

**Request for Proposals  
For Housing Site Redevelopment Plan  
Anaconda-Deer Lodge County  
Responses Due: April 21, 2023**

Anaconda-Deer Lodge County (A-DLC) has received notice of award of Community Development Block Grant (CDBG) from the Montana Department of Commerce, and matching funding from the Housing Authority of the City of Anaconda (HACA). A-DLC, in collaboration with the Montana Department of Commerce and HACA, will soon commence planning for a Housing Site Redevelopment Plan (HSRP) for the project site of a portion of Cedar Park Homes, 211 N Cedar Street, in Anaconda, MT. A-DLC and HACA are soliciting proposals for planning services focused on HUD Section 18 Repositioning, and site redevelopment for affordable, work force housing options, in compliance with all applicable requirements under the state of Montana's CDBG program. Further implementation of Repositioning and Re-development of the project site will be sought by HACA after the HSRP is completed. The ideal firm will be able and available to assist with separate implementation work with HACA, in addition to the HSRP.

CDBG regulations governing the grant require that to the greatest extent feasible, opportunities for training and employment arising in connection with this CDBG assisted project will be extended to local lower-income residents. Further, to the greatest extent feasible, business concerns located in or substantially owned by residents of the project area will be utilized. Additionally, Disadvantaged Business Enterprises (DBEs) will be notified of this procurement opportunity.

The intent of the HSRP is to map out redevelopment of a portion of about 30 units of the 50-unit low-income housing site of Cedar Park Homes for Section 18 Repositioning under Housing and Urban Development (HUD), and its redevelopment for mixed-income affordable, work force housing. This project requires extensive experience with HUD Repositioning and housing development. The budget for this planning project is \$45,000. Further work and implementation of the plan will be sought by HACA. The selected offeror should be prepared to begin work immediately, as it is desired to complete the HSRP by May 2024. Payment terms will be negotiated with the selection of a successful offeror.

This project is being made possible by contributions from the following funding sources:

Community Development Block Grant:      \$35,000

Housing Authority of the City of Anaconda: \$10,000

**Scope of Work**

The purpose of the proposed planning project is to help A-DLC and HACA identify the best course of redevelopment action for a portion of HACA's Cedar Park Homes site. Currently, Cedar Park Homes is a low-income housing site under HUD's Public Housing program. Redevelopment will likely require transferring a portion of the site from HUD's Public Housing platform to a non-profit platform through the very detailed process of HUD Repositioning. The

HRSP should also provide a vision for redeveloped housing project, and a plan to achieve it. This will be accomplished through the professional preparation of a Housing Site Redevelopment Plan (hereafter referred to as Redevelopment Plan). Completion of the Redevelopment Plan will include:

- Review of project site's current condition, community demographics, and housing needs
- Gain understanding of HACA ability and limitations, and its interplay with HUD and Repositioning
- Engagement with stakeholders: A-DLC, HACA, tenants, etc.
- Public engagement
- Recommended redevelopment strategy detailing:
  - o HUD Repositioning plan tailored to HACA's unique situation and PHA-only status
  - o Redevelopment concept plan and guide
  - o Implementation steps

HACA has had high vacancy rates for many years due to a large amount of Public Housing units versus the community's current population size. The population has decreased by about half since the closure of its main industry in 1980. A majority of units at HACA's Cedar Park site do not meet current community demand and preference based on size, features, and accessibility. Redevelopment of a portion of the site to help accommodate the Anaconda community's growing workforce housing need is desired. A mixed-income development is sought. The overall project will involve the major rehabilitation or demolition and rebuild of what is now 30 multifamily units on a 50-unit, 7-acre site; one or more acres of which are undeveloped. The remaining 20 units not included in the project are 1.) comprised of a majority of ground-level units which provide much needed accessibility units for HACA's existing tenants, and are 2.) located in a sensitive floodplain area, where new development is likely not permitted. The Redevelopment Plan, then, may also need to consider subdivision or other ways to accommodate the repositioning of a partial asset.

The outcome of the Redevelopment Plan will be the professional preparation of a guiding document that details steps to reposition the existing asset under unique circumstances, and provides a vision and roadmap to achieve a community-desired affordable workforce housing development. The successful offeror will demonstrate intimate knowledge of HUD Section 18 repositioning, the housing industry, and housing construction and development.

### ***Goal 1: Detail Repositioning strategy for HACA***

#### ***Task 1: Complete Project Site Assessment***

Activity: Review Anaconda Housing Market Analysis

Activity: Visit project site

Activity: Review previous HACA decisions and information on repositioning

Activity: HACA Staff and Board discussions

Activity: Discussions with HACA and ADLC on new mixed-income development  
Desires

Activity: Tenant/Public engagement

*Task 2: Select Relocation Strategy with HACA*

Activity: Assess HUD Relocation options in light of the community needs and HUD/HACA's abilities

Activity: Review strategy with HACA Board

Activity: Review strategy with HUD and confirm feasibility

Activity: Review strategy with County and research County requirements for implementation (permitting, subdivision, demolition if needed, etc.)

Activity: Confirm and select Relocation strategy with HACA and ADLC

*Task 3: Detail Relocation Implementation Steps*

Activity: Provide detailed report of implementation steps for selected HUD Relocation strategy

**Goal 2: Detail new mixed-income housing development concept and strategy**

*Task 1: Form a mixed-income housing concept for project site*

Activity: Compile and Assess stakeholder and community input

Activity: Conduct additional stakeholder and community discussions as needed

Activity: Work with HACA and ADLC to produce a vision for new mixed-income Development

Activity: Weigh options and recommend either substantial rehab or demolition and rebuild

Activity: Render concept sketches of new mixed-income development (Additional architectural design funds may be available separately from HACA)

*Task 2: Compile guide and rough cost estimates for anticipated development work*

Activity: List and detail anticipated work items for new development, such as: Engineering, subdivision, permitting, etc.

Activity: Provide rough cost estimates on work items

*Task 3: Outline Project Funding and Management strategies*

Activity: Assess and recommend funding streams to implement the new mixed-income housing development (i.e., tax credits, grants, etc.)

Activity: Assess, recommend, and outline most effective management arrangement for new housing development (i.e., form non-profit, bring on development partner, etc.)

**Submittal**

All responses must be submitted to the Anaconda-Deer Lodge County Chief Executive's Office at 800 Main Street, Anaconda, MT 59711, and received by **3:00 p.m. local time on April 21, 2023**. All responses MUST STATE "Anaconda-Deer Lodge County RFP for Housing Site Redevelopment Plan."

**Additional Information**

Questions or requests for more information may be directed to Kaitlin Leary, Project Manager, at (406) 563-2921, or Housing Office, 10 Main Street, Anaconda, MT 59711.

Respondents may review the CDBG application which includes a description of the proposed project, including activities, budget, schedule, and other pertinent information, by visiting the Project Manager's office (Housing Authority Office, 10 Main Street, Anaconda, MT 59711) during regular office hours.

A copy of the CDBG application is also available for review at the offices of the Community Development Division, Montana Department of Commerce, 301 S. Park Ave., P.O. Box 2000523, Helena, MT 59620.

Anaconda-Deer Lodge County is an Equal Opportunity Employer. Women-owned, minority-owned, and Section 3 Businesses are encouraged to submit proposals.