

Community Development Department

Affordable Housing Developer Request for Qualifications

September 5, 2024 – RFQ
Developer Summit



BIRMINGHAM HAS MOMENTUM

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\$50M Choice Neighborhood Grant

\$5M HOME ARP Funding

Southtown Public Housing Redevelopment - 210 homes

Carraway Redevelopment – workforce housing rental homes

Growth by NCRC – 96 single family homes

Woodlawn United – 20 mixed income homes

Critical Repairs for over 250 residents

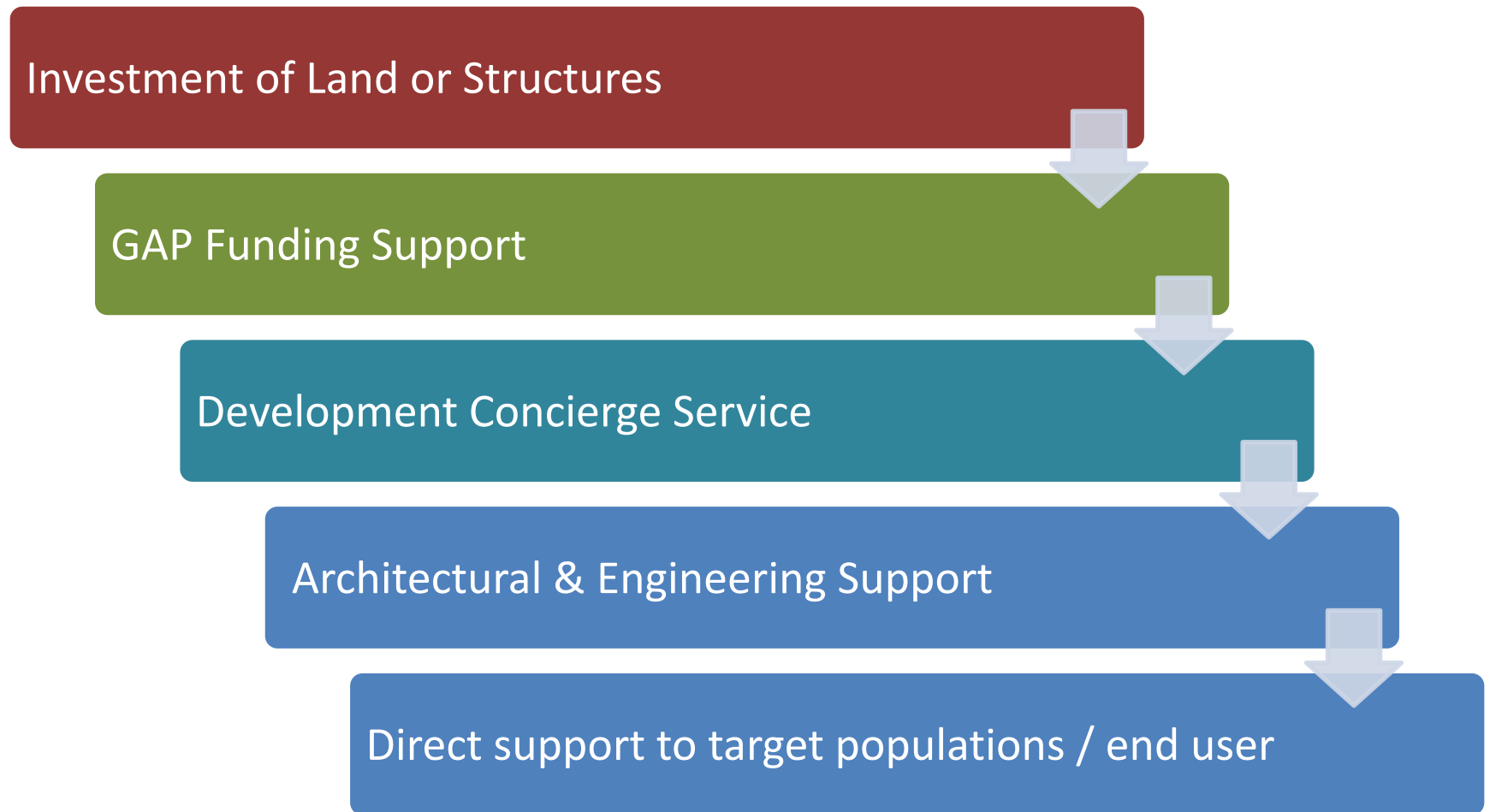
Launch of Birmingham Ready to Own DPA program

RFQ Objectives

Identify
experienced
affordable
housing
developers
to assist in:

- 1.) Scaling up affordable rental and for sale housing
- 2.) Increasing opportunities for housing density
- 3.) Development of mixed-use spaces that contributes to the pedestrian environment, creative placemaking, and economic vibrancy
- 4.) Increasing housing options for a variety of income levels
- 5.) Support in the City's housing in-fill strategy
- 6.) Creation of homeownership opportunities to support pipeline of eligible buyers (*200 applicants*)

City Support in Development



Ideal Development Experience

Multi-family rental /property management

Experience in scattered site development

New construction for sale

Rehab of existing Housing stock

Adaptive reuse of former school

Transitional housing

Permanent supportive housing

RFQ Priority/Target Populations



Low to Moderate Income
30% AMI - 80 % AMI



Workforce Housing
80% AMI -100% AMI



Individuals Experiencing
Homelessness



Senior Housing

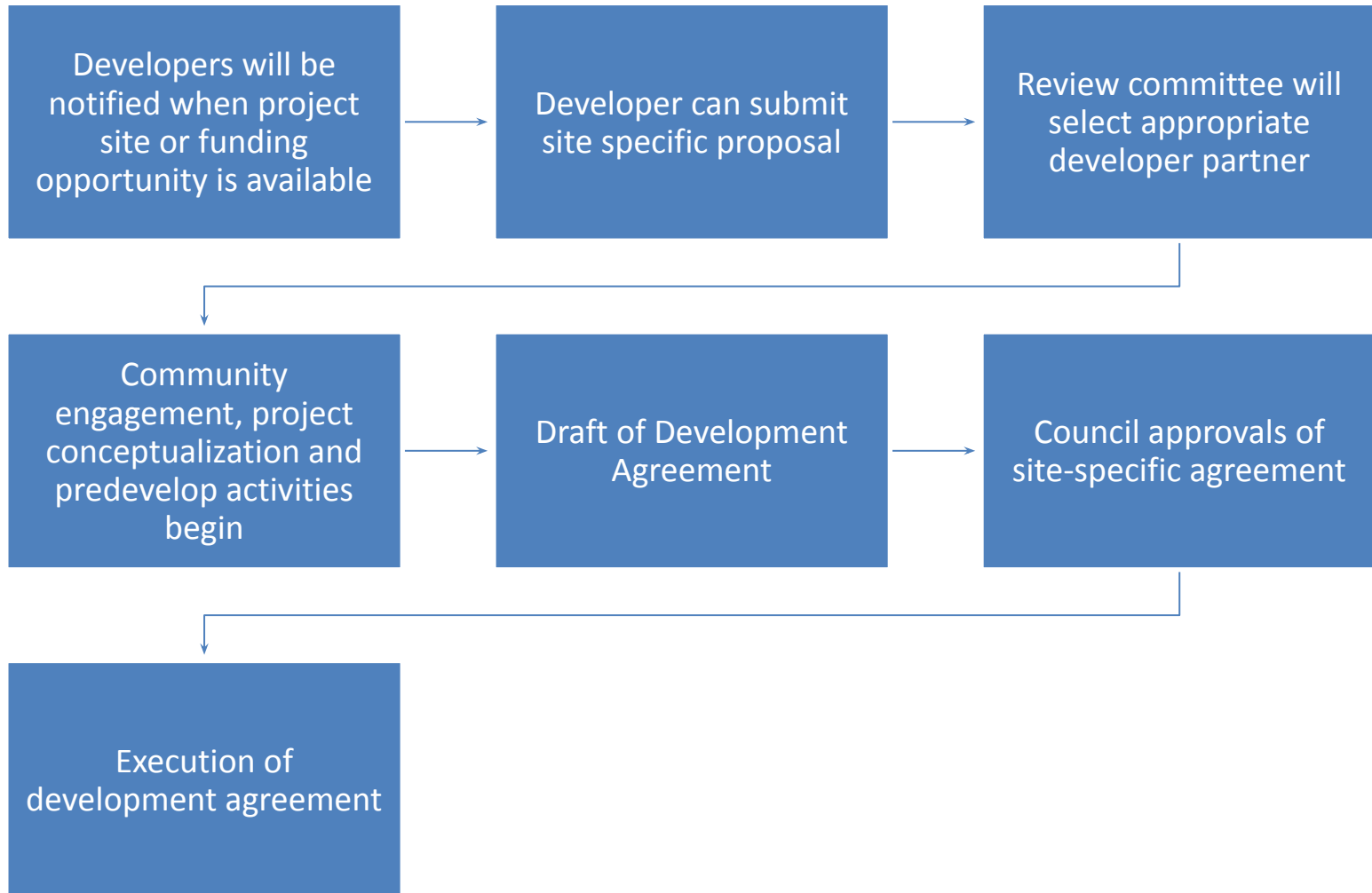
RFQ Evaluation

CRITERION	STANDARD
FINANCIAL CAPACITY	The Development Team must provide prior examples of how they secured the necessary funding. Including equity and debt capital to finance housing projects
PROJECT TEAM QUALIFICATIONS	The Development Team must provide relevant experience for all persons and sub-developers who will be actively engaged in the project.
PRIOR PROJECT EXPERIENCE	The Development Team must provide examples of similar, relevant projects completed by their organization within the last 10 years.
STAKEHOLDERS & COMMUNITY ENGAGEMENT	The Development Team must provide examples of prior community engagement and stakeholders in the design and development of the project, as well as the long-term management of the project.
DIVERSITY IN TEAM & PARTNERSHIPS	Provide examples of partnerships with certified Minority Business Enterprise/Women Business Enterprise (MBE/WBE), Disadvantaged Business Enterprise (DBE), or Black, Indigenous, People of Color (BIPOC) led Organizations.

RFQ Timeline

RFQ available at Website	September 5, 2024
Pre-submission conference via Webex	September 23, 2024
Deadline for questions and requests for additional information	September 30, 2024
Deadline for submitting qualifications	October 5, 2024
Notification to development teams who met submission requirements	End of October 2024
Development team interviews *	November 2024
Council approval of selected development teams	December 2024

Future Partnerships



Follow-up

Please check the Affordable Housing
Developer RFQ online at
www.cobcd.com

send all communications to
prochia.rawls@birminghamal.gov

Questions

Please introduce yourself with your name and the organization you represent