

May 29, 2024

Commons Community Development Corporation **Request for Expression of Interest for Development Partner**

Commons CDC, a recently established volunteer values-based not-for-profit community development organization, seeks a collaborative partner to co-develop about 50 units of mixed-income housing in Hebron, CT.

Interested parties should send a letter of interest to Commons CDC president Robert Mangiafico at rmang@lexiconn.com . Proposals review will begin on June 27th, 2024. Commons CDC reserves the right to accept applications after this date. Please include the following in the letter, its attachments, and/or a link:

- Expression of interest in working with Commons CDC and identification of shared goals
- Primary contact
- Organizational, project team, and staff qualifications
- Summary of experience developing multifamily and affordable housing. Include a project list with, at minimum, project names, location, unit count, funding sources, partners, green building standard, and status including year completed, if applicable.
- Reasons your organization should be selected.

Questions should be addressed to Robert Mangiafico at rmang@lexiconn.com by .

Commons anticipates inviting the most qualified respondents for an interview and to submit a proposal that will include resources to be committed, proposed Development Fee Sharing, Management Strategy and references. We reserve the right to reject all proposals or modify conditions. No compensation will be provided to proposers.

Project Description

Commons has secured the following resources for the project:

- Site Control – through a long-term capital lease
- Predevelopment Funds from the Connecticut Department of Housing, LISC, and Housing Ministries of New England
- Domestic water well construction funding in the amount of \$2.1 M from DECD through the Town of Hebron to serve the project and other municipal needs
- Working partnership with CoDE (Coalition on Diversity & Equity)
- Sustainability incentives from Eversource
- FY 2050 Community Project Funding in the amount of \$500,000 recommended to the Appropriations Committee by Congressman Courtney

Project Progress

- Sewer Approval
- Architect Selection
- Well testing
- Survey
- Engagement of residents and officials at the State and National level of both parties
- Member of International Living Futures Institute (ILFI) Affordable Housing Demonstration
- Presentations to the Town Board of Selectmen and Planning and Zoning Commission

Scoring Criteria

Selection of a development partner will be made by the Board of Commons CDC using the following criteria .

Shared Values -30 points

- Equity and Diversity including inclusion of M/SBEs on the development team and in contracting
- Community Engagement
- Resident Quality-of-Life
- Design Quality
- Environmental Responsibility including sustainability
- Accessibility
- Shared decision-making
- Advancing project expeditiously

Development Experience – 30 points

- Multifamily Housing Development
 - Affordable Housing
 - Tax Credits
 - 9% Tax Credits
 - CT Tax Credits and other funding
 - High-performance green building
 - Staff qualifications
- Working in Connecticut
- Quality of Housing Produced
- Quality of Housing Operations

Contribution to Project – 40 points

- Resources committed to the project
- Fee sharing and support to Commons CDC

- Additional contributions advanced by potential partner

Attachments:

- Survey
- Project Description