



FOLEY HOUSING AUTHORITY

CITY of FOLEY, ALABAMA

CINDY HAMRICK
Executive Director

DONALD BARNETT
Chairman

ETHEL BODIFORD
Co-Chair

JUANITA HOUSTON
Commissioner

PATRICIA SMITH
Commissioner

MARY HALL-MUIR
Commissioner

REQUEST FOR PROPOSALS

Master Development Services

1.0 ADVERTISEMENT

The Foley Housing Authority hereby requests proposals from qualified firms to partner with the Authority to rehabilitate or demolish and rebuild 90 public housing units, 1 community building and 1 maintenance shop using a variety of funding sources and financial arrangements under the U.S. Department of Housing and Urban Development Rental Assistance Demonstration (RAD) program or other public housing mixed finance methods.

Requests for Proposals (RFPs) may be obtained from:
Cindy Hamrick, Executive Director
Foley Housing Authority
302 West Fourth Avenue, Foley, AL
Phone: (251) 971-1075, Fax (251) 943-5848
or e-mail Cindy@foleyhousingauthority.com

Proposals will be received by Cindy Hamrick at the above address until July 14th, 2017

2.0 SCOPE OF SERVICES

The Foley Housing Authority plans (FHA) to partner with a qualified firm to rehabilitate, relocate and build new, and/ or demolish 90 public housing units, 1 community building and 1 maintenance shop using a variety of funding sources and financial arrangements under the U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) program. A profile of the properties to be demolished and replaced is attached.

FHA plans to contract with one firm (which may include a team of multiple third party partners) to *handle all facets* of the RAD application, new housing development, construction, compliance management, and financing arrangements, and demolition of the old public housing units. For this project FHA plans to enter into a "full service" agreement where the selected firm will handle everything from start to finish for the rehabilitation, new construction, acquisition, or demolition and replacement of 90 public housing units under HUD's RAD program. This may be a multi-year/multi-phase project. "Full Services" to be provided include, *but are not limited to*:

- Prepare RAD application or RAD updates to the application as needed and all related documents for obtaining HUD approval for transaction closing and RAD HAP.
- Prepare all RAD implementation documents; provide implementation assistance.
- Review RAD PCNA or PCA and recommend financial structures to address physical needs.
- Provide all related legal services.
- Prepare funding requests including, but not limited to: energy grants, tax credits, HOME funds, CDBG funds, Federal Home Loan Bank, HUD or Rural Development (RD) insured loans or tax exempt bonds, conventional loans, state housing development funds
- Obtain required approvals and letters of support from units of local government.
- Obtain required construction, demolition and other permits.
- Partner with a qualified general contractor and oversee RAD construction.
- Identify and secure building sites.
- Conduct any required market studies or environmental assessments.
- Provide architectural and engineering designs.
- Complete all due diligence tasks through third party vendors
- Construct new units; provide warranties for minimum of one year.
- Prepare relocation plans in full compliance with Uniform Relocation Act (note section 104(d) may apply depending upon funding sources).
- Demolish old public housing units
- Develop property marketing, management, and maintenance plans
- Provide third party tax credit compliance as needed through asset management and compliance consulting services

To be considered, firms must be willing and able to defer payment of fees and costs until project funding is secured.

Once selected the successful developer shall provide a sample agreement to use in finalizing the developer's agreement between the two parties. As a minimum the developer agreement should contain provisions for:

- Developer to provide "full services"; from project conception to completion.
- Developer to prepare and updated or submit RAD applications
- Developer to apply for funding in 2017/2018, and if not successful, re-apply as soon as possible. If RAD is not successful the developer should propose other mixed finance plans.
- Foley Housing Authority to be provided a co-developer fee.
- If tax credits are used, FHA is to have ownership of the tax credit homes (and related debts and costs) at the end of the tax credit compliance time period.
- Arrangements for FHA to manage and maintain the units with the understating there will be a tax credit compliance management component. The tax credit or other funding program may require the

Developer to be responsible for operations for a specified compliance period; however, FHA must be involved in the process.

- FHA will expect the developer to offer compliance and asset management during tax credit compliance period to meet investor demands
- Developer to build energy efficient, green, universal designed homes; units must be usable by both handicap and non-handicap persons.
- Construct single family detached homes, duplex, or low rise, for families and “elderly” communities or other appropriately design housing to meet the housing authority and community needs.
- New dwelling units to have, as a minimum, central heating and air conditioning, washers, dryers, dishwashers, and other amenities that will enhance their marketability.

3.0 PROPOSAL SUBMISSION REQUIREMENTS

As a minimum, proposals must contain:

- Information about the firm(s) proposed to provide the services.
- Experience of the firm(s) developing affordable rental and homeownership housing for low to moderate-income families and for obtaining funds for renovating existing low-income housing.
- Experience and success of the firm(s) in obtaining grants and other financing for low- income new housing development and renovation of existing low-income housing.
- Experience with HUD’s RAD program; this is a new HUD program.
- Experience with other HUD housing programs.
- Qualifications and the role of the key team members and/or firms proposed for the team.
- PHA may choose to utilize public housing funding and tenant based project based voucher funding in PHA developed sites. Developer should be familiar with these processes and address their experience in the response.
- Proposed fee arrangement and payment schedule.
- References
- Any other material firms may wish to submit to help demonstrate their ability to successfully develop affordable rental and homeownership housing in a timely and cost effective manner.

4.0 CONTRACT AWARD

The submitted proposals will be evaluated per the following criteria:

Criteria	Maximum Points
Description/experience of the proposed firm(s)	15
Qualifications/experience of the proposed team members	15
Experience with HUD's RAD program and public housing	15
Experience/success of the proposed firm(s) and team members in obtaining grants and other funding sources for new low-income housing developments and renovation of existing low-income housing.	15
Fee arrangement and payment schedule	20
References	20

The proposals will be evaluated and the top firms selected may be invited to make presentations to FHA's Board of Commissioners. Based upon the proposal content and possible presentations, the contract will be awarded in the best interest of the Authority.

Foley Housing Authority reserves the right to reject any and all proposals and to award the contract in the best interest of the Authority.



Cindy Hamrick, Executive Director

6-20-2017
Date

Property Name	Bedroom Size						Total	Year Built
	0BR	1BR	2BR	3BR	4BR	5BR		
FHA Apartments	0	18	24	28	16	4	90	1972
TOTALS	0	18	24	28	16	4	90	