

Request for Affordable Housing Proposals - Macomb HOME Consortium

The Macomb HOME Consortium (MHC) serves Macomb County except for St. Clair Shores and Warren and seeks proposals from qualified and capable developers, public and private entities, and Community Housing Development Organizations (CHDO's), to develop affordable housing for lower-income families. Funds are separated by community and by amount, as follows. Proposals should specify the amount and the community so that they may receive appropriate consideration.

Clinton Township	Macomb County	Roseville	St. Heights	CHDO
\$223,682	\$1,100,000	\$142,282	\$220,894	\$448,097*

*As much as \$149,361 may be used for CHDO operating costs, at the discretion of MHC.

General Provisions:

A proposal may be directed to one or several communities, but must clearly identify the community(s). They may also address separate categories identified below. A separate proposal is required for each project. All housing must, upon completion, be affordable to, and occupied by, households \leq 80% of Area Median Income (AMI). Proposals must be submitted on the prescribed form, be complete, and describe specific activities to be undertaken with HOME and non-HOME funds. Late, incomplete, and non-responsive proposals will be disqualified without further consideration. MHC may, at its discretion, reject or partly fund after acceptance for review. Determinations will be based on the following criteria:

1. Desired Housing Types:

- a. Repair and resale, to lower-income families, of tax-foreclosed, properties for homeownership, in all communities, but for Macomb County only, a focus in Center Line, Eastpointe, and Mt. Clemens. HOME funds may not be used to acquire these properties.
- b. Acquisition, repair, and/or conversion of housing for special-needs populations.

Selected entities will assume administrative responsibility for a complex Federal program, including project development, property management, marketing, client qualification, and general administration on behalf of the MHC. Applications are therefore not encouraged from entities inexperienced in Federal and/or State housing programs.

2. Project Feasibility and Developer Capacity: Proposals must include:

- a realistic development pro forma including all costs necessary to acquire, repair, maintain, market and sell the property.
- a realistic implementation schedule.
- a list, with names and addresses, of similar, successful projects completed.

3. Leverage and HOME Match: Proposals that firm committing non-Federal resources are preferred, as are proposals earning HOME Match credit pursuant to 24CFR 92.218 - 220.

4. CHDO Applicants: must renew eligibility to be considered for the CHDO set-aside and operations funding. CHDO designation does not confer any competitive advantage for non-CHDO funding. The CHDO eligibility request must be submitted and approved as a condition of funding.

An original and two copies of the complete and notarized proposals are due at the MCPED Offices, 7th Floor, One South Main St., Mt. Clemens, MI 48043, by 4:30pm Tuesday, February 15, 2011. The application forms are available at www.macombcountymi.gov/MCPED/Documents.html. Please direct questions to Michael Rozny, at Mike.Rozny@macombcountymi.gov, or 586/469/6451.

Mark Hackel
Macomb County Executive