



Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment

Agency (CRA) Area

Proposed Infill Housing Process (DRAFT 4/19/17)

Recommendation:

The NPF CRA proposes to begin the infill housing process by issuing a RFP for the residential lots that are west of I-95. This would include all CRA owned residential lots and the lots that are currently CRA owned.

Step 1: Disposal plan for the residential infill housing lots

- Donate each infill lot to the successful proposer via a request for proposal (RFP) process.

Step 2: Issue Request for Proposals (RFP)

- Issue a RFP for the infill housing lots that are west of I-95. Ask Developers, General Contractors and individuals to bid on no more than 2 of the properties.
 1. *The intent is not to award all the lots to one developer, but to spread the development opportunities around (however, during the next cycle (FY17-18), where it makes since we will bundle multiple lots together).*

Step 3: Eligible responders to the RFP

- Developers (for-profit and not-for-profit)
- Licensed General Contractors
- Individuals

Step 4: Each responder must provide a list of their Development Team

- At a minimum each development team must consist of the following:
 1. Developer / General Contractor
 2. Architect
 3. Engineer (*if required*)
 4. Non-profit partner or Bank homebuyer program staff to provide homebuyer counseling and mortgage ready homebuyer
 5. A buyer or list of interested buyers

Step 5: Each RFP package / response shall include (but not be limited to):

- Housing design (*with architect and/or engineer certification that the design is appropriate for the lot being requested*)
- Project budget and costs
- Firm funding commitments
- CRA funding request (*if applicable*)*
- Construction timeframe
- Development team credentials

** All respondents who are seeking CRA assistance for predevelopment or any construction related expense must document and prove that they have met the Consultant's Competitive Negotiation Act (CCNA) requirements for procuring their services (i.e. Architect, etc.)*

Additional considerations as part of the infill housing process

Consideration 1: Concurrently engage in the Rehabilitation Program to support the infill housing projects west of I-95.

Consideration 2: Buyer preferences:

- Police Officers
- Fire Fighters
- Teachers
- Professionals
- Retirees
- Medical employee