

Notice of Request for Proposals for Rental Housing Developers

City of Vinton, Iowa

The City of Vinton, Iowa is requesting proposals for housing developers for construction of new for sale housing units to apply for funding under the Community Development Block Grant Disaster Recovery (CDBG DR) program through the Iowa Economic Development Authority (IEDA). The purpose of this funding is to assist with replacement of housing damaged by the 2020 derecho storm.

The scope of this project is to partner with the City in applying for funds to construct or convert non-residential space into new for sale housing for low to moderate income homebuyers. The selected developer will work with the City to submit an application for funds and, if awarded, construct new housing in compliance with the IEDA program rules and federal regulations. There is approximately \$1,281,991 available in the second funding round for Marshall, Tama, and Benton counties.

Program Regulatory Requirements

The following list includes key program regulatory requirements for developers to consider before submitting a proposal to the City:

SITE LOCATION

- All projects must undergo an environmental review in accordance with the National Environmental Protection Act (NEPA) and the National Historic Preservation Act.
- No project site may be located within the 100-year floodplain.
- No project site may be located within the 500-year floodplain unless flood control structures are built or will be completed by 2026. Otherwise, structures must be floodproofed and elevated to the base 500-year flood elevation, or 3-feet above the 100-year flood elevation, whichever is higher.
- The housing units must be within a half mile of a trail, park, or open space.
- Housing projects within Cedar Rapids and Marshalltown must be within a half mile of a bus stop.
- The project location must not be within a half mile of a brownfield site, superfund site, or within a mile of a site listed on the EPA National Priorities List.
- The developer must own the site or have an option for purchase prior to the City submitting an application to IEDA that incorporates HUD environmental review language. This language may be obtained from the City selected council of government or grant administrator consultant.
- The site must be zoned appropriately for the development or incorporate a letter from the City indicating that rezoning will not be a problem.

CONSTRUCTION STANDARDS

- The developer must construct all units according to the baseline green building standards plus optional elements selected with application.
- At least 7% of units in a project of 5+ units must be built to the Iowa Green Streets Universal Design standard, which incorporates the elements required for federal mobility, hearing, and visual impairment accessibility for federally-funded projects of this size.
- All units must be built according to the building code. If the local code is not enforced, the buildings must be constructed in accordance with the State building code.

- All units will be constructed to have a Home Energy Rating System score of no greater than 59.
- Housing units must be no smaller than 450 square feet for a one-bedroom unit. All units must meet HUD requirements for preventing overcrowding.
- All housing units must be connected to utilities at time of completion. This includes water, sewer, streets, and broadband.

WORKER STANDARDS

- Projects receiving greater than \$200,000 in HUD assistance must comply with Section 3, which requires the tracking of labor hours for all workers on the project and hiring of workers who are current low to moderate income or were low to moderate income since December 1, 2020.
- Projects incorporating 8+ units must comply with Davis Bacon prevailing wage labor standards.
- All infrastructure in support of housing must comply with Davis Bacon prevailing wage labor standards if receiving greater than \$2,000 in federal assistance.
- Contractors working on the project will be required to have a bid guarantee equivalent to 5% of the bid price, a performance bond for 100% of the contract price, and a payment bond for 100% of the contract price.
- All contractors and subcontractors must have an active registration with Iowa Workforce Development
- No developer, contractor, or subcontractor may be debarred from federal projects

DEVELOPMENT TEAM

- Developers must have an architect on the development team or a designated architect to review plans before and after award.
- Developers for housing projects of 5+ units must have a structural engineer on the team.
- Developers incorporating infrastructure in support of housing must have a civil engineer on the team. This engineer cannot be from the same engineering firm as utilized by the City.
- All developers will participate in a Design Consultation and Historic Preservation Consultation with IEDA prior to the City submitting the application.
- A pro forma will need to be submitted with the application.
- Itemized breakdown of estimated costs will be submitted with the application.
- Documentation of funding for the non-CDBG-DR funded part of the project will be submitted with the application.
- No member of the development team may be an employee, officer, or agent of the City; an immediate family member of an employee, officer, or agent of the City; partner of an employee, officer, or agent of the City; an employee, officer, or agent of an organization which employs or is about to employ any of the parties indicated herein.

Proposals to the City of Vinton should include the minimum information:

- Development plan and proposal
- Information on the development team members
- Portfolio of work by the development team, particularly with federal and green building projects
- Documentation of other funding sources for the project
- UEI number and SAMS registration

A copy of the request for proposals with a full description of the work specifications, Section 3 Clause, and CDBG Contract Requirements is available from the City by emailing Chris Ward, City Administrator, at cward@vintonia.gov and consultants are highly encouraged to obtain a copy for review. Questions regarding this request for proposals should be directed to the same address.

Proposals must be submitted no later than February 7th at 4:00 p.m. CST. Proposals should be submitted to Chris Ward, City Administrator, at cward@vintonia.gov.