

Request for Qualifications

Owner/Developer of Permanent Supportive Housing for Adults with Serious and Persistent Mental Illness

Region V+ Adult Mental Health Initiative is seeking a partner to develop and own a Permanent Supportive Housing Project for Adults with Serious and Persistent Mental Illness. The project would also incorporate some workforce housing or family supportive housing. The project will be located in any of the North Central Minnesota counties of **Crow Wing, Wadena, Cass, Todd, Morrison or Aikin.**

The team from Region V+ has identified a need for an apartment building designed and constructed to meet the needs of adults who are diagnosed with severe and persistent mental illness. The adults who live in this building will have their own apartment with a private bath. The building will include a variety of support areas including a community room with kitchen, meeting rooms, front desk area, sitting room, offices, exam room, etc. A 24-hour front desk staff will provide security and monitor access to the property for both residents and visitors. Case management and other supportive services will be provided on-site. Region V+ has also identified a need for affordable family housing in the area that could be incorporated into the project.

No site has yet been selected for the development. The project could be either new construction or the acquisition and rehabilitation of an existing building. Region V+ would like input from the owner/developer on selection of the location of the housing, but prefers a location with easy access to transportation, employment opportunities and medical and mental health providers.

Region V+ is working with a consultant to help and advise the team, including the potential owner/developer, throughout the development process including the identification of funding, applications for the funding, and selecting and directing other development team members. Region V+ has pledged approximately 14 units of GRH Rate II funding to the building to assist with both payment of rent as well as services for the residents. Potential funding sources anticipated for the capital development include MN Housing Finance Agency, Greater Minnesota Housing Fund and the Federal Home Loan Bank Affordable Housing Program, among other collaborative partners of the Region V+ Adult Mental Health Initiative. The goal in selecting a developer at this time would be for the developer to submit a Super RFP Application to the Minnesota Housing Finance Agency in June 2018.

PROPOSAL SHOULD INCLUDE THE FOLLOWING INFORMATION

- 1) What is the mission of your organization and how does this project fit with your organization's mission?
- 2) Describe who from your organization would be involved with this development and their relevant backgrounds?
- 3) What are your principal strengths as a housing developer that will help the Team achieve its goals
- 4) Provide names and descriptions of any supportive housing developments that you have been involved with in recent years?
- 5) What is your experience with site identification, development, ownership and management of the building?
- 6) What experience does your organization have with funding programs / compliance regulations?
- 7) Please identify any relationships you have (with funders, etc.) that might help the project.
- 8) What are the other projects in your current pipeline? How will those impact your ability to work on this project?
- 9) Please provide names and telephone numbers of at least three relevant references for projects of similar size, scope and complexity (whether supportive housing or other rental housing development).

Please send Answers to the above questions to:

Rippley Richard Real Estate Development Services at ripple@ripple-richard.com by March 5, 2018.

After review of submitted material, Region V+ will invite selected developers to interview in early March with a selection of a developer shortly thereafter.