


REQUEST FOR PROPOSALS (RFP)

For the Purchase and Development of Town-Owned Property



SITE: Fairview Neighborhood of the Rutherfordton Urban Redevelopment Area

 The Fairview community is located within walking distance of Rutherfordton's developing downtown and is an integral part of the town's urban redevelopment area. Over the past year, the town has been working to remove blighted homes with an emphasis to restore homeownership in this once-vibrant community. Investments have been made in parks and infrastructure to support the resurgence of community members. The town intends to use appropriate means to transfer properties within its current ownership for the purpose of affordable housing.

SITE DEVELOPMENT OPPORTUNITY

The Town of Rutherfordton seeks innovative affordable housing development concepts for multiple scattered site Town-owned properties located in the Urban Redevelopment Zone. Developers should develop the highest and best use for the property and consider various housing types including multi-family housing such as duplexes, triplexes, and the like. The Town is issuing this Request for Proposals (RFP) to seek innovative solutions to bring housing back to the Fairview Community. For-profit and non-profit developers are encouraged to submit a Request for Proposals. In addition, the Town would like to encourage interested parties to assess the site and propose its highest and best use. It is important to note that interested parties should consider all options for low- and moderate-income residents.

Zoning

The available sites are in the RMST zoning district. The surrounding land uses are predominately residential, however, there is some diversity which may provide interested parties with a range of options for the site(s). The [Residential Main Street Transition District \(RMST\)](#) provides for the completion of residential neighborhoods in the residential area(s) surrounding Main Street and contiguous Civic Districts through in-fill development. The intent of this district is to recognize that gradual transformation of existing development to high-quality mixed-density residential development is needed to support the central core of the Town. Higher-density residential development allows a greater number of households to walk or bike, thus supporting businesses while reducing the parking demand and providing environmental and health benefits. Allowed building/lot types in these districts are Detached Houses, Attached houses, and Multi-family buildings. Developers are encouraged to review the full Town Unified Development Ordinance, specifically the Chapter linked above for the RMST district and [Chapter 9 on Building Standards and Lots](#).

Subject Properties

All sites are along Recreation St and East 2nd Street. The Properties are all adjacent to a newly refurbished neighborhood park with a playground, basketball court, and picnic shelter. Other uses within a one-block radius of the site include a barber shop, multi-family development, older single-family homes, and Town Public Works Department. It is important to note all sites are within walking distance of downtown. Sites are marked with signage showing the lots.

Properties are shown on plats attached to this RFP and are listed as:

RFP Lot Number	Address	Rutherford County GIS ID Number	Size	Tax Value
1	0 Recreation St	1656562	.11 Acres	\$6,000
2	130 Recreation St	1656563	.11 Acres	\$6,000
3	0 Recreation St	1656564	.32 Acres	\$6,000
4	239 E 2 nd St	1208265	.18 Acres	\$9,500
5	0 E 2 nd St	1208264	.18 Acres	\$5,700

Condition of the Site

All lots are cleared and have access to paved public streets as well as access to Broad River Water and Town sewers. Applicants should also be familiar with all applicable development regulations. Applicants are expected to have examined the subject property to understand existing site conditions. Interested parties should note the following in their submissions: grading, slope stabilization (if any), curb and gutter, sidewalks, parking, utilities, and stormwater.

Neighborhood Character

The Fairview sites are unique because the surrounding buildings are diverse in character. Interested parties should use historical context as well as the current nature of construction to propose residential units that blend in with the neighborhood. Additionally, there is an expectation that the materials used in the development will stand the test of time.

City Goals

Providing Access to Quality Homes for All

Interested parties should provide scenarios of approaches they have taken or will take related to the income of the proposed project. The projects should describe at minimum providing for affordable housing (i.e. 80% AMI and below). In addition, the description should be specific about the actual income

targeted within the units. The Chart below shows the demand for housing in Rutherfordton.

PSA (Rutherfordton) Housing Gap Estimates (2021 to 2026) – Number of Units Needed		
Housing Segment		Number of Units
Rentals	Very Low-Income Rental Housing (\leq \$825/Month Rent)	124
	Low-Income/Workforce Rental Housing (\$826-\$1,299/Month Rent)	47
	Moderate-Income Rental Housing (\$1,300-\$1,950/Month Rent)	41
	High-Income Market-Rate Rental Housing (\$1,951+/Month Rent)	34
	TOTAL UNITS	246
For-Sale	Entry-Level For-Sale Homes (\leq \$110,000 Price Point)	54
	Low-Income For-Sale Homes (\$110,001-\$173,000 Price Point)	44
	Moderate-Income For-Sale Homes \$173,001-\$260,000 Price Point)	86
	High-Income Upscale For-Sale Housing (\$260,001+ Price Point)	65
	TOTAL UNITS	249

Process for Developing the Site

The Town will utilize the following process to select a developer for the *Fairview Community* projects.

Step 1: Request for Proposals

The Request for Proposals (RFP) method will be used to solicit responses from interested parties.

Step 2: Request for Proposals

The Request for Proposals (RFP) received in response will be evaluated and ranked by the Town review committee against the criterion set forth in the RFP. The review team will recommend a proposal to the Town Council which will make the final selection of the development proposal. After approval by Town Council, the selected developer, and the Town will enter into negotiations on the final terms of the agreement. **The Town reserves the right to reject any and all responses to this RFP.**

Submittal Requirements

The minimum requirements are as follows:

1. Cover Letter

Include an executive summary that clearly outlines the overall capability of the development team, any developer partnerships for the project and briefly summarizes its ability to design, construct, and manage the project. The Cover Letter, no more than two pages long, should be signed by the principal of the lead development team for the project indicating his or her authority to submit the response on behalf of the development team(s).

2. Response Package to the RFP

The next section covers the main points required to respond to the RFP. Developers shall cover the following items to be considered:

Experience

- a. Primary contact's name and contact information, including the e-mail address of the primary contact;
- b. Description of the proposed legal structure of the team (i.e., joint venture, partnership, etc.);
- c. Development experience with comparable projects, including dates, nature of involvement (management and/ or implementation), target audience, size and scope, design concepts, and

Project Understanding

A written description of the proposed development concept, highlighting the features that would benefit low- to moderate-income residents of the area, and provide unique assets to both the surrounding residents and the neighborhood. The description should clearly state the following along with what lots the developer is requesting:

1. The type of income targeting for the unit(s) and if this is a rental project or sale project.
2. The type of proposed construction and how it is maximizing density;
3. Description of the building(s): construction type, materials, number of stories, proposed height, general bulk, and dimensions.
4. Preliminary elevations.
5. An estimated development schedule that specifies key milestones such as obtaining financing, permit application construction commencement, completion, and opening/sale
6. Price the developer is willing to pay for the property.

Submittal Instructions

Proposals must be enclosed in an envelope or package and clearly marked with the name of the submitting company, and the RFP Title, *Fairview Community RFP*. Submittals are due on Thursday, August 10, 2023, at 10 am.

Proposers must submit:

- A. One (1) signed original;
- B. One (1) electronic version of the signed proposal

The electronic version of the Proposal must be submitted as a viewable and printable Adobe Portable Document File (PDF). Both hard copy and electronic versions must be received by the Town on or before the RFP due date and time provided in the Schedule below. **Proposals received after the RFP due date and time will not be considered nor accepted for any reason whatsoever and will be returned unopened to the return address on the submission envelope or package. The Town reserves the right to reject any or all proposals for any reason and to waive any informality it deems in its best interest.**

Project Schedule

Date	Milestone
June 13, 2023	Request for Proposals will be published in the local newspaper, on the Town website, on social media, and on other available websites as necessary to provide an equitable opportunity to publicize this opportunity.
June 28, 2023	Pre-Proposal On-Site Meeting (Not Required) – The meeting will be held at East 2 nd St Park Pavilion – 143 Recreation St, Rutherfordton NC 28139
Thursday, August 10, 2023	RFP Submissions are due by 10:00 am to Town Hall – 129 North Main St, Rutherfordton NC 28139 Attn: Doug Barrick, Town Manager
August 14-17, 2023	Town staff complete the review of submissions and notify applicants of their status in the RFP process as well as the next steps.

September 2023	Proceed with Land Transfer via appropriate NC General Statutes based on the RFP response.
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Please direct all questions or clarifications regarding this project to Doug Barrick, Town Manager, at 828-447-6360 or dbarrick@rutherfordton.net. The properties will be made available for inspection by appointment only during the proposal period. We encourage you to schedule an appointment to view the properties.

Legend
 DB - Deed Book
 EIP - Existing Iron Pipe
 EIR - Existing Iron Rod/Rebar
 IPS - Iron Pipe Set
 IRS - Iron Rod Set
 PB - Plat Book
 RW - Right of Way
 SR - State Road
 TL - Total Length
 O - Unmarked Point
 ϕ - Utility Pole

All Distances Are Grid
 NC Grid North - Nad 83/2011

Cha Landrum
 10 E/160
 DB 213 Pg 439
 DB 402 Pg 135 Tract 2
 DB 200 pg 325
 DB 206 Pg 157
 51-6-4

LINE	BEARING	DISTANCE
L1	S 76°26'22" E	58.15'
L2	S 76°26'22" E	55.73'
L3	S 76°26'22" E	74.52'
L4	S 07°44'33" W	162.19'
L5	N 78°08'22" W	97.67'
L6	N 11°51'38" E	74.28'
L7	S 75°38'27" E	7.61'
L8	N 14°21'33" E	90.12'
L9	N 75°38'27" W	55.72'
L10	N 14°21'33" E	89.34'
L11	N 75°38'27" W	54.28'
L12	N 11°51'38" E	88.61'



Survey by this office
 Job # 1955

1/2\"/>

Camp Heirs
 DB 97E Pg 571
 DB 490 Pg 651
 51-6-2

Review Officer's Certificate - State Of North Carolina -
 County Of Rutherford
 Janet Lovelace
 I, _____, Review Officer of
 Rutherford County, certify that the map or plat to
 which this certification is affixed meets all statutory
 requirements for recording.

DocuSigned by:

 3001BE93F298460... 12/28/2022
 Review Officer/Date

I, Doug Barrick, Town Manager or Zoning
 Administrator, do hereby certify that all subdivision conditions
 and zoning regulations have been met and this map is
 approved for recording.

DocuSigned by:

 3001BE93F298460... 12/28/2022
 Town Manager or Zoning Administrator - Date

- Notes:
- 1 - Area by coordinate geometry,
 - 2 - Survey does not certify title or ownership
 - 3 - This plat was prepared without the benefit of a title search which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
 - 4 - All property ownership information has been taken from current tax records.
 - 5 - Property is subject to easements, etc. of record
 - 6 - Underground utilities have not been located.

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 12/29/2022 9:17:27 AM
 Fee Amt: \$21.00 Page 1 of 1
 Rutherford County, NC
 Rachel Thomas Register of Deeds

BK 43 PG 419

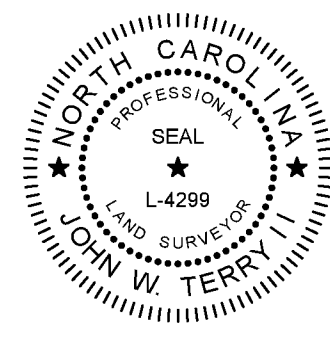


"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey: (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (3) Type of GPS field procedure: NCVRS Network RTK (4) Dates of survey: 07/13-10/28/2022 (5) Datum/Epoch: NAD 83/2011 (6) Published/Fixed-control use: NCVRS System (7) Geoid model: Geoid12B(ConUS) (8) Combined grid factor(s): 1.0001492642 (9) Units: US Survey Foot; Deed description recorded in Deed Book 2061 Page 2796; that the ratio of precision as calculated is 1:10,000 +; that this plat was prepared in accordance with N.C.G.S. 47-30 as amended, AND that the survey creates a subdivision of land within Rutherford County that has an ordinance that regulates parcels of land. (f)11.a.

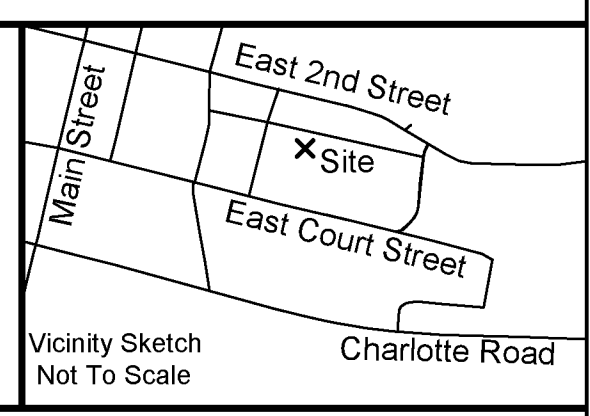
Witness my original signature, registration number and seal this 27th day of December 2022

DocuSigned by:

 073E8A1F8AA2452
 John W. Terry II - PLS # 4299



Submitted electronically by "Tripod Land Surveying, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Rutherford County Register of Deeds.

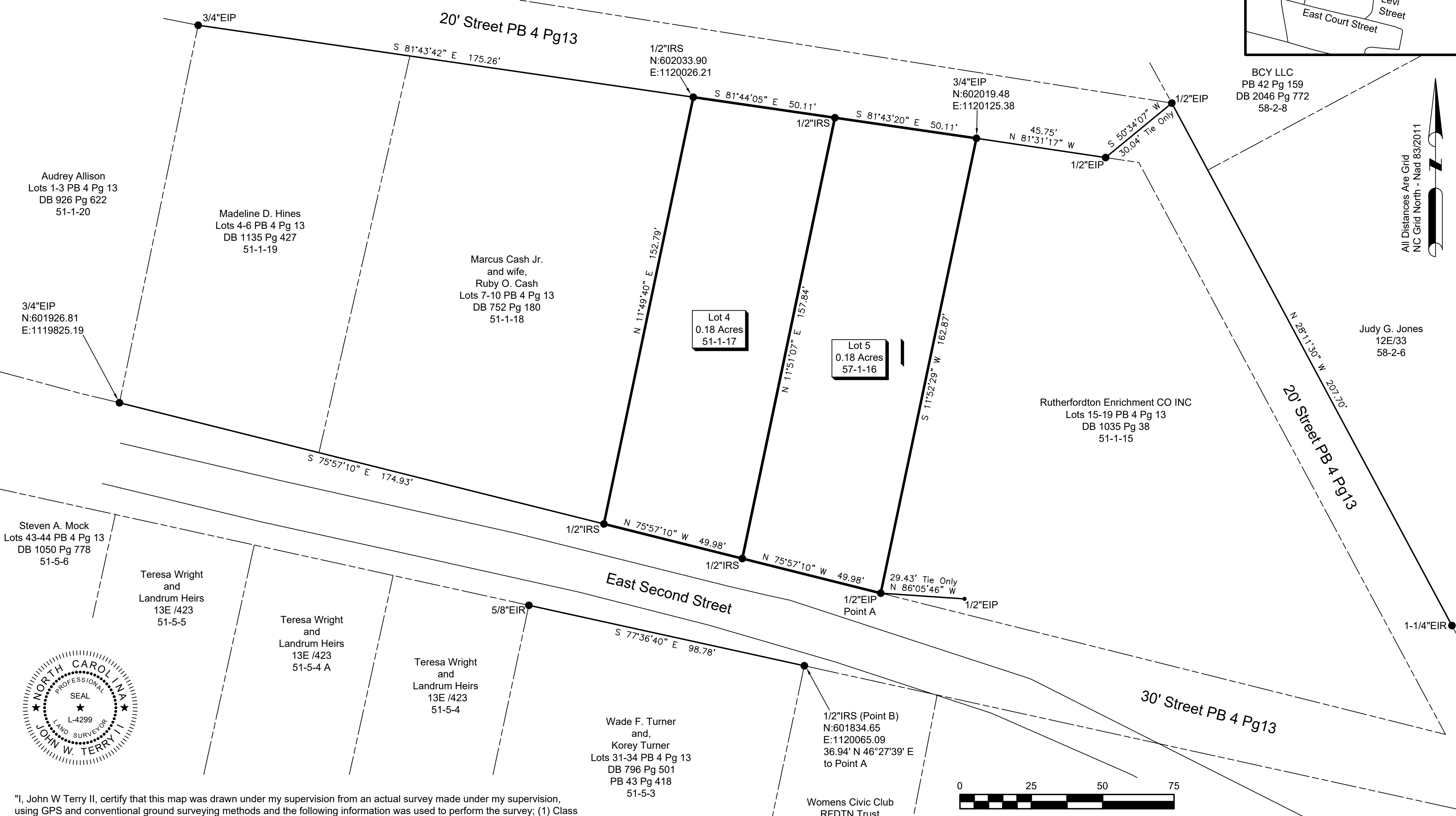
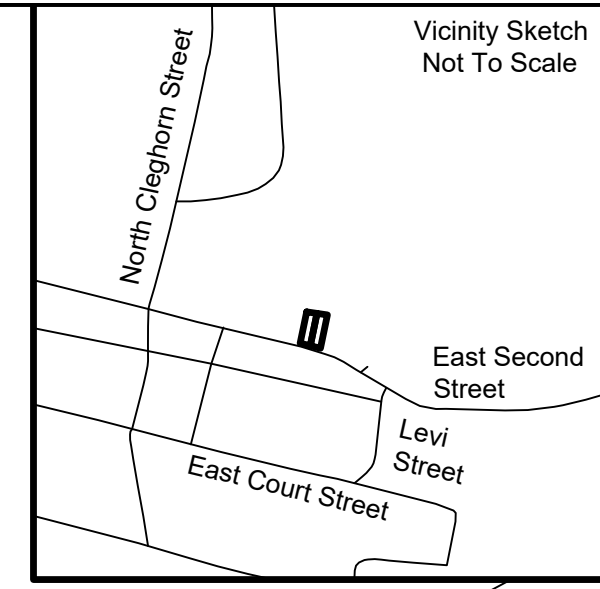


 TRIPOD LAND SURVEYING, P.A. C-2183 149 South Main Street Rutherfordton, NC 28139		
Survey For: The Town of Rutherfordton		
Survey Of: 3 Lot Division on Recreation Street		
State: North Carolina	County: Rutherford	City: Rutherfordton
Scale: 1" = 20'	Township: Rutherfordton	Zone: RMST
DB 2061 Pg 2796	Tax Map# 51-6-3	Date: 07/13-10/28/2022
Owner(s): The Town of Rutherfordton		Drawing # 1955 A

Nail Found

- Legend**
- DB - Deed Book
 - EIP - Existing Iron Pipe
 - EIR - Existing Iron Rod/Rebar
 - IPS - Iron Pipe Set
 - IRS - Iron Rod Set
 - PB - Plat Book
 - RW - Right of Way
 - SR - State Road
 - TL - Total Length
 - - Unmarked Point
 - ⊕ - Utility Pole

- Notes:**
- 1 - Area by coordinate geometry,
 - 2 - Survey does not certify title or ownership which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
 - 3 - This plat was prepared without the benefit of a title search
 - 4 - All property ownership information has been taken from current tax records.
 - 5 - Property is subject to easements, etc. of record
 - 6 - Underground utilities have not been located.
 - 7 - Reference: unrecorded plat by Professional Surveying Services for Lewis Hines #ON11786 L, dated 05/09/89.



"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey; (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (3) Type of GPS field procedure: NCVRS Network RTK (4) Dates of survey: 07/13/22-03/01/23 (5) Datum/Epoch: NAD 83/2011 (6) Published/Fixed-control use: NCVRS System (7) Geoid model: Geoid12B(ConUS) (8) Combined grid factor(s): 1.000152005 (9) Units: US Survey Foot; Deed description recorded in Deed Book 2068 Page 3831; that the ratio of precision as calculated is 1:10,000 +/-; that this plat was prepared in accordance with N.C. Standards of Practice

Witness my original signature, registration number and seal this 28th day of March 2023

DocuSigned by:
John Terry
D73E8A1F6AA2452

John W. Terry II - PLS # 4299

Revised 05/16/2023: House has been demolished, and lots labeled.



 TRIPOD LAND SURVEYING, P.A. C-2183 149 South Main Street Rutherfordton, NC 28139 828 288 0008	Survey For: Town of Rutherfordton		
	Survey Of: Two 0.18 Acre Lots at 130 Recreation Street		
State: North Carolina	County: Rutherford	City: Rutherfordton	
DB 2068 Pg 3831	Township: Rutherfordton	Zone: RMST	
PB 43 Pg 418	Tax Map# 51-1-17	Scale: 1" = 25'	
PB 4 Pg 13	Tax Map# 51-1-16	Date: 07/13/22-03/01/23	
Owner(s): Town of Rutherfordton			Drawing # 1955 B