

## **Culver, Indiana Entry-Level Housing Project**

### **Request for Proposals**

#### **Purpose**

The Town of Culver, Indiana ("Town") is seeking proposals from for-profit and non-profit developers for projects that create, repair, or preserve affordable rental or owner-occupied housing for low income to moderate households in the town. Preference shall be given to those projects that (1) ensure that the income based units remain affordable for the longest period possible; (2) create the highest ratio of increase in net assessed value relative to town expenditures; and (3) demonstrate creative use in accordance with the town of Culver's comprehensive plan.

#### **Funding and Support**

The Town of Culver, Indiana is willing to provide support for an entry-level housing proposal that best meets the town's needs. Methods of support could potentially include a 10 year tax abatement on any federal tax-credit awarded properties including income based units, tap and impact fee waivers for income based developments, financial support in the immediate surrounding area of up to \$25,000 (depending on site location), and an up to date revitalization plan for the area incorporating the development plan put forth by the selected developer.

#### **Requirements/Scope of Services**

The proposal must describe the scope of the project proposed, particularly the number of rental units, townhomes, duplexes, single family homes, and/or commercial industrial space to result from the project. The proposal should also include a detailed timeline, including identification of key milestones and a projected end date for each phase if applicable.

The proposal should also include a list of any resources or other assistance required from the town to complete the project, broken down by phase and cost where applicable.

Please also include identification of the principal in charge of the project, as well as the name, address, and phone number for the firm submitting a proposal. Other helpful information would include the history and size of the firm, as well as three references from past similar projects with contact information. The proposal should be no more than 10 pages in length, including any drawings or images.

### **Submission of Proposals**

Please submit proposals to Jonathan Leist, Town Manager, by mail at 200 E Washington St, Culver IN, 46511; or by email at [townmanager@townofculver.org](mailto:townmanager@townofculver.org) .

All proposals will be due no later than 3:30 p.m. on July 9.

### **Review Process and Criteria for Selection**

Preference will be given to proposals that (1) provide documentation of land ownership, option to build, or letter of intent from property owner for property inside or immediately adjoining the Town's boundary, (2) provide 15 or more income based units within the first three years, and (3) include some form of non-income based units that rent for within 20% of Marshall County Fair Market rents as published by the Department of Housing and Urban Development, or housing units that sell for less than \$150,000.

Review will be conducted by the Entry Level Housing Committee of the Town of Culver, Indiana.

### **Contract Negotiations**

The Town of Culver reserves the right to reject any and all proposals and to negotiate the terms of any written contract, including town funding or support for a proposal, with the selected developer(s) prior to entering into a written agreement.

### **Questions/Contact Person**

Questions concerning this proposal, the application, or the review process may be directed to Jonathan Leist, Town Manager, by mail at 200 E Washington St, Culver IN, 46511; by email at [townmanager@townofculver.org](mailto:townmanager@townofculver.org) ; or by phone at 574-842-3140.

### Entry Level Housing Site Comparison

	Site #1	Site #2	Site #3	Site #4
Name:	McGee Property	JPM Property	Berger Property	Trailer Park
Property Address:	1105 S Main St	957 S Main St	Slate St & W Academy Rd	515 W Jefferson
Contact Info:	Wade McGee 630-258-9233 <a href="mailto:wademcgee@gmail.com">wademcgee@gmail.com</a>	John Nicholas 312-789-4303 <a href="mailto:john@chicagopartnersllc.com">john@chicagopartnersllc.com</a>	Kevin Berger 574-842-3341 <a href="mailto:klb@easterdayconstruction.com">klb@easterdayconstruction.com</a>	Susie Mahler 574-842-4444 <a href="mailto:susiemahler@gmail.com">susiemahler@gmail.com</a>
Acreage:	34.01	32.00	40.00	2.88
Distance from trunk infrastructure (water and sewer):	0 ft	300 ft	600 ft	0 ft
Public Utility Extension Costs (estimated)	\$500,000	\$500,000	\$500,000	\$50,000
Distance to Storm Sewer	No access / full retention	No access / full retention	On site	On site
Requires annexation	No	No	Yes	No
Zoning	R2	R2	S1	R2
Notes:	The utility estimate is the price to extend utilities to 1155 S Main St property and loop the water in the area.	The utility estimate is the price to extend utilities to 1155 S Main St property and loop the water in the area.	This estimate includes rough cost of extending Academy rd by 300 ft and extension of water / sewer to the area from 704 School St to Clymax St.	Current infrastructure to the site is believed to be sufficient costs listed are contingency.