



***REQUEST FOR PROPOSALS
FOR
PROJECT BASED VOUCHER PROGRAM***

Mail or submit proposals to:

Sharon L Maki, Executive Director
Marquette Housing Commission
316 Pine Street
Marquette, Michigan 49855

Tuesday November 28, 2023
By 4:00 P.M. EST

Proposals received after the date and time specified will not be accepted.
For clarifying information, please contact Sharon L. Maki, the MHC Executive Director, directly.

PURPOSE

The Marquette Housing Commission (MHC) is seeking to increase the number of affordable housing units in the City of Marquette. MHC would like to create new affordable housing within the city by leveraging its ability to place up to five (5) Project-Based Vouchers (PBVs) in qualified affordable housing projects. By awarding PBVs to affordable housing projects in this manner, these projects will have the ability to attract the maximum amount of investment from typical affordable housing sources like the federal Low-Income Housing Tax Credit Program (LIHTC) and the Affordable Housing Program (AHP).

PROJECT-BASED VOUCHERS BACKGROUND

Project-based vouchers (PBVs) are a component of a public housing agency's (PHA's) Housing Choice Voucher (HCV) program. The program is completely funded by the United States Department of Housing and Urban Development (HUD). PHAs are not allocated additional funding for PBV units; the PHA uses its tenant-based voucher funding to allocate project-based units to a project. Projects are typically selected for PBVs through a competitive process managed by the PHA; although in certain cases projects may be selected non-competitively. A PHA can use up to 20 percent of its authorized voucher units and/or budget authority to project-base units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development.

SUBMISSION REQUIREMENTS

Each responding package should include the following:

1. Cover letter for introductory purposes only.
2. A Signed Questionnaire Form included as ATTACHMENT A to this RFP.
3. A project "Narrative" that includes how the PBVs leverages other resources.
4. Financial Pro-Forma for the project that demonstrates the project's viability.
5. Documentation that Developer has sought, or been awarded, Payment in Lieu of Taxes (PILOT) status from the City of Marquette.
6. Acknowledgement that HUD Form 5369-B was reviewed (in cover letter).
7. Completion and submission of HUD Form 5369-C.
8. Number of vouchers requested.
9. Bedroom sized of potentially subsidized units.

Please note that the Questionnaire Form is the scoring basis of your response package. We have established the maximum number of points awarded for each area of evaluation. It must be completed in its entirety with all of the requested and required attachments. If the response package is incomplete, your submission may be deemed “non-responsive”.

Email Submission Requirements: MHC must receive (1) electronic copy (pdf attachment) of the complete submission package via e-mail to Sharon L. Maki at smaki@mqthc.org no later than 4:00 PM (EST), Tuesday, November 28, 2023.

Please note in the e-mail subject line: Project-Based Voucher (PBV) RFP Response. In the email itself, please include the primary respondent’s contact information (name, address, telephone number, additional e-mail addresses). The submission shall include an attachment that includes the required Questionnaire and appropriate attachments that correspond to the items in the Questionnaire Form.

Email responses received later than the date and time specified may be rejected or deemed “non-responsive”.

ANTICIPATED SCHEDULE

The schedule below represents the anticipated schedule:

- RFP distributed to potential respondents: November 14, 2023
- Deadline for receipt of proposals: Friday November 28, 2023
- Evaluation of Submissions: November 29, 2023
- Selection of Successful Applicant / Bidder Estimated: November 29, 2023
- Letter issued to Successful Applicant(s): November 29, 2023

RESERVATION OF RIGHTS

MHC reserves the right to:

1. Reject any or all responses, to waive any informalities in the solicitation process, or to terminate the solicitation process at any time, if deemed by MHC to be in its best interest.
2. Not to select or make award to anyone with a history of poor performance on projects performed for MHC and/or any other client of the submitting firm at the sole opinion and discretion of MHC.
3. Terminate a contract awarded pursuant to this solicitation at any time for its convenience upon delivery of a 30-day written notice.

4. Determine the days, hours and locations that the successful bidder shall provide the items or services called for in this solicitation.
5. Reject and not consider any bid that does not, in the opinion of MHC, meet the requirements of this solicitation, including but not necessarily limited to incomplete response and/or alternate (not including "or equal" items) or non-requested items or services.
6. To make an award to the same applicant/bidder (aggregate) for all items; or, to make multiple awards to multiple firms for various scopes of work.
7. MHC reserves the right to reject all proposals and to re-solicit new proposals should this solicitation fail to produce an acceptable agreement. MHC may also reject any proposals that are incomplete or non-responsive and any proposals that are submitted after the deadline.
8. Further, MHC reserves the right to request additional information from any respondent after the submission deadline. MHC also reserves the right to reject any and all, or parts of any and all, proposals received in response to this RFP or to cancel or postpone this solicitation process if MHC determines that such rejection, cancellation or postponement is in the best interests of MHC, to request additional information; and to waive any irregularities in this solicitation or in the proposals received as a result of the solicitation.
9. If applicable, the determination of the criteria and process pursuant to which proposals are evaluated, the decision regarding who shall be selected to act as bond counsel in connection with the transaction and the decision whether or not to designate bond counsel as a result of this RFP shall be at the sole and absolute discretion of MHC.

APPLICANT/BIDDER'S RESPONSIBILITY

It is the applicant/bidder's responsibility to:

1. Carefully review and comply with all instructions provided herein, or provided within any named attachments or addenda.
2. Bear all expenses involved with the preparation and submission of RFP proposals.
3. Be generally familiar with HUD's Project-Based Voucher program.

ADDITIONAL INFORMATION

More information on the PBV program and on any and all required regulatory agreements and contracts can be found on the HUD website: www.hud.gov