

**NOTICE OF FUNDING AVAILABILITY**

**AND**

**NOTICE OF REQUEST FOR PROPOSALS**

**Housing Rehabilitation and Development Program**

**Reissued March 29, 2016**

Previously issued February 3, 2016

**City of Detroit Office of Contracting and Procurement issues  
Request for Proposals, RFP#51229A, on behalf of the**

Housing and Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan, 48226

Michael E. Duggan, Mayor  
Arthur Jemison, Director

**PROGRAM OVERVIEW**

The City of Detroit is making available up to \$7,000,000 (Seven Million Dollars) through this NOFA to support (1) the rehabilitation or development of housing units for eligible households, and (2) to develop a quality pipeline of multifamily housing. These funds will be available through the U.S. Department of Housing and Urban Development (HUD) programs. Specifically, the sources of funding are as follow:

- HOME Investment Partnerships (HOME) Program - \$5,000,000
- Community Development Block Grant (CDBG) Program – (based on availability)
- Unexpended City Bond Funds - \$2,000,000

The City of Detroit program, known as the **Housing Rehabilitation and Development Program**, aims to strengthen public-private partnerships in order to achieve the following goals:

1. Produce mixed-use, mixed-income multifamily housing developments in the city's neighborhoods through both new construction and adaptive reuse of existing structures.
2. Preserve current affordable housing stock in both public and private sector control and thereby reduce loss of existing well-located affordable housing.
3. Develop supportive housing for homeless families, individuals and veterans.
4. Produce infrastructure to support housing, including entitlement-eligible public improvements such as open space landscaped areas and related infrastructure near areas of concentrated housing, and

5. Create a reliable pipeline of these projects for future funding rounds.

Developers are invited to submit proposals that leverage Housing Rehabilitation and Development Program dollars for projects that create "place" and support walkability. Developments that advance place making contribute to the livability of a neighborhood and create greater demand to live within a neighborhood. Proposals for aesthetically pleasing, mixed-use and mixed-income developments near commercial corridors help to accomplish this and will be given preference.

Those proposals that build on areas of current residential and commercial strength will be the most successful applications. The 2016 Targeted Multifamily Planning Areas map can be found in Appendix N provides guidance on the areas of strength mentioned above. This map will guide funding allocation decisions made by the City. To demonstrate market support for a specific project site, all applicants will be asked to submit a market analysis that follows the scoring and evaluation criteria described in **Appendix N**.

### **Preferred Projects**

The City of Detroit will prioritize projects that are located in the target areas identified in the 2016 NOFA Multifamily Planning Areas. The City will use Federal funds to support the rehabilitation or construction of housing units that are available to moderate-income (80% of Area Median Income, AMI) and low-income (60% of AMI) households. The City encourages proposals for mixed-use, mixed-income projects. However, these proposals must fund the non-residential uses and "market rate" residential units (for households with incomes above 80% AMI) from other sources. The City of Detroit prefers to fund rental housing projects through this NOFA. However, the City will also consider homebuyer housing projects that meet the following criteria:

- Meet the City's goals described above;
- Projects which have transformational elements (scale, design, environmental) which enable follow-on collateral mixed-income development;
- Have strong financial commitments from other sources and minimal need for gap financing from the City; and,
- Are located in select neighborhoods with demonstrable market demand.

### **AVAILABILITY OF THE REQUEST FOR PROPOSALS**

**The City of Detroit is re-issuing a Request for Proposals re-named RFP#51229A on Tuesday, March 29, 2016 with a hard copy proposal submission due date and Bid Sync due date of 4:00 p.m., Friday, April 15, 2016.**

The City of Detroit previously issued the Request for Proposals (RFP#51229) for this Program on Friday, February 5th, 2016. Interested parties may download an electronic copy of the RFP and related documentation from the City of Detroit website and [www.bidsync.com](http://www.bidsync.com).

Interested parties may obtain a paper copy of the RFP and related documentation from the Housing and Revitalization Department at:

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan, 48226

### **QUESTIONS REGARDING THE REQUEST FOR PROPOSALS**

**Questions extended in RFP#51229A, Q&A until 11:00 a.m., Thursday, April 7, 2016.**

**Interested applicants may submit questions electronically to RFP#51229A in Bid Sync.**

The City of Detroit will accept questions regarding this RFP until 5:00 p.m. on Friday, March 11th, 2016. The City will respond through e-mail to each question individually as each question is received.

### **APPLICATION SUBMISSION**

**The City of Detroit is re-issuing a Request for Proposals re-named RFP#51229A on Tuesday, March 29, 2016 with a hard copy proposal submission due date and Bid Sync due date of 4:00 p.m., Friday, April 15, 2016.**

Applicants responding to this RFP must submit all required documentation to the City of Detroit no later than 5:00 P.M. on Friday, March 18th, 2016. **The City of Detroit is re-issuing a Request for Proposals re-named RFP#51229A on Tuesday, March 29, 2016 with a hard copy proposal submission due date and Bid Sync due date of 4:00 p.m., Friday, April 15, 2016.**

Applicants must submit proposals via [www.bidsync](http://www.bidsync) and to the Office of Contracting and Procurement, by mail or in person, to:

City of Detroit  
Office of Contracting and Procurement  
Attention: Elizabeth C. Ayana Johnson  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1008  
Detroit, Michigan, 48226

The City will accept completed applications during regular business days and office hours. The City of Detroit Office of Contracting and Procurement is open to accept proposals Monday through Friday from 8:00 A.M. 4:00 P.M. The Lobby is closed from 12:00 P.M.-1:00 P.M. Monday –Friday and Thursday from 9:30 A.M.-10:30 A.M.

**The City of Detroit is re-issuing a Request for Proposals re-named RFP#51229A on Tuesday, March 29, 2016 with a hard copy proposal submission due date and Bid Sync due date of 4:00 p.m., Friday, April 15, 2016.**

The City will begin to accept complete applications on Friday, March 4th, 2016, at 9:00 A.M

Applicants must submit one (1) electronic copy of the application on a USB flash drive and one (1) hard copy of the application with original signatures. Applicants should place the paper copy in a separate, three-ring binder with a clearly labeled cover sheet on the outside of the binder. The cover sheet must identify the name of the project and the name and address of the developer/applicant. The applicant must place the word “Original” in the top left corner of the cover sheet for the application that contains the original signatures. Applicants must submit the electronic copy and the binder hard copy of the application at the same time before the due date and time.

### **FAST TRACK REVIEW AND CONSIDERATION**

The City will expedite the review and consideration of complete applications that are received from February 19th through March 2nd, 2016. The City will begin to review and consider these applications on a rolling basis as the City receives the applications, and the City of Detroit may issue an award letter to the projects after the “fast track” review period. In the aggregate, the City may award up to forty (40%) percent or two million eight hundred thousand dollars (\$2,800,000) of the total allocation, whichever is greater, to projects that submitted complete applications during this “fast track” submission period. If the City does not award funds to a project with an application that was submitted during the “fast track” review period, then the City will continue to consider that application along with all other applications that were received during the “regular” submission period from March 4th through March 18th, 2016.

**The City of Detroit is re-issuing a Request for Proposals re-named RFP#51229A on Tuesday, March 29, 2016 with a hard copy proposal submission due date and Bid Sync due date of 4:00 p.m., Friday, April 15, 2016.**

<b>Submission Period</b>	<b>Submission Dates</b>	<b>Review Begins on</b>	<b>Determination Made by</b>	<b>Aggregate Award Amount</b>
Fast Track Review	February 19 – March 2nd, 2016	Rolling, as received	March 4th, 2016	Up to 40% of total allocation or \$2.8 Million, Whichever is Greater
Regular Review	April 15, 2016	April 19, 2016	May 20, 2016	Balance of Funds

**The City of Detroit extends the submission date until 4:00 p.m., Friday, April 15 and extends the review of proposal applications through May 6, 2016 with final award determinations by May, 20, 2016.**

## **CHDO APPLICATIONS**

A non-profit organization that qualifies for certification as a Community Housing Development Organization (“CHDO”), but has not received certification as a CHDO, may receive funding under the HOME CHDO set-aside. An organization that seeks funding from this set-aside must submit an application for CHDO certification along with the response to this Request for Proposals. Applicants may find the requirements for CHDO certification and the CHDO certification application in Appendix G. Certified CHDOs may compete for set-aside funds or general HOME funds. Non-CHDO applicants may only compete for general HOME funds. The Housing and Revitalization Department is not accepting new applications for certification as a CHDO at this time.

## **RIGHTS/DISCLAIMERS**

The City reserves the right to take any of the following actions:

- request additional information or documentation at any stage during this process;
- request an applicant to change or modify a proposal;
- fund portions of any given proposal and/or choose not to fund any or all proposals;
- at its sole discretion and prior to closing, change or modify the funding amount awarded to a selected project;
- issue a subsequent Request for Proposals for HOME CHDO projects if the City does not meet its HOME CHDO set-aside requirements under this RFP.

The City expects applicants to respond to and comply with any and all requests in a timely manner. Failure to respond to or comply with any and all requests may result in a determination of ineligibility.

## **NOTICE OF NON-DISCRIMINATION**

The City of Detroit does not discriminate on the basis of age, color, creed, handicap, national origin, race, sex or sexual orientation. Persons or groups with discrimination complaints may file those complaints with the City of Detroit Human Rights Department, 2 Woodward Avenue, Suite 1240, Detroit, Michigan, 48226.

The City of Detroit encourages Disadvantaged Business Enterprises, Minority Business Enterprises and Woman Owned Enterprises to reply to this solicitation.

This opportunity includes HUD Section 3 covered assistance.