

WORKFORCE HOUSING

Mercy Housing Southeast is seeking a consultant to explore the conditions under which workforce housing is feasible and deliver an Excel financial model exploring existing possibilities in Georgia.

Timeframe

The scope should be completed by the end of September

Scope of Work

See Exhibit A

Proposals

Submission requirements:

- a.) Proposed price
- b.) Experience
 - Brief resume
 - Listing of completed deals you have worked on, the type and scale of transaction, your role, and the income target.
 - Two paragraph description of a.) financial experience, and b.) development experience with workforce housing

We are seeking simple, brief proposals without images.

Proposal due date is July 12th at 5:00PM EST.

Evaluation

Experience and proposed price will be taken into account

Exhibit A: Scope of Work

1. Conduct background research including interviews with experts
 - a. Summarizing a couple of successful workforce housing projects (if they exist) and how they work
 - b. Speaking with two architect thought leaders on the subject
 - c. Speaking with one or more contractor thought leader on the subject (also to verify pricing)
 - d. Speaking with one or more developers thought leaders on the subject
2. Develop and deliver an excel financial model to evaluate workforce housing opportunities.
 - a. One model should include blank inputs and can be utilized in the future by project management staff
 - b. A second model should include a scenario that includes realistic inputs based on 2024 assumptions.
3. Identify existing non-LIHTC subsidy sources: i.e. GA Rural Workforce Housing Initiative, tax abatements, 501c3 bonds, etc.
4. Recommend a cost-efficient design concept
 - a. Edge of the Box Concept: construction type, density, amenities, unit sizes, walkup v elevator, internal v external stairways
 - b. Out of the Box Concept: construction type, density, amenities, unit sizes, walkup v elevator, internal v external stairways
5. Summarize findings in a Powerpoint. What are the key conditions that are necessary for workforce housing to be viable. Do these conditions exist? How do we change or create these conditions?
6. Present results at staff meeting and then hold a one-hour training session for the excel model.