

**CITY OF MOBILE
COMMUNITY DEVELOPMENT PROGRAM
REQUEST FOR PROPOSALS (RFP)
AMERICAN RESCUE PLAN FUNDING**

INTRODUCTION

The City of Mobile (The City), Alabama is soliciting proposals for the professional services of a firm, organization, and/or individual with extensive knowledge of federal funding and housing development to provide a framework for housing development within the City that would utilize a combination of various federal, state, and local funds. The funding for any agreement awarded through this RFP will be from American Rescue Plan Funds the City has been awarded by the U.S. Treasury Department. Due to the funding source, the scope of the framework will focus on housing in multiple categories. These categories include affordable housing, workforce housing, economic development related housing, tourism related housing, housing in Qualified Census Tracts, senior and/or disabled accessible housing, housing for essential workers, and any other category of housing that may qualify with ARP funds. The framework should assist the City in maximizing ARP and other sources of funds. The intent of the funding is to address negative economic impacts related to COVID-19 while aligning with Executive Order 13985-Advancing Racial Equity and Support for Underserved Communities Through the Federal Government. While the City is restricted by law from programming funding based solely on race, other factors including the geographic location of services to be provided will be reviewed for compliance with the Executive Order.

SCOPE OF WORK

ARP Funding

The City of Mobile desires to have a firm, organization, and/or individual design a framework for its ARP and other related funds for the purpose of housing within the City of Mobile. Each design aspect should fall within one of the eligible categories of the ARP allowable uses of funds. Generally, the City is looking to maximize its efforts of housing redevelopment by identifying properties that it has or can obtain for housing redevelopment, options for the highest and best use of the property for housing, and a recommended sequence for redevelopment with various eligible funding sources considered. All property identified for redevelopment must be located within the Corporate City Limits of the City of Mobile. For further definition of the allowable uses of ARP funding for this announcement, please contact the number referenced at the bottom of this notice. Certain minimum threshold criteria will be required to be included with proposals prior to any entity being scored by City staff. These minimum threshold criteria include, but are not limited to, sam.gov verification and compliance with EO 13985. Refer to “Additional Submission Requirements” of this RFP for further threshold requirements. The scoring criteria that will be used for this funding is below:

Scoring Criteria (ARP)

Maximum Score

Prior experience with federal funding for housing development-

20 points

Thorough knowledge of housing development financing-	20 points
Price of the proposal to the City-	10 points
Proposal Addresses Negative Economic Impacts of the Pandemic-	10 points
Time proposed to complete framework scope-	20 points
Proposal includes multiple eligible potential financing sources-	20 points
Total Score Possible	100 points

ESTIMATED TIMELINE

- RFP Issued: March 24, 2023
- RFP Responses due: April 7, 2023 by 10:00 a.m.
- Selection of Proposal(s): April 21, 2023

The City reserves the right to make adjustments as needed to the above schedule. The City also reserves the right to reject any and/or all proposals.

QUESTIONS

Please direct all questions to Christopher McGadney: by phone 251-208-6292 or by email chris.mcgadney@Cityof Mobile.org

RFP SUBMISSION PROCESS

Proposal deadline: Proposals must be received no later than 10:00 AM, April 7, 2023. Sealed proposals must be received in the Neighborhood Development Department at the address referenced below. Submittals should include three hard copies and should reference “ARP Framework for Housing Development Proposal”.

**Christopher McGadney, Principal Analyst
Neighborhood Development**

**Via Hand Delivery:
205 Government Street
South Tower, Suite 513
Mobile, Alabama 36602**

**Via Mail:
P.O. Box 1827
Mobile, Alabama 36633**

Proposals will be reviewed by City Staff upon submittal

ADDITIONAL SUBMISSION REQUIREMENTS

The City is requiring that all proposals.

All interested parties must include the following information in their proposals:

- Corporate and individual resumes for personnel, including any subcontractors
- List of personnel to be utilized in performance of services
- Proposed hourly fee for each service, and a schedule of any other related charges.
- Estimated weekly availability; given as total hours.
- Certificate of Insurance
- Proof of enrollment and Participation in E-Verify (prior to contract award)
- Proof of enrollment sam.gov