

## **ADVERTISEMENT**

### **City of Grants Pass Affordable Housing Development – SW Ramsey Avenue Property Request for Proposals**

The City of Grants Pass is soliciting sealed written proposals to identify a qualified affordable housing provider to develop up to 66 residential units on a 1.89-acre land tract located at SW Ramsey Avenue and SW Nebraska Avenue. Respondents to this Request for Proposal (RFP) should determine the most realistic and feasible use for the property, while recognizing the objective of maximizing the use of the site to address Grants Pass' affordable housing needs.

This RFP represents the initial step in soliciting proposals from a qualified developer. Responses to this RFP should demonstrate the developer's specific expertise in developing a quality-housing product within the scope that the City has established. Further the respondents shall demonstrate proven success in obtaining necessary funding to achieve such development in a timely manner.

The deadline for sealed submission in response to this request for proposals is Wednesday, November 17, 2021 by 3:00 pm local time. The sealed submittals should be labeled and directed to the following:

**City of Grants Pass  
Affordable Housing Development – SW Ramsey Avenue Property  
Attn: Karen Frerk, City Recorder  
Administration Department, Room 205  
101 NW "A" Street  
Grants Pass, Oregon 97526**

Facsimile proposals are **NOT** acceptable.

The City's selection process will be based upon an evaluation of the submitted proposals by a selection team and ranked upon the following criteria.

- Completeness of the proposal relative to RFP requirements. (10 pts)
- Demonstrated experience of the developer in the successful development, long-term operation and economic performance of urban infill, affordable housing projects of comparable size, scale and complexity. (25 pts)
- The developer's proven ability to access funding resources to develop and complete projects of comparable or larger size. (25 pts)
- Ability of the developer to implement high quality affordable housing development projects on time and at budget. (10 pts)
- Prior experience and success in marketing and programming for the use proposed by the developer. (5 pts)

- Developer responsiveness on previous projects to neighborhood compatibility issues during design and construction. (5 pts)
- Experience in integration of sustainable materials and energy conservation technologies to provide sustainability elements. (5 pts)
- Experience in working with the public sector in public/private real estate development projects, willingness to engage in public outreach efforts to affected residents, property owners and to the local business community, pro-active plan to engage with local community in the development review process. (5 pts)
- Developer readiness to proceed. (5 pts).
- Developer references. (5 pts)

The selection team will recommend an award based upon the evaluation criteria. At the City's discretion, interviews may be conducted with the top ranked proposer(s).

The City of Grants Pass reserves the right to reject any and all proposals, to waive formalities or to accept any submittal that appears to serve the best interest of the City of Grants Pass.

This RFP will be posted on the "Request for Proposals" page on the City's website at <https://www.grantspassoregon.gov/bids.aspx>. for viewing and downloading.

For questions regarding this RFP, contact the City of Grants Pass Community Development Department located at 101 NW "A" Street by calling Eric Wade, Business Operations Supervisor, at (541) 450-6082, or emailing [ewade@grantspassoregon.gov](mailto:ewade@grantspassoregon.gov).

By: City of Grants Pass, Oregon  
Bradley Clark, Community Development Director