

REQUEST FOR PROPOSALS
REVIEW DATE: JUNE 20, 2025

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

AVAILABILITY OF PROPERTY & ACTIVITY TIMEFRAME

The City of Mobile (City) is a participating jurisdiction of HOME Investment Partnership Program (HOME) funds provided by the U.S. Department of Housing and Urban Development (HUD). For any specific program requirements, please refer to HUD's website.

This RFP is being published to afford developers an opportunity to provide proposals for a specified site that is anticipated to be under city control on or around July 11, 2025. 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 proposal for its residents with the limited available funding while considering the overall need of the property and other HUD requirements for compliance.

The City is requesting proposals from organizations to take ownership, stabilize, secure, redevelop, maintain, and operate to the extent necessary to further provide affordable rental housing for low to moderate income households consistent with HOME regulations for the balance of the affordability period at 2976 First Avenue Mobile, AL 36617. This property has been owned and operated by the Mobile Housing Authority since its initial development in 2005. The complex has 16 units that have traditionally been reserved for senior housing. There are current tenants that have active leases at reduced rents that are below market rate. Due to the Mobile Housing Authority no longer acting in the capacity of HOME Program Administrator on behalf of the City of Mobile, this HOME asset is being returned to the City. The City anticipates the conveyance from the Mobile Housing Authority to the City for this property will be completed by July 11, 2025. The City anticipates transferring the property to the selected respondent from this RFP for Fair Market Value on or near that date. The City will not consider any proposal that displaces existing tenants. Proposals will be accepted from for-profit and not-for-profit organizations for the units as well as the acquisition and rehabilitation of existing units.

Proposals must address the housing priorities identified in the City's 2022-2027 Consolidated Plan and fit the parameters outlined in this RFP. The City is seeking affordable housing proposals that will continue the site as affordable housing, at a minimum, through the current HOME affordability period. Proposals that extend beyond that date will be given preference. Due to the current state of the property, it is anticipated that there will be substantial rehabilitation needs that may necessitate immediate deferment and/or forbearance of any outstanding debt should the City finance the property back to the selected proposer. On all applications, the Neighborhood Development Department will conduct an underwriting review, and assess developer capacity and fiscal soundness.

The applicant is required to comply with all applicable City, County, State, and HUD/Federal requirements as applicable.

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

Availability of Property, Affordability Requirements, and Geographic Restrictions

The property located at 2976 First Avenue Mobile, AL 36617 must be used for affordable rental housing.

Any funds provided by the City of Mobile must be used within the City Limits of the City of Mobile.

Review of proposals will begin on June 20, 2025 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 may 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) Development Improvement Plan 25%

Proposed improvement plan is anticipated to provide an excellent quality of life for residents and positively enhance the overall revitalization of the neighborhood.

(2) Experience 25%

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 15%

Analysis of cost reasonableness and competitiveness, including leveraged funds.

(4) Schedule 15%

Availability and compatibility of schedule.

(5) Feasibility/Viability 20%

Proposal is feasible and viable based on proposed development and operating budgets.

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