



## **Exhibit A**

### **Intent and Introduction**

#### General

The Jacksonville Housing Authority (“JHA”) is seeking to partner with for-profit or non-profit developers who have experience developing, through acquisition with or without rehabilitation or new construction of affordable housing properties with or without the use of tax credits, as well as large and small scaled mixed-use developments. The proposed affordable housing family developments may contain a mix of Public Housing, Project-Based Vouchers (PBV), other units affordable to families at or below 80% of the Area Median Income (AMI), market rate, and or tax credit units proposed to be restricted at 60% AMI by the Florida Housing Finance Corporation (FHFC).

The JHA is seeking partners for new construction or rehabilitation to provide all necessary completion/construction period guarantees, and pre-development and working capital funding necessary to complete each development. The JHA may utilize an affiliate to retain all or a portion of the ownership interest in the development. The JHA anticipates that the properties will be structured to be exempt from taxes to the extent applicable by law. JHA may providing some gap funding to the proposed development(s) on an as needed basis in accordance with the program restrictions applicable to the source of funding. Sources of funding may include funds provided under Section 8 or Section 9 of the 1937 Housing Act, a combination of Capital Funds, Community Development Block Grant – Disaster Recovery (CDBG-DR), or other funds made available to the JHA.

The JHA may select one or more firms to assist in the development of one or more affordable communities within the next 2-3 years. Developers should be prepared to propose a suitable site, and possess the experience, financial capability, resources, and expertise in dealing with the local community, and various governmental entities. The Memorandum of Understanding (MOU) to be executed by the development partner(s) and JHA will be approved by the JHA’s Board of Commissioners.

The JHA is inviting request for proposals with submission of a Development Plan and Financial Plan from experienced Developers to participate in the development activities (including acquisition with or without rehabilitation) for one or more multi-family affordable housing developments. All development projects are required to meet the guidelines and regulations of the U.S. Department of Housing and Urban Development (HUD), the Florida Housing Finance Corporation (FHFC) and other agencies or funding sources, if applicable.

The JHA proposes to collaborate with a number of Development Partners to move towards its goal of developing several mixed-income communities over the upcoming years. The JHA is requesting (1) statements of qualifications, (2) proposed sites, (3) a development plan for the site, and (4) a financial plan including proposed terms of the Partnership and JHA economic benefit. The range of units will vary depending on the site.

All development projects are required to meet the guidelines and regulations of HUD including site and neighborhood standards, FHFC and other agencies or funding sources (if applicable). The General Scope of Services when requested will consist of but may not be limited to the services described in Exhibit C Scope of Services. This may not be all inclusive of the services needed. Consequently, a further review of the projects with the Offerors may lead to alterations in the Scope of Services.

## Development Partner Minimum Prerequisites

Experience in developing, constructing, operating, and possibly managing mixed-income/mixed-finance projects including public housing;

Expertise in regulatory compliance issues; Expertise in Section 3, MBE and WBE compliance;

Expertise with local government authorities which regulate the permits and utilities necessary for development activity; and

Financial wherewithal to develop small and large projects with a proven ability to maximize private sector participation in the financing and a demonstrated ability to bring projects in on time and on budget.