



HOUSING AUTHORITY OF THE CITY OF ANNISTON

**REQUEST FOR INFORMATION
FOR
DEVELOPMENT OF VACANT PROPERTY
RFI-2025-01**

SUBMISSION DATE: OPEN UNTIL FURTHER NOTICE

**Prepared by:
Housing Authority of the City of Anniston
500 Glen Addie Avenue
Anniston, AL 36201
Issue Date: January 16, 2025**

**HOUSING AUTHORITY OF THE CITY OF ANNISTON
REQUESTS INFORMATION
FOR
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The Housing Authority of the City of Anniston (AHA) is soliciting written technical, performance, and pricing information from qualified, experienced Developers in order to determine how best to develop AHA's vacant properties, and to identify additional means and methods to accomplish the revitalization of AHA's vacant properties. This Request for Information (RFI) is ***for information purposes only*** and may be the first of a two-phase process. Should the Authority decide to proceed with a solicitation based upon the responses to this RFI, phase two would be the issuance of a formal Request for Qualifications (RFQ).

Sealed responses to this solicitation will be received by AHA in the Department of Procurement and Contracts **UNTIL FURTHER NOTICE**.

It is at AHA's discretion to impose a time and date of final submission of proposals at any time during the RFI process. Also, it is at AHA's discretion to add or subtract from the list of vacant properties during this process.

Deliver **two (2)** complete sets (one original clearly marked or stamped "original" and **one (1)** of the required submittals, in a sealed envelope or box clearly marked with the words "**RFI Documents**", to the Technical Advisor, Doug Brooks, at the following address:

Anniston Housing Authority
Doug Brooks, Technical Advisor
500 Glen Addie Avenue
Anniston, AL 36201

Place the following information in the upper, left-hand corner on the outside of the envelope when submitting qualifications:

Company Name
Company Address
RFI Name and Number
Date and Time responses are due

Single copies of the RFI may be downloaded from AHA's website at www.annistonhousing.org.

All responses submitted are subject to these instructions and supplemental instructions to offerors, general and supplemental conditions and all other requirements contained herein, all of which are made a part of this Request for Information by reference.

The AHA will not award a development agreement/contract resulting from information obtained from development entities pursuant to this RFI.

**Housing Authority of the City of Anniston
Gregg Fortner
Executive Director**

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DEFINITIONS

The word “Developer” means any person, firm, corporation, partnership, limited liability company, association, joint venture, community-based organization, or any entity or combination of entities responsible for completing the scope of work, as specified in this RFI, meeting all regulatory requirements and obtaining approval from the authorities having jurisdiction.

The words “Development Agreement” means any development agreement or agreements, contracts or other document showing the proposed development schedule; the respective responsibilities of each party for each development phase; the expected costs and financing for those costs; the allocation of risk of loss as between or among the parties; and guarantees of completion, insurance, and bonding requirements.

1.1 INTRODUCTION

This request is for information only to assist the AHA in determining how best to achieve the development of AHA’s vacant properties.

Be advised that this Request for Information (RFI) may be the first of a two-phase process. Should the Authority decide to proceed with a solicitation based upon the responses received from this RFI, phase two would then be by issuance of a formal Request for Qualifications (RFQ), which would be in accordance with the Housing Authority of the City of Anniston’s Procurement and Disposition Policy and HUD Procurement Handbook.

1.2 PURPOSE

The purpose of this Request for Information is to solicit technical and performance information and ideas along with suggested pricing information, to identify additional means and methods to accomplish the revitalization of AHA’s vacant properties.

Proposals may include one property or multiple properties.

The Authority is requesting information from developers to provide expert suggestions/ideas for the development of these properties. The Authority seeks this information to assist in its revitalization efforts to implement the following:

1. Development of mixed-income, mixed-finance, mixed use rental communities that integrate public housing, project-based vouchers, low-income housing tax credits (LIHTC), and market rate units.
2. Development of affordable, and market rate homeownership units, including single lots, duplexes, and multi-unit condominiums.
3. Development of properties consistent with current zoning whose revenue can support affordable housing.

1.3 BACKGROUND

The Anniston Housing Authority is seeking information from developers to develop AHA's vacant properties throughout Anniston. This information is sought for the implementation of large and small scale comprehensive mixed-finance, mixed-income and mixed-use revitalization plans.

1.4 CURRENT CIRCUMSTANCE/SITUATION

AHA is the 4th oldest public housing authority in the state of Alabama and seeks to redevelop more than 31 acres of vacant property at more than 59 addresses in Anniston. These properties range in size from single-family lots to large tracts of acreage in underdeveloped former public housing sites. Current zoning on the properties ranges from single-family residential to commercial.

The overall goal of this development effort is the creation of the maximum amount of financially sustainable affordable housing. In locations where the highest and best use may be commercial development, the creation of a revenue stream to AHA for the development of additional affordable housing is critical. AHA seeks to develop its portfolio whose characteristics include:

- 2/3 housing units affordable to households that earn 80% or less of Area Median Income (AMI);
- 25% of housing units available to AHA's public housing clients (a subset of the affordable units);
- Sustainable revenue streams to support the development of additional affordable housing.

Potential AHA Resources

- AHA does not anticipate providing capital funds to develop properties;
- AHA will provide operating subsidy for public housing units, as negotiated in the Regulatory and Operating Agreement;
- AHA may provide Section 8 Project Based Vouchers to the owner of the development;
- It is AHA's intent to enter into a long-term ground lease with the Owner Entity of the project on the majority of the properties. In instances of

homeownership sales, AHA will obtain approval from HUD to deed the property to the homeowner.

1.5 RESPONSE REQUIREMENTS

Please limit your response to then (10) pages or less. Developers are asked to submit one (1) original and two (2) copies of the requested information. RFI responses should be delivered to the following address:

Anniston Housing Authority
Attn: Doug Brooks, Technical Advisor
500 Glen Addie Avenue
Anniston, AL 36201

Development Approach

Provide a narrative to describe the proposed development approach, which shall include, but is not limited to:

- Summary of the development concept, including potential funding sources and long-term management strategies;
- Listing of the primary contact along with the contact's phone number, mailing address, and email address;
- List of properties to be included in the development concept;
- Discussion of the concept's compliance with the current Anniston Comprehensive Zoning Ordinance;
- Details of economic benefits to AHA and the surrounding community;
- Outline any potential financial risks and anticipated roadblocks;
- Comments on the project description and requirements outlined in this RFI. Include any suggestions or advice regarding the design, implementation, management, technology, etc. of this contemplated development. Detail what additional information or clarifications would be necessary in order to prepare a comprehensive future Request for Qualifications.

Financing Strategy

Developers must submit a proposed financing strategy consisting of, at a minimum, the following components:

- Sources and uses budget, including acquisition, design, and construction cost assumptions;
- Income mix and unit/bedroom size mix;
- Rent/sales assumptions;
- 20 year operating proforma, if applicable

Refer to the list of AHA's Vacant Sites Inventory dated January 2025, as part of this RFI. It is at AHA's discretion to add or subtract from this list at any time during the RFI process.

1.6 SUBMISSION OF INFORMATION

Responses to this RFI will be received by the Housing Authority of the City of Anniston's Department of Procurement and Contracts **UNTIL FURTHER NOTICE**.

All costs related to the preparation of the responses to this RFI and any related activities are the responsibility of the respondent. AHA assumes no liability for any costs incurred by the respondent, and any documents submitted shall become the property of AHA.

All questions regarding this RFI shall be forwarded in writing to:

Housing Authority of the City of Anniston
Attn: Doug Brooks, Technical Advisor
500 Glen Addie Avenue
Anniston, AL 36201

Or by email to: dbrooks@annistonhousing.org

1.7 OUTCOME

The purpose of this RFI is primarily to gather information. The Housing Authority of the City of Anniston will not award Development Agreement/Contract resulting from information obtained from Development Entities pursuant to this RFI.

	Address	Parcel number	Deed or Ownership
1	330 Glen Addie	21-03-07-4-002-061.000 Vacant lot Acres .11	Tax Deed
2	401 Glen Addie	21-03-07-4-002-014.000 Vacant lot Acres .12	Tax Deed
3	519 Glen Addie	21-03-07-4-002-023.000 Vacant lot Acres .24	Ownership
4	523 Glen Addie	21-03-07-1-003-027.000 Vacant lot Acres .23	Ownership
5	632 Glen Addie	21-03-07-1-002-073.000 Vacant lot Acres .08	Ownership
6	512 Mulberry	21-03-07-4-002-027.000 Vacant lot Acres .12	Ownership
8	412 West 5 th	21-03-07-4-002-004.000 Vacant lot Acres .18	Tax Deed 5/2016
9	418 Chestnut	21-03-07-4-002.008.000 Vacant lot Acres .17	Tax Deed

	Address	Parcel number	Deed or Ownership
10	0 Claxton	21-03-06-3-008-020.000 Vacant lot Acres .16	Ownership
11	900 Claxton	21-03-06-3-008-018.000 Vacant lot – wet land Acres .16	Tax Deed only
12	906 Claxton	21-03-06-3-008-019.000 Vacant lot Acres .16	Ownership
13	913 Claxton	21-03-06-3-006-068.000 Vacant lot Acres .12	Ownership
14	915 Claxton	21-03-06-3-006-067.000 Vacant lot Acres .12	Ownership
15	1401 Cobb	21-03-06-3-001-061.000 Vacant lot Acres .04	Tax Deed
16	1402 Cobb	21-03-06-3-006-030.000 Acres 10	Tax Deed
17	1410 Cobb	21-03-06-3-006.029.000 Vacant lot Acres ..11	Tax Deed
18	1413 Cobb	21-03-06-3-001-058.000 Vacant Lot Acres ..36	Tax Deed
19	1414 Cobb	21-03-06-3-006-028.000 Vacant lot Acres .10	Tax Deed

20	1415 Cobb	21-03-06-3-001-057.000 Vacant Lot Acres .10	Tax Deed
21	1417 Cobb	21-03-06-3-001-055.000 Vacant lot Acres ..07	Tax Deed
22	1300 Haven	21-03-06-3-006-069.000 Vacant Lot Acres .12	Ownership
23	0 13 th street	21-03-06-3-006-047-000 Vacant lot Acres .12	Ownership
24	800 West 14 th ST	21-03-06-3-008-002.000 Vacant lot Acres .12	Ownership
25	802 West 14 th ST	21-03-06-3-008-003.000 Vacant lot Acres .11	Tax Deed
26	0 West 14 th ST	21-03-06-3-006-023.000 Vacant Lot Acres .06	Tax Deed
27	822 West 14 th St	21-03-06-3-008-012.000 Vacant lot Acres .06	Tax Deed
28	923 West 14 th St	21-03-06-3-001-063.000 Vacant lot Acres .08	Tax Deed
29	1001 West 14 th ST	21-03-06-3-006-031.000 Vacant lot Acres .11	Tax Deed
30	1007 West 14 th ST	21-03-06-3-006-021.000 House to be demolished Acres .07	Tax Deed
31	907 West 15 th ST	21-03-06-3-002-063.000 Vacant lot Acres .07	Tax Deed
32	909 West 15 th ST	21-03-06-3-002-062.000 Vacant lot Acres .07	Tax Deed
33	1018 West 15 th ST	21-03-06-3-006-004.000 Vacant lot Acres .23	Tax Deed
34	1330 West 12 th St	22-01-01-4-005-059.000 Demolish duplexes Acres .30	Ownership

	Address	Parcel number	Deed or Ownership
35	1624 Walnut	21-03-06-1-007-003.000 Vacant lot Acres .08	Tax Deed
36	1626 Walnut	21-03-06-1-007-004.000 Vacant lot Acres .08	Tax Deed
37	1628 Walnut	21-03-06-1-007-005.000 Vacant lot Acres .08	Tax Deed
38	2501 Walnut	18-09-31-4-002.038.000 Vacant lot Acres .16	Ownership

39	0 Walnut	21-03-06-1-007-008.000 Vacant lot Acres .08	Tax Deed
40	0 Walnut	21-03-06-1-007-009.000 Vacant lot Acres .08	Tax Deed
41	1601 Moore	21-03-06-4-001-011.000 new duplex construction Acres .08	Ownership
42	1608 Moore	21-03-06-4-001-025.000 Demo House Acres .17	Tax deed
43	1624 Moore	21-03-06-1-006-058.000 Demo house Acres .17	Tax deed
44	1523 Walnut	21-03-06-4-001-029.000 Vacant lot Acres .15	Tax deed
45	0 McCoy & W 17 th St	21-03-06-1-007-006.000 Lauderdale property Acres 3.23	Tax deed

	Address	Parcel number	Deed or Ownership
46	0 Garland	18-09-31-2-001-061.003 Vacant 3.24 Acres	Ownership
47	1604 Pine	21-03-06-4-003-008.000 Vacant lot Acres .11	Ownership
48	1612 Pine	21-03-06-1-007-071.000 Vacant lot Acres .17	Tax Deed
49	0 West 16 th St	21-03-06-4-002-010.001 Vacant lot Acres .04	Tax Deed
50	503 West 16 th ST	21-03-06-4-002-010.000 Vacant lot Acres .37	Tax Deed
51	506 West 16 th St	21-03-06-4-002-025.000 Vacant lot Acres .03	Tax Deed
52	605 West 16 th	21-03-06-4-003-007.000 Vacant lot Acres .06	Ownership
53	609 West 16 th St	21-03-06-4-003-006.000 Vacant Lot Acres .07	Tax Deed
54	518 West 17 th St	21-03-06-4-002-004.000 Vacant lot Acres .04	Tax Deed
55	520 West 17 th ST	21-03-06-4-002-005.000 Vacant lot Acres .05	Tax Deed
56	219 West 18 th St	21-03-06-1-006-027.000 Vacant lot Acres .08	Tax Deed
57	412 West 18 th ST	21-03-06-1-007-020.000 Vacant lot Acres .09	Ownership
58	500 Glen Addie Avenue	21-03-07-1-002-080.000 Vacant lot Acres 8.11	Ownership

	IRS		
59	915 West 16 th	21-03-06-3-002-008.001 Vacant Lot Acres .10 To be returned back to Mt. Calvary.	Ownership