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City of Grants Pass American Rescue Plan Act (ARPA) Public Infrastructure for Affordable Housing Request for Proposals

The City of Grants Pass is soliciting sealed written proposals from residential developers to incentivize the development of affordable housing through a public-private partnership where the City contributes ARPA funds for the design and/or extension of public infrastructure.

The ideal qualified residential developer will either own land or can demonstrate a clear ability to acquire land within the Grants Pass Urban Growth Boundary that has strong residential development potential for at least 20 dwelling units. Proposers will need to demonstrate proven success in obtaining funding to construct similar sized projects within the last five (5) years. Priority will be given to neighborhoods where development potential is constrained and/or there is some barrier to extending public sewer, water, stormwater, or street infrastructure to serve the area.

An agreement between the City and a developer committing to a specific development site and scope must be fully executed no later than December 1, 2023.

Key objectives for the project include community compatibility, affordability targeted to households earning 120% of Area Median Income or below, high quality design and materials, and long-term affordability.

The deadline for sealed submission in response to this request for proposals is Wednesday, November 30, 2022 by 3:00 pm local time. The sealed submittals should be labeled and directed to the following:

**City of Grants Pass
American Rescue Plan Act (ARPA)
Public Infrastructure for Affordable Housing
Attn: Karen Frerk, City Recorder
Administration Department, Room 205
101 NW "A" Street
Grants Pass, Oregon 97526**

Facsimile proposals are **NOT** acceptable. Project proposals not meeting the RFP technical requirements will be rejected and not evaluated.

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:

- The site has a demonstrated history and/or clear evidence of not being developed due to a lack of municipal sewer, water, stormwater, and/or transportation service. (10 points)
- Areas in need of both water and sewer extensions will be ranked higher than those only needing one of these utilities. (10 points)
- The amount of land that will be opened up to new development (larger vacant or underdeveloped areas will receive higher priority). (10 points)
- The potential number of new affordable dwelling units created. (10 points)
- Return on Investment: public resources leverage cost per dwelling unit. (5 points)
- Project aligns with a recommended capital project in an adopted Master Plan that increases capacity. (5 points)
- Project aligns with residential density goals. (5 points)
- Demonstrated experience of the developer in the successful execution of affordable or workforce housing projects. (10 points)
- The developer's proven ability to access funding resources to develop and complete projects with 20+ units or lots. (10 points)
- Developer's demonstrated readiness to proceed with a project no later than July 1, 2023. (10 points)
- The capacity and history of developer to implement high quality housing projects on time and meeting budget. (10 points)
- Developer references. (5 points)

The selection team will recommend an award based upon the above 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 Bradley Clark, Community Development Director, at (541) 450-6060, or e-mailing bclark@grantspassoregon.gov.

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