

City of McPherson  
Requests for Proposals  
Moderate Income Housing Grant Submittal

The City of McPherson is seeking Requests for Proposals (RFP) for the Upcoming Moderate Income Housing (MIH) Funding Round submittals in June 2023 and through the Kansas Housing Resource Corporation (KHRC). The City of McPherson is requesting that interested developers, builders, and investors send proposals proposed projects to the City of McPherson by no later May 12, 2023.

Moderate Income Housing (MIH) Grants are made available through the Kansas Housing Resource Corporation (KHRC) and have been made available through 3 Funding Rounds in 2023. The MIH Grant programs are designed to build middle range housing that will serve families with incomes between 60 and 150 percent of the median household income as defined by the Federal Department of Housing and Urban Development (HUD). Grant funds will be awarded in increments up to \$25,000 per unit and must utilize housing types that can meet that household income range. Grants can be utilized in the form of down payment assistance or on some occasions can be utilized in infrastructure development. All proposals will seek to lower the cost burden on construction and sale of housing structures serving moderate income families.

Qualifying partners and projects must have well-developed plans for new housing on a site in McPherson. The McPherson City Commission's current priority is to support the construction of single family housing and moderate priced duplexes. However, all types of projects will be considered based on their viability and capacity to meet the need around workforce housing. Strong consideration will be given to projects and developers with these characteristics:

- Projects that include twelve (12) to forty (40) units of either single-family or duplex units.
- Developers with substantial prior experience in residential development and construction
- Project plans with sufficiently detailed cost, revenue, and funding information necessary for a complete MIH grant application
- Projects that can be completed within (twenty-four) 24 months from the date the grant is awarded. Extensions may be permitted for substantial progress. The first round of grant awards the City of McPherson is pursuing is anticipated in June of 2023.

To partner in a successful application to KRHC, the developer must be prepared to provide project plans, share financial information relating to the project and its partners, and meet all local and state building/fire/ADA codes and/or requirements. KHRC can provide valuable gap financing, but safeguards to ensure compliance and oversight. Potential project partners must be prepared to be transparent with the City of McPherson as the project sponsor and KHRC as a project partner.

## **Submittal Requirements**

For the project to be considered in the City of McPherson's MIH grant application, please provide a written description to include:

- Name and background of developer
- Qualifications of Project Team
- Proposed project (duplex, tri-plex, quad-plex, apartment building, single family; and quantity of dwellings)
- Total development costs, including a cost breakdown of land, site improvements, public infrastructure, and buildings.
- Sources of project funds and revenues other than MIH Requested funds.
- Proposals on how grant funds would be used.
- Explanation of need for gap funding
- Time frame to complete the project – McPherson is looking for an aggressive build out.

### **Please also provide project plans including:**

- Location of proposed project sights and any ability to secure acquisition of proposed lots.
- Any floor plans preferred; written description of floor plans is acceptable - Descriptions and plans will be used to determine whether housing meets the goals for growth expectations set by the City of McPherson
- Exterior building elevations preferred where applicable; renderings or written description exterior building design are acceptable.
- Any modification to lots or zoning designations required to build projects.

Plans at a conceptual level of detail are acceptable at time of submittal to City of McPherson, but a higher level of detail may be required at time of consideration.

Deadline for submittal for the June 2023 Funding round will be by May 12, 2023. Another MIH round is anticipated later in the year. We anticipate that another Request for Proposal will be made for that meeting as well.

To request information or to submit project proposals, please contact Thomas A. Brown, Mayor, City of McPherson, at [tomb@mcpcity.com](mailto:tomb@mcpcity.com) or (620) 245-2535.