



**OFFICE OF COUNCIL SERVICES
COUNTY OF MAUI**

RELEASE DATE: JANUARY 31, 2020

RFI No. 20-001

**REQUEST FOR INFORMATION
FOR DEVELOPMENT OF**

AFFORDABLE HOUSING PROJECTS

**SUBMITTALS DUE BY 12:00 NOON (HST) ON
MARCH 1, 2020**

RECEIVED AT AH MEETING ON 01/27/2020
Committee Chair

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1) INTRODUCTION

Maui County is seeking experienced developers and construction firms to develop affordable housing projects on County-owned or acquired land. A developer or construction firm responding to this Request for Information ("RFI") is referred to as "Developer" below.

Once parcels for development are identified, the County may invite bids for construction of housing units based on pre-approved plans provided by the County.

2) SCHEDULE AND DATES

Release of Request for Information	January 31, 2020
Due Date for Submissions	March 1, 2020
Submitted Information Review Completed	March 20, 2020
Discussion with Developers or Construction Firms	March 23-27, 2020
Notice of Acceptance of Information	April 3, 2020

3) CANCELLATION

This RFI may be canceled and any or all submissions rejected in whole or in part at the discretion of the County. Acceptance of information under this RFI is in no way an offer or contract to enter into any agreement with the County.

4) OVERVIEW

Based on recent projections, Maui County needs an additional 13,949 housing units to meet demand by 2025. Of those units, 91 percent need to be affordable housing units, particularly for households earning below 80 percent of the area median income ("AMI").

Even accounting for the completion of ongoing and planned projects, the County still needs an additional 9,597 units of affordable housing by 2025. That amounts to 1,900 units that need to be constructed each year for the next five years.

These projections and other reports indicate Maui County is experiencing an affordable housing crisis which will only continue to grow if the rate of housing production does not improve dramatically.

With this RFI, Maui County invites those developers and construction firms interested in and capable of constructing residential workforce or

affordable housing to submit their qualifications to develop potential housing projects in partnership with the County.

5) REQUIRED REVIEW

- a) Before submitting qualifications, Developer must thoroughly and carefully examine this RFI to ensure requirements are understood. Developer must also become familiar with County, State, and Federal laws, statutes, ordinances, rules, and regulations that may affect Developer's ability to perform the activities contemplated by this RFI.
- b) To be considered responsive, Developer must respond to and include all items specified in this RFI and any subsequent addendum.
- c) Any and all costs incurred by Developer in preparing or submitting information are Developer's sole responsibility.
- d) All submitted materials become the property of the County.
- e) Any questions Developer has concerning this RFI should be submitted in writing to the Office of Council Services ("OCS") prior to the deadline for submissions. Please direct questions to:

Alison Stewart, Legislative Analyst
Office of Council Services
Alison.Stewart@mauicounty.us

6) SUBMITTAL PROCESS

- a) Please submit five copies of all materials in sealed envelopes or packages marked "County Housing RFI No. 20-001" to:

Office of Council Services
County of Maui
200 South High Street, Room 703
Wailuku, Hawaii 96793

- b) Materials must be received by OCS no later than 12:00 noon (HST) on March 1, 2020.
- c) Applications may be rejected or accepted without discussion. However, if deemed necessary, discussions may occur with priority-listed developers and construction firms who have submitted acceptable and potentially acceptable qualifications.

- d) If Developer believes any portion of submitted materials contains information that should be withheld from disclosure, Developer must inform OCS in writing and provide justification to support the confidentiality claim. Confidential information should be clearly marked and readily separable from the other material in order to facilitate potential public inspection of the non-confidential portion.
- e) Failure to comply with the specified instructions and requirements may result in rejection of submitted materials.

7) INFORMATION OF CONCERN

- a) Qualifications submitted will be reviewed by members of the Maui County Council with attention on the following areas of information:
 - i) Qualifications of Developer and key personnel, including experience, education and training, professional standing and credibility, and knowledge of the housing development process in Maui County.
 - ii) Developer's experience in planning, designing, financing, and constructing affordable or workforce residential housing units for rent or sale to households earning below 80 percent AMI.
 - iii) Developer's experience in planning, designing, financing, and constructing affordable or workforce residential housing units for rent or sale to households earning below 140 percent AMI.
 - iv) Developer's portfolio of housing projects, including such factors as design principles, energy efficiency, accessibility, long-term maintenance, and extent to which the projects meet the area's affordable housing needs.
 - v) Current authorization to do business in the State of Hawaii.
- b) After the review is completed, Developer may be notified in writing or contacted for further discussion.

8) SUBMITTAL FORM

Company Name	
Company Address	
Type of Business <i>Nonprofit corporation, for-profit corporation, general or limited partnership, LLP, LLC, sole proprietorship or other (specify)</i>	
Authorized in Hawaii <i>Please indicate YES or NO</i>	
Contact Person's Name, Address, Phone, Email Address	
# Years of Relevant Experience	
# and Type of Housing Projects (Constructed and in Progress)	
# and Type of Housing Units Total	
# and Type of Housing Units for Households Below 140% AMI	
# and Type of Housing Units for Households Below 80% AMI	

9) SUBMITTAL ATTACHMENTS

a) Please include the following attachments with the submittal form:

- ☐ Copies of organizational documents
- ☐ Resumes of Developer and key staff
- ☐ Portfolio of projects

b) Portfolio should include the following information for each project:

- Name and address of project
- Owner and partner, if any
- Principal architect or designer
- Start and completion dates
- Total costs
- Funding sources, including any Federal, State, or County grants or subsidies
- Site plans
- Unit configurations and exterior-interior photos, if available

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