

**Village of Sidney, NY**  
**Request for Expressions of Interest**  
**Floodsafe Replacement Affordable Housing Initiative**

**DUE DATE – January 31, 2014**

**I. Introduction**

The Village of Sidney has recently completed a Long Term Community Recovery Plan to outline a strategy to rebuild the Village after Hurricane Lee and develop programs and projects that will help to make residents safe in the future. The Village is also participating in the New York Rising Community Reconstruction Program. As part of that participation, the Village will have access to \$3.0 million in Community Development Block Grant Disaster Recovery funding and preferred access to other community development and hazard mitigation resources. It is the Village's intention to use these funds to acquire property out of the floodplain suitable for development of floodsafe affordable replacement housing for families and seniors and to support ancillary mixed use development.

**II. Purpose of This Request for Expression of Interest**

The Village desires to develop a working relationship with a private, public or nonprofit developer or developers of affordable housing to help it advance a multi-phase development initiative for a 165 acre site located on the Plankenhorn Road in the Village and Town of Sidney. It is the Village's intention, with the current support of the Town of Sidney, to annex this property into the Village and extend public infrastructure to the site. The mix of land uses for the site include:

- affordable homes for purchase;
- affordable senior rental housing;
- market rate homes for sale;
- market rate senior rental housing;
- development of support services including a regional senior center;
- neighborhood scaled retail and support services;
- potential relocation for municipal buildings, including the Village/Town Hall, Fire Station and Police Station;
- green hazard mitigation infrastructure;
- open space; and
- recreation amenities among other potential uses.

At this time, the Village is soliciting expressions of interest from developers with experience in the development of affordable housing for the first phase of the initiative. It is the Village's intention to submit an application for funding to the New York State Affordable Housing Corporation (due January 17, 2014) to support the first phase of affordable replacement housing.

**III. Contents of REI Submission**

The Request for Expression of Interest should include:

- A letter of interest not to exceed two pages that summarizes the company/team, affordable housing qualifications, experience with NYS affordable housing programs and experience managing affordable housing units;
- Corporate qualification materials not to exceed ten pages;
- Resumes (key staff only)
- References from municipal representatives, developers or other sponsors the developer(s) have worked with directly on the development and/or operation of affordable housing in New York State. Include references from financial institutions that have helped finance projects in the Company's portfolio.

#### **IV. Submission Process**

An electronic submission must be received by the deadline of 12:00 pm, on January 31, 2014 to the Village Economic Developer, John Redente, Civic Center, 21 Liberty Street, Sidney, NY 13838. It is strongly preferred that responses be submitted by email at to [jredente1@gmail.com](mailto:jredente1@gmail.com). All late or incomplete submittals will be rejected. No verbal or faxed submittals will be accepted.

#### **V. Review Process and Criteria for Selection**

Proposals will be reviewed by Village staff and Village Board and a preferred developer or developers will be selected. The Village may request an interview with representatives of some submitters. The Village Board will select the preferred developer(s).

#### **VI. Evaluation of Proposals**

REI's will be evaluated and the developer(s) selected based on the applicant's track record, including the applicant and/or development team's success completing and operating affordable housing of a similar type, scope and size in New York State. The Village seeks a developer(s) with an established network of relationships with various New York State housing agencies and organizations, experience with the CDBG program, Affordable Housing Corporation and the use of the Low Income Housing Tax Credit program. In addition, the developer(s) should present their property management experience including years of experience; the number of affordable units managed and their performance record.

#### **VII. Preferred Developer Agreement Negotiations:**

The Village reserves the right to reject any and all REI's and to negotiate the terms of the agreement with the selected developer(s) prior to entering into a written agreement.

#### **VIII. Questions/Contact Person:**

Questions concerning this Request for Expression of Interest or the review process may be directed to John Redente, Village Economic Developer, by email at [jredente1@gmail.com](mailto:jredente1@gmail.com) or by phone at (607) 561-2320.