affordable Housing Development Funding Application” that can be found on the City’s Neighborhood Development Department website within the Developer Section.

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. Proposal must be consistent with requirements of the City’s Local Recovery Plan and this RFP, and adhere to requirements identified in the application checklist.

(2) Experience 35%

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 20%

Analysis of cost competitiveness, including leveraged funds and adherence to HUD HOME per-unit subsidy limits.

(4) Schedule 20%

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. This RFP may be utilized for additional funding sources should they be available during the selection period.