

**GAGE COUNTY, NEBRASKA
REQUEST FOR PROPOSALS:**

**SINGLE FAMILY OWNER
HOUSING PROGRAM-CITY OF BEATRICE
Workforce Housing Initiative.**

**PROPOSALS DUE BY:
Noon, Friday, July 15, 2016.**



Gage Area Growth Enterprise (NGage)

**GAGE COUNTY, NEBRASKA
REQUEST FOR PROPOSALS.**

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I. INTRODUCTION.

Gage Area Growth Enterprise (NGage) is seeking proposals from interested, qualified housing **Developer(s)** to develop **single family housing units in Beatrice, Nebraska, as an important component to the Gage County Workforce Housing Initiative.**

Gage County is located in southeastern Nebraska, along the Highway 77 Corridor between the Lincoln Metropolitan Statistical Area and the Nebraska/Kansas State Line. The current (2016) estimated population for Gage County is 21,691. The County supports a stable population with several major employers operating in the County. The City of Beatrice is the County Seat of Gage County and currently maintains an estimated population of 12,079. By 2021, the population is projected to increase an estimated 0.2 percent to 12,108.

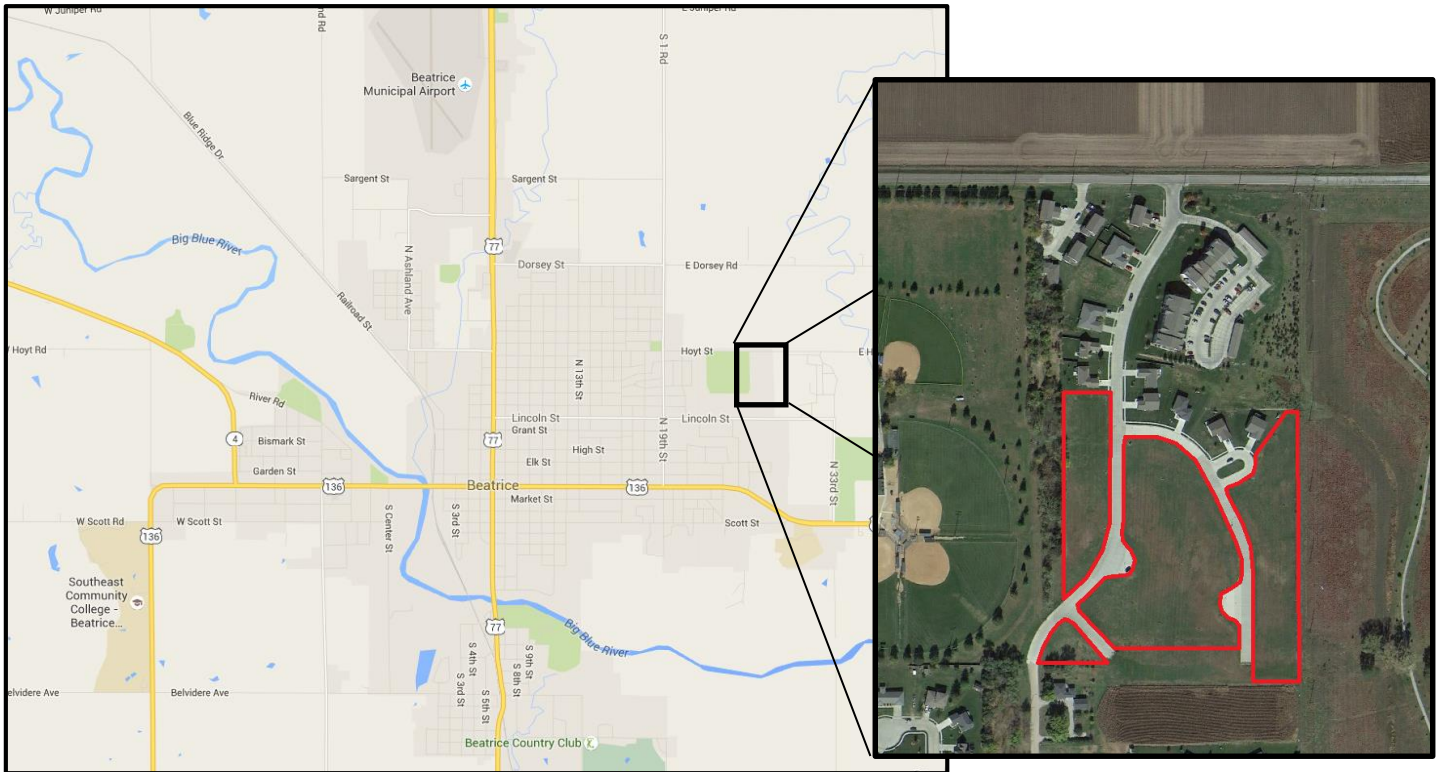
A Five-Year, **County-Wide Housing Study with Strategies for Affordable Housing** was completed for Gage County in April, 2016, with the assistance of Hanna:Keelan Associates. This Study was completed with the guidance and direction of NGage and a “Housing Steering Committee”. The Study was funded by the Nebraska Investment Finance Authority, with matching funds provided by NGage. The purpose of the Housing Study was to continue a “housing vision” and provide a “vehicle to implement” housing development programs with appropriate public and private funding sources for Gage County, Nebraska. This Request for Proposals is one of the initial steps in implementing this “housing vision”.

The Housing Study identified a housing demand for **446** units, by 2021, including an estimated **283** owner and **163** rental units, County-wide. This includes an estimated **289 units to be developed for the County’s workforce, including 65 owner units in Beatrice.** A copy of the **County-Wide Housing Study** is available at the NGage office (218 North 5th Street, Beatrice, Nebraska 68310) or on the NGage website, <http://www.ngagegroup.org>.

II. PROJECT OBJECTIVES.

NGage is seeking a **Developer(s)** willing and able to develop a Single Family Owner Housing Program in the Community of Beatrice, in accordance with the goals identified in the Community Housing Study. **A Five-Year Housing Action Plan, included in the Housing Study, identifies a need for up to 72 owner housing units in the Community Beatrice, as part of a “Family Homeownership Initiative”.** The construction of new owner housing units in Beatrice is critical to meet the needs of existing and future residents and contribute to the long term economic stability and growth of the Community. The Program should target households at 80%+ AMI.

The Developer(s) should focus on vacant parcels of land located within the Hannibal View subdivision, located in the northeast portion of Beatrice. A total of 31 vacant lots comprise the southern two-thirds of this subdivision and includes the parcels outlined in red. All necessary public infrastructure (water, sewer, etc.) are in place.



NGage, with the cooperation of the City of Beatrice, is willing to consider the following incentives to assist a **Developer(s)** in the construction of the Single Family Owner Housing Program:

- Tax Increment Financing (subject to location, may also need to expand or create additional redevelopment areas);
- Major Employer Investment in the form of cash and/or other source of credit enhancement such as a commitment to first/last month rent or leasing of individual units; and
- Possible donated or reduced cost of land.

NGage, with the cooperation of the City of Beatrice, is willing to address any other development incentives sought by the selected **Developer(s)**.

III. DESCRIPTION OF SITES.

Several land areas or sites exist for the consideration of development of a single family housing project in Beatrice. Sites located within or near the City of Beatrice are identified in the County-Wide Housing Study. Also, Developers are encouraged to consider lots available in the Hannibal View Subdivision. Specific site information can be secured via NGage staff.

IV. SUBMITTAL REQUIREMENTS.

A. DEVELOPER(S)/DEVELOPMENT TEAM.

The **Proposal** should identify the **Developer(s)** and all members of the development team, their specific role and background experience, including the identification of comparable, successful projects completed by team members.

The **Developer(s)** will be the one with whom NGage will negotiate a development agreement. The development team may include the developer, architectural firm, engineering firm, financial institution and/or funding entities, etc. It is advantageous to the **Developer(s)** to define the development team at the time of submittal of a proposal.

B. PROJECT PLANS.

- Narrative description of proposed design.
- Preliminary schematic design of the project, including site plan.
- Quantification of uses (number of structures and composition, unit types, amenities, etc.).
- Previous experience, with references, in developing rent-to-own housing.

The selected Single Family Owner Housing Program(s) will be subject to the building and zoning codes and ordinances of the City of Beatrice.

C. PROJECT FINANCIAL PLAN.

The following information is necessary for NGage to evaluate the viability of the project and to analyze the **Developer's(s')** ability to complete and operate the project:

1. Identify the total estimated project costs, including an estimate of development/construction and annual operational costs and assumptions regarding revenues/income. Include a list of all intended sources and uses of funds for both development and revenues, both public and private.
2. A summary of any expected involvement/requests of each Community, or other public entity (zoning changes, tax increment financing, public improvements, etc.) for the successful development of the project.
3. Other financial information that will provide NGage with a better understanding of the proposed investment, including owner equity and references.

D. SCHEDULE OF PERFORMANCE.

A **schedule of performance** should be provided with the **Proposal** that includes design, development, secured financing, construction, lease up, and any other critical milestones. This information can be provided in a simple bar chart.

E. CONTINGENCIES OF DEVELOPER.

The **Developer(s)** should state explicitly in the **Proposal** any qualifications or limitations of the **Proposal** and any and all know anticipated contingencies that might affect the ability of the **Developer(s)** to perform under the terms of the **Proposal**.

V. SELECTION PROCESS.

A. PROCEDURE FOR SELECTION OF THE DEVELOPER.

1. **Preliminary Review** - Upon receipt of **Proposals**, NGage will conduct a preliminary review of all the materials submitted. If the **Proposal** contains all of the requested information, NGage will perform preliminary due diligence on the **Developer(s)** and submitted financial information. If the **Proposal** is incomplete, NGage will determine whether to consider the **Proposal** for continued review.
2. **Selection Advisory Committee** - A Selection Advisory Committee will be named to evaluate the **Proposals**.
3. **Interviews** - NGage, through the Selection Committee, may require **Developer(s)** to participate in either/both a telephone or in-person interview for the purpose of presenting the contents of their **Proposal**.
4. **Project Selection** - The Selection Committee will make a recommendation to NGage of the **Proposal** and **Developer(s)** most appropriate for the development of a Single Family Owner Housing Program in Beatrice.

B. CRITERIA FOR EVALUATING PROPOSALS.

NGage has established the following criteria upon which it will evaluate and select the **Developer(s) Proposal** that best meets these criteria. NGage's determination of satisfactory compliance with the selection criteria will be conclusive.

1. Relationship to the goals established in the County-Wide Housing Study and each respective Community's Comprehensive Plan and Zoning & Subdivision Regulations.
2. Background and experience of the **Developer(s)**.
3. Financial capability of the **Developer(s)**.
4. Project specific criteria presented in the **Proposals**.

C. REJECTION OF THE PROPOSALS.

Any and all **Proposals** may be rejected at any time at the sole discretion of NGage. The decision will be final. NGage does not agree to assume, pay or reimburse any cost, expense or fees incurred by the **Developer(s)** in connection with this **Request for Proposals**.

D. FINAL PROPOSAL SUBMISSION.

Interested developers must submit **five copies** of their Proposal, by **Noon, Friday, July 15th, 2016**. Completed **Proposals**, as well as any questions regarding this **Request for Proposals**, should be mailed or directed to:

**Walker Zulkoski & Glennis McClure
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Beatrice, Nebraska 68310
Phone: (402) 228-5869**

**E-Mail: walkerz@ngagegroup.org
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