



Request for Proposals for the Construction/Rehabilitation of Homes in Madisonville

The Madisonville Community Urban Redevelopment Corporation (MCURC), a nonprofit community development corporation, in partnership with the Hamilton County Land Reutilization Corporation (the Landbank) is issuing a Request for Proposals (RFP) for three addresses in Madisonville. These lots are being offered for new construction. Applicants may submit proposals to develop one property, all of them or selected lots from the following list:

- 4829 Ebersole Ave. - Land
- 5329 Owasco St. – House to be demolished
- 4109 Whetsel Ave. – Land

Homes shall be constructed to the specifications listed below in this document. The builder has three options: 1) create a “paper house” – an exterior rendering of a proposed design for this address – that will be listed on MLS in order to attract a buyer. That house can be modified to the buyer’s wishes, but changes must be approved by MCURC and the Landbank. 2) create a paper house for this application with the intention to build the home and then find a buyer. Marketing for this property can take place before and during construction if the applicant chooses to do so. 3) If submitting a proposal for more than one lot, a combination of the first two options is allowable, creating a model home for the other lots.

If applying for 5329 Owasco, the applicant must wait six months after demolition to take possession of the property – a restriction that is tied to the Landbank’s demolition funding. Marketing of the property may begin during that waiting period. If the applicant does not want to wait, the structure can be demolished at their own expense with no waiting period, however they must obtain the house at market rate for the resulting empty lot, which is to be determined by the Landbank.

All homes must be sold to owner-occupants and cannot be rented, leased or leased to own.

Target Price

The house will be listed at a reasonable market rate to be proposed by the builder. That amount will be the suggested sale price, but can change to meet buyer’s specifications. Provide an overall and detailed project budget for this development project (one or more lots) with the following considerations:

- MCURC will earn a developer fee of \$10,000 *per address* that must be accounted for in the budget for this project. The cost to obtain *each* lot from the Landbank will be \$2,000, with the exception of the market rate cost for Owasco, only if the applicant chooses to demolish that structure themselves.

- The builder must market the home(s), utilizing a real estate agent, the Multiple Listing Service and they must engage in an “affirmative marketing program” designed to ensure that a diverse audience of potential buyers is reached. The program must be approved by MCURC.

Square Footage

The livable square footage of the finished homes should closely resemble that of the existing homes on the block. This number should not include basements (unless finished) garages, storage or attic space.

Style

These homes should be stick or metal frame, brick or sided in vinyl or a superior material, with a pitched, shingle roof, a front porch comparable to other homes on the street and windows in size and amount in keeping with other homes on the street. The setback of each house’s footprint must match the houses on the surrounding streets. The height, width and depth of the house must also be in keeping with that of other houses in Madisonville. The house color and accent colors should also be consistent with other houses in the area as well.

Basement

A basement is preferred but is not a requirement in the construction of the house. However, if the design does not include a basement, the home must have adequate storage space in the garage and within the house.

Finishes, Fixtures and Appliances

All fixtures must be of contractor grade or better and in keeping with similar homes in this price range. All materials, including fixtures, appliances, mechanicals and landscaping must be new and contractor grade or better. An exception to this rule would be if the builder is doing a “green build” and is utilizing used or recycled materials. All such materials must be approved by MCURC before being installed in the home, interior or exterior.

HVAC

The home will have forced heat and central air with appropriate ducts and vents in all habitable rooms. Heating and air units will be high efficiency. MCURC strives to ensure all of our properties are highly energy efficient to reduce energy consumption and to ensure the low monthly costs for the buyer.

Garage

The developer will make every effort to include a rear-entrance attached garage or detached garage similar to the current land use patterns in Madisonville. The garage should be constructed in a manner matching other garages in Madisonville and should be an appropriate architectural match to the house.

Finished Product

The interior of the homes must be move-in ready upon completion. The house must have a certificate of occupancy before the developer has completed this task.

Drawings

Architectural plans are not being requested at this stage, however a rendering of the proposed finished product will be required. Preference will be given to more fully completed drawings.

Green Build

Green designs will be accepted and MCURC may, at the discretion of MCURC, suspend many of the above specifications as part of a green build plan. Preference will be given to proposals that incorporate Energy Star or better elements.

Property Ownership

The parcels are currently owned by the Hamilton County Land Reutilization Corporation, better known as the Landbank. The Landbank is managed by the Port of Greater Cincinnati Development Authority. To ensure completion of the development, the Landbank will require either to maintain ownership of the lot until construction is completed or, alternatively, transfer the lot subject to contractual clawback provisions or, potentially, a right of reverter. MCURC will not own the property at any stage of the process.

Financing

Neither the Landbank nor MCURC will provide construction financing for the project or monetary subsidy to the development. However, in order to incentivize development, the Landbank has agreed to sell the lot to the developer for below the fair market value of the property, at a cost determined by the

Landbank. Applicants must prove that they have the financial capacity to complete all phases of the project.

Experience and Qualifications

Please include background information on your company, including examples of homes completed in this price range and setting. These examples should be in the form of photos, floor plans, and sales prices, demonstrating your company's experience. Preference will be given to firms with experience doing single family homes in this price range and setting.

Timeline

Include a timeline for the completion of this project. This timeline should begin with the signing of the contract and go through the completion of sale.

Payment

Payment of the developer fee to MCURC will be due no less than 30 days after the buyers have taken occupancy of the house.

Due Date

Proposals for this project are due on ~~Friday, August 19, 2016~~ Wednesday, November 30, 2016 by the close of business. They should be sent to Matt Strauss at matt@mcirc.org

Questions

Any questions regarding this RFP, including requests for site visits, should go through Matt Strauss at 271-2495 or matt@mcirc.org

Developer Applicant Approval Process

The developer applying for available lots from MCURC as part of its Madisonville new construction homeownership initiative will be evaluated and vetted based on their capacity, experience, and financial stability.

Builders/Developers must submit the following documents as part of a completed proposal:

1. Resume;
2. Financial statement showing applicants ability to finance the project;
3. Ability to proceed with the development;
4. Demonstrated track record in working within the City of Cincinnati as it relates to new construction infill residential housing, including examples of past new construction projects;
5. An affirmative Fair Housing Marketing Plan;
6. Marketing plan as relates to a relationship with a real estate agent;
7. A timeline for the completion of the project;
8. A rendering or architectural plans for the proposed house;
9. An estimated sales price.

As mentioned above, developers must have detailed experience in developing the type of new construction infill residential housing. MCURC will sign a Memorandum of Understanding with the builder and the Landbank, with whom MCURC is partnering, once the contract has been awarded. All decision making will be done in partnership with the Landbank.