

REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN

City Hall, 435 Hamilton Street

Allentown, PA 18101-1699

Phone: 610-437-7733

PROPOSAL PACKAGE



PROJECT: 532 N Law Street

Acquisition and redevelopment of 532 N Law Street, Allentown into a single family residential property, contingent upon approval by the City of Allentown Zoning Office, to be occupied by a low to moderate income owner-occupied family (up to 80% of Area Median Income). The property is approximately 2,106 square feet. It is located in a Residential Medium High Density (RMH) & Traditional Neighborhood Development Overlay (TNDO) zoning district. It is located in the Old Fairgrounds Historical District.

MINIMUM BID PRICE:

The property carries a **minimum purchase bid price of \$1 (plus \$1,000 to cover legal fees associated with the transfer of the property)**. The selected developer is required to provide written proof of financial ability to rehabilitate the property as described in the proposal.

FOR ADDITIONAL INFORMATION CONTACT:

Shannon Calluori, Acting Executive Director
Redevelopment Authority of the City of Allentown

City Hall, 435 Hamilton Street

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610-437-7733

ARA@allentownpa.gov

INSTRUCTIONS TO DEVELOPERS

1. The Redevelopment Authority of the City of Allentown (RACA) is seeking proposals for the redevelopment of this site into a single family residential property, contingent upon approval by the City of Allentown Zoning Office, to be occupied by a low to moderate income owner-occupied family. The redevelopment proposal must include a plan to improve the façade. Federal funds were used by RACA to initially acquire this building, and as a result the reuse of the parcel must meet all requirements of the United States Department of Housing and Urban Development, Community Block Grant Program.
2. The property will be **open for inspection on Tuesday, May 5, 2015 from 12:00 Noon – 1:00 PM.**
3. Proposal packages must be delivered to the RACA office, 435 Hamilton Street, 3rd Floor, Allentown, PA 18101, by **4:00 PM on Friday, May 22, 2015.**
4. Be certain to include the signed statement appearing on page 9. Also complete the electronically attached Rehabilitation Budget Excel spreadsheet.
5. All submissions, including attachments, must be on 8 ½ x 11 paper (excluding maps, plans, sketches, or pre-existing brochures).
6. Respondents must submit **6 copies** of the proposal, including attachments.
7. After a proposal is received by RACA, the results of the evaluation will be made public. RACA reserves the right to negotiate with developers for better terms, to reject any or all proposals (in all or in part), to waive any technicalities or informalities, to advertise for new proposals, or to proceed with work when its completion is in the best interest of RACA.

Development Plan

1. Describe in as much detail as possible what you propose to develop at the site (for example, single family home).

2. Describe the number of rooms upon completion, including bedrooms, bathrooms, kitchen, living rooms/den, dining room, etc. How many parking spaces will be available?

3. Describe specific planned improvements in as much detail as possible, such as how you will address the following **(use extra pages as necessary)**:

Heating system	Flooring
Plumbing system	Walls and Ceilings
Electrical system	Kitchen
Roof	Windows
Building Exterior	Rear and Side Yards

NOTE: The City of Allentown Bureau of Building Standards and Safety must verify to RACA that upon project completion the above systems can reasonably be expected to function properly for a minimum of five years with no more than routine preventative maintenance.

4. Although RACA will require that the entire property conform to applicable housing, building and zoning codes, list those rehabilitation items you feel will substantially exceed the requirements of those codes.

5. Submit floor plans (as an attachment) in reasonable detail so that RACA staff can determine the exact layout of interior space. Also include your plans for off-street parking.

6. Provide the estimated costs of the proposed rehabilitation work. These must be clearly itemized and totaled so that RACA staff will be able to verify all figures. Please complete

STATEMENT OF PROPOSED DEVELOPER

1. *Upon selection by RACA, I/we agree to enter into negotiations with RACA to conclude in a Development Contract ("Contract") in form and content satisfactory to RACA. Such Contract, among other terms and conditions, shall provide for revestment of title to the land and any improvements thereon to RACA in case of failure of the developer to satisfy any condition in said Contract with RACA. (Please note: Development Contracts usually are signed within 30 days of RACA approval of a developer.)*
2. *I/we agree not to seek any variances from the zoning, building, or housing codes of the City of Allentown without the expressed written permission of RACA.*
3. *I/we understand that after selection of the developer, RACA reserves the right to cancel its relationship with the proposed developer and not issue a Development Contract regardless of the amount of time, money, or energy the proposed developer has expended pursuant to this project.*
4. *I/we have examined the existing conditions at the project site and are fully informed as to the conditions and limitations of the project site. I/we may not at any time after the execution of the Development Contract make any claim against RACA based upon insufficient data or any incorrect assumptions on my/our part. I/we fully understand that the property is being sold "as-is" and "where-is."*
5. *I/we understand that RACA reserves the right to utilize a multitude of evaluation techniques, so that, although the offered price will be a consideration, the selected developer may not necessarily be the "highest bidder."*
6. *I/we agree to pay any and all real estate transfer taxes, reasonable attorney fees, costs of title insurance and recording fees that may be required pursuant to the transfer of this property from RACA to me/us.*

Developer Information

Organization: _____ Contact Person: _____

Address: _____

Phone: _____ Email: _____

Developer is a(n) ____ individual, ____ partnership, ____ corporation

I/we have read this Proposal Package and understand what is required by RACA in order to select a qualified developer for this project.

Signature	Title	Date
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Signature	Title	Date
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City of Allentown and the Redevelopment Authority of the City of Allentown
Determining Income Eligibility for Housing Programs

1. The City of Allentown (City) and the Redevelopment Authority of the City of Allentown (RACA) acquire properties using various grant funds from the Federal government and Commonwealth of Pennsylvania.
2. Various funding sources require the City to designate a uniform income determination definition. The City and RACA have designated that the Federal Section 8 Part 5 definition will be used to determine the income eligibility of households benefitting from the City and RACA's housing programs.
3. Any developer who acquires property from RACA and proposes to sell to an income qualified household must provide proper documentation used to determine that the household is income eligible. Staff of RACA and the City will review all documentation prior to settlement and/or rental occupancy to ensure all paperwork is sufficient and appropriate.
4. All developers qualifying households must use the HUD Income calculator found at http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/calculator/calculator and provide copies of all supporting documentation required.
5. HUD provides a guidebook entitled Technical Guide for Determining Income and Allowances for the HOME Program which provides explanations and guidance on how to properly document income eligibility. This guidebook can be found on HUD's website.

2015 Income Guidelines

Family Size	Maximum Gross Family Income
1	\$39,900
2	\$45,600
3	\$51,300
4	\$56,950
5	\$61,550
6	\$66,100
7	\$70,650
8	\$75,200