

REQUEST FOR PROPOSALS FOR MULTI-FAMILY RENTAL HOUSING

I. PROPOSAL INTENT

The purpose of this Request For Proposal (RFP) is to solicit submittals from qualified developers with experience, financial strength and resources to develop a high quality affordable senior rental housing project in the Richmond Heights community. The development project subject to this RFP will be expected to achieve a high quality design that will enhance the appearance, livability and the community.

II. BACKGROUND: The SBC COMMUNITY DEVELOPMENT CORPORATION OF RICHMOND HEIGHTS (hereafter referred to "SBC CDC") is a faith based 501(c) (3) corporation created by Second Baptist Church. SBC CDC seeks to construct affordable rental units for seniors. The development will be financed in part by Two-Million Dollars (\$2,000,000.00) in Miami-Dade County Surtax funds. The development will be constructed on the Parcels described below.

III. PROJECT SITE

The properties on which the development will occur are the following:

Generally described as the north undeveloped portion of 11001 Pinkston Dr. Miami, Fl 33176 (a portion of folio # 30-5019-001-7831), LOT 57, BLK1, 10TH ADDN TO RICHMOND HGTS ESTS PB 94-42 (folio # 30-5019-014-0220) and LOT 58, BLK 1, 10TH ADDN TO RICHMOND HGTS ESTS PB 94-42 (folio # 30-5019-014-0230)-containing 129,751 sq. ft. or 2.98 acres more or less.

The location of the aforementioned properties are more particularly described as "Parcel 2" in the Survey excerpts attached hereto as Exhibit "A".

IV. PROPOSAL REQUIREMENTS

All proposals shall contain the following information.

1. Developer Information:

Name of Developer

Contact Person

Address

Phone and FAX number

Email Address

2. Developer's Statement:

Provide a statement about the Developer's organizational structure (include organizational chart), background, why the Developer is interested in this RFP and the Developer's project approach to a project of this nature and relationship with a CDC/FBO.

3. Development Entity/Team:

Identify and describe the role of key individuals on the development team (architects, engineers, project manager, economic adviser and others) who would possibly be involved in the project, including their relevant experience. Also, identify the party or individual who will have the authority to act on behalf of the development team and make decisions.

4. Developer's Experience

a. Project Experience

List the Developer's previous relevant experience for projects of this nature including: a description of the project(s), date of development, size, architectural features, development amenities, construction costs, the nature of financing used, role of development entity in the project and photographs of the project(s).

Include a description of the Developer's experience in the management of rental housing, especially affordable rental units.

b. Developer's Public/Private Partnerships

Indicate Developer's experience working with non-profit Community Development Corporations and/or Faith-based entities.

c. Developer's Financial Qualifications

Provide a statement of the Developer's financial qualifications. Developers should describe their ability to raise equity/debt dollars, including past or current relationships with major lenders, including governmental entities, and their ability to provide for ongoing construction, property management and maintenance of the project and .

A project budget consisting of a complete development cost pro forma, including but not limited to, demonstrating proposed sources and uses of funds, projected income, debt service, square foot cost and Developer's profit; projected timelines for funding and a detailed statement of all financial assistance needed from any source. The project budget shall also include the highest and best return to SBC CDC.

The Finalist may be required to submit current financial statements.

5. Affordable Housing Proposal

Based on our Master Plan and for purposes of this RFP, it is projected that the project will include up to 80 units (One and Two Bedrooms), with a majority being 1 bedroom units. The final determination of allowable units is pending zoning review. See the attached Exhibit B-Master Plan

The proposal should include a detailed narrative description of the project, including but not limited to, income and rent targeting, and preliminary project designs consisting of a site map, floor plans, typical unit layouts, elevations and illustrative rendering of the proposed project; a realistic project schedule that indicates the major milestones activities that will take place from contract award to completion; a plan to utilize qualified minority contractors in the construction industry and related professionals; a marketing plan to attract and identify housing applicants of all ethnic groups.

6. Other

References from Developer's clients.

Any other information the Developer believes will be beneficial in the assessment of its proposal.

Additional information may be requested following a review of submittals.

All interested parties are invited to visit the Project Site.

V. SUBMISSION REQUIREMENTS

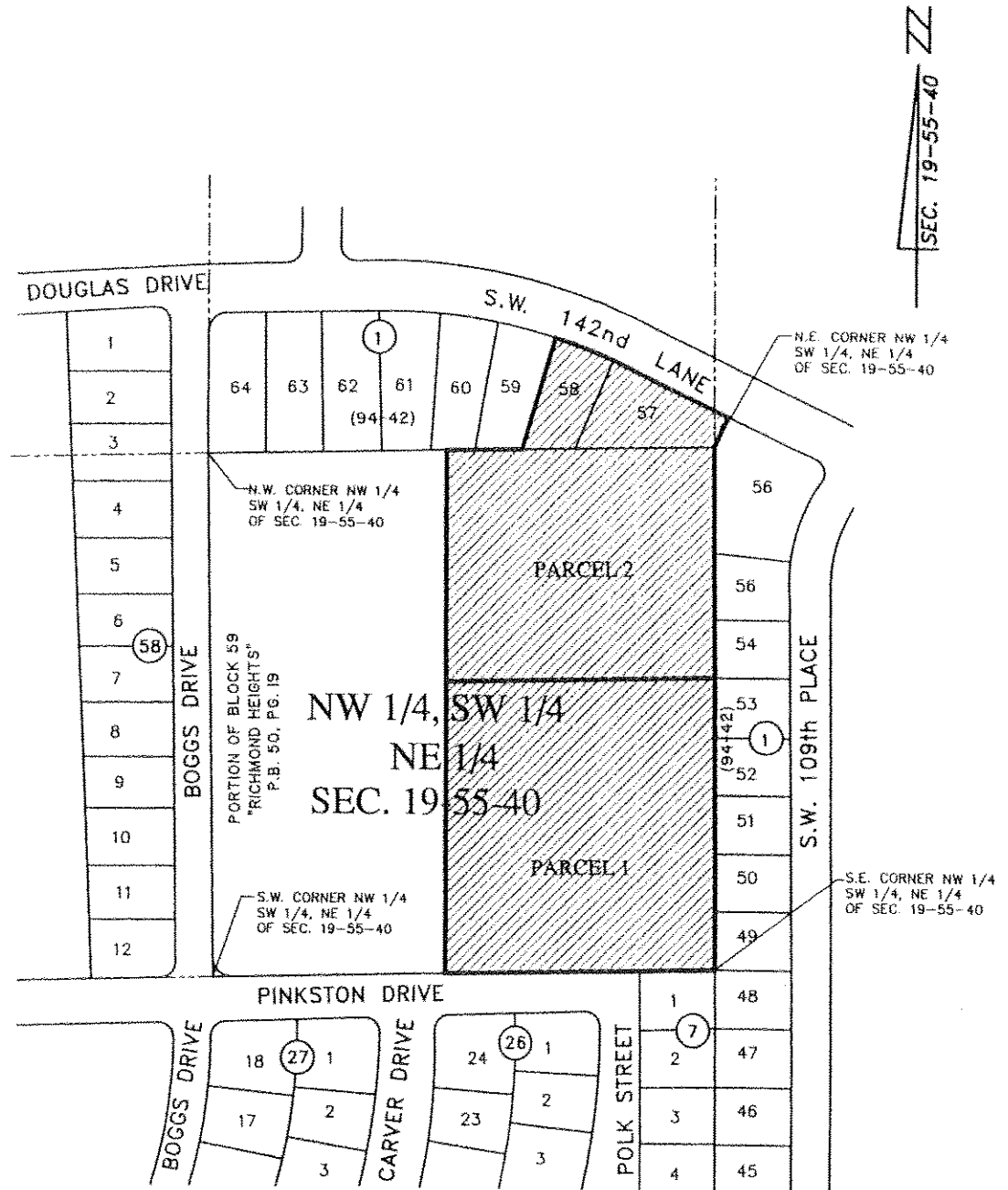
It is requested that each prospective Developer submit eighteen (18) copies of their respective proposals to Mark A. Valentine, Executive Director SBC CDC, at 11111 Pinkston Miami, FL 33176 no later than **April 20, 2009**. For additional information please contact Mark A. Valentine at sbc_cdc@yahoo.com.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

11111 PINKSTONE DRIVE, MIAMI, FL.

for

"SECOND BAPTIST CHURCH"



PORTION OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 40 EAST

LOCATION SKETCH

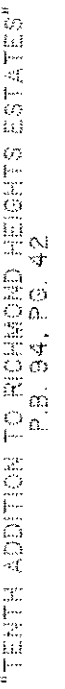
NOT TO SCALE

Notice:

Not full and complete without pages 2 to 4 of 4

Exhibit A

"SECOND BAPTIST CHURCH"



Page 2 of 4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
11111 PINKSTONE DRIVE, MIAMI, FL.
for
"SECOND BAPTIST CHURCH"

1. LEGAL DESCRIPTION:

PARCEL 1:

The South 380 feet of Block 59 less the West 310 feet thereof, "RICHMOND HEIGHTS" according to the Plat thereof, as recorded in Plat Book 50, at Page 19, of the Public Records of Dade County, Florida.

PARCEL 2:

Block 59 less the West 310 feet thereof, "RICHMOND HEIGHTS" according to the Plat thereof, as recorded in Plat Book 50, at Page 19, of the Public Records of Dade County, Florida.

And

Lots 57 and 58, of Block 1, of "TENTH ADDITION TO RICHMOND HEIGHTS ESTATES" according to the Plat thereof, as record in Plat Book 94, at Page 42, of the Public Recorded in Miami-Dade County, Florida.

LESS AND EXCEPTING:

The South 380 feet of Block 59 less the West 310 feet thereof, "RICHMOND HEIGHTS" according to the Plat thereof, as recorded in Plat Book 50, at Page 19, of the Public Records of Dade County, Florida.

Containing 129,751 Square Feet or 2.98 Acres more or less by calculations.

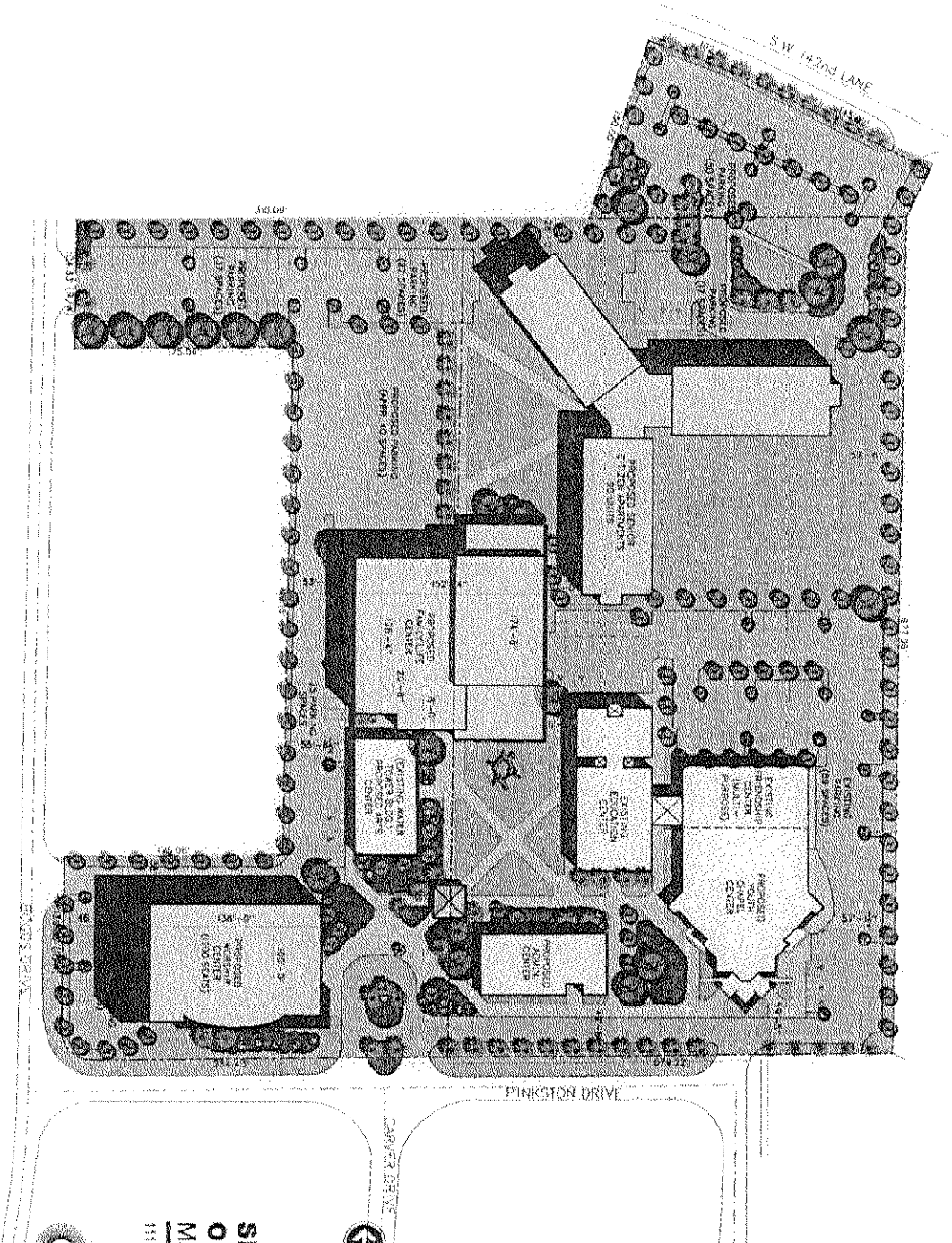
2. SOURCES OF DATA:

The Legal Description of the subject property was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible matter, that is to say:

- Plat of "RICHMOND HEIGHTS", according to the plat thereof, as recorded in Plat Book 50, at Page 19, of the Public Records of Miami-Dade county, Florida.
- Plat of "TENTH ADDITION TO RICHMOND HEIGHTS ESTATES, according to the plat thereof as recorded in Plat Book 94, at Page 42, of the Public Records of Miami-Dade County, Florida.
- Section 19, Township 55 South, Range 40 East, recorded in Miami-Dade County, Florida.
- Bearings as shown hereon are based on assumed bearing of S63°47'54"E for the Center Line of S.W. 142nd LANE, according to the plat thereof as recorded in Plat Book 94, at Page 42, of the Public Records of Miami-Dade County, Florida.

Notice:

Not full and complete without pages 1,2, and 4 of 4



**CONCEPTUAL
MASTER PLAN**

0' 20' 40' 80' 12/11/08

**SECOND BAPTIST CHURCH
OF RICHMOND HEIGHTS
MASTER PLAN**

11111 Pinkston Drive | Miami, Florida

JUDSON AND PARTNERS
ARCHITECTS • PLANNERS • INTERIOR DESIGN

Exhibit B