

OFFER FOR SALE

Offer for Sale regarding the purchase and development of property located in Brownsville, Oregon and currently owned by the Central Linn School District

The Central Linn School District (“the School District”) owns an approximately 3.17 acre property on 331 East Blakely Avenue in Brownsville, Oregon. This Offer for Sale is intended to solicit interest from qualified organizations (“the Developer”) interested in purchase of a portion of the property and development of mixed use family housing on the site. The 3.17 acre site currently includes buildings (classrooms, offices, and gymnasium); a community garden; parking for a fleet of school buses; open space and play areas. The classrooms are no longer in use and the School District has declared two future uses of the property: sell or transfer a portion of the 3.17 acre site (the size of which has not yet been calculated) to a qualified Developer to redevelop as affordable family housing; and to preserve the gym, offices, and community garden for their value as a community center. The District has determined that the property is not required for school purposes pursuant to ORS 332.155.

Responses to this Offer for Sale will be taken until a suitable offer is accepted.

Project goals

The specific type and mix of housing to be developed will be determined by the selected Developer at a later date and in consultation with the School District; however, the overall approach to the project should achieve the following goals:

- The development of new housing for low and moderate income families. To the extent feasible, the developer should consider providing a mix of housing types (both rental and owner-occupied) that is suitable for a mix of family incomes.
- Increasing opportunities for Central Linn School District teachers to live in Brownsville.
- Coordination with the School District to preserve the gym, offices, and community garden and build on their value as a community center (ownership of this portion of the property will be retained by the School District).
- Add to the community’s property tax base.
- Conduct the design and development process in a way that involves the School Board and wider community and builds community support for the project.
- Minimize cost and risk to the district involving development of the property.

Qualified applicants

Responses to this Offer for Sale are invited from organizations with the following qualifications:

- Current status as a private nonprofit, IRS 501(c)(3) organization with preference given to organizations that are also a certified “Community Housing Development Organization” (CHDO) as described under HOME Partnership Investment Program rules. Note: CHDO status is a preference because the School District expects HOME to be a key source of project financing, and certified CHDOs qualify for HOME funds that are set aside for CHDOs, thereby increasing the organizations chances of securing HOME funds. In lieu of this requirement a detailed, alternative funding path should be provided.
- Experience as a developer and manager of affordable rental housing, including housing financed with federal, state, and private sources of loan, grant, and tax credit support, including, but not limited to: the HOME Partnership Investment Program; the federal Low Income Housing Tax Credit Program; and Oregon’s General Housing Account Program. Experience as a developer and manager are suggested, but other pathways will be considered.
- Experience managing a portfolio of affordable rental housing properties.
- Experience as a developer of single family homes for purchase by low-moderate income, first-time home buyers or developer of low to moderate cost homes regardless of buyer income level.
- Experience working with multiple community stakeholders on the design of housing that meets project goals while providing a good “fit” with the surrounding neighborhood.
- Holds a current Construction Contractors license with a Residential Developer Endorsement issued by the Oregon Construction Contractors Board.

Additional information

Parcel size: The exact size of the parcel to be sold or transferred to the Developer has not been determined, but is currently assumed to be approximately 2.5 acres. The boundaries, configuration, and parcel size will be determined as the result of a joint planning process between the School District and Developer. That planning process will take into consideration project goals, site characteristics, and City of Brownsville Land Development Code and infrastructure requirements.

Zoning: The property is currently zoned Public and will require Comprehensive Plan and Land Development Code amendments to change the zoning to Residential. Properties adjacent to the site on its east and west sides are zoned Medium Density Residential. Properties across streets to the north and south are zoned High Density Residential and Low Density Residential respectively. It will be the Developer’s responsibility to seek and secure a zone change for the portion of the School District property to be developed for housing.

Purchase price: The Developer will enter into a Purchase and Sale Agreement with the School District that will be structured to secure the Developer's rights to the property subject to securing a zone change and project financing. The School District is not establishing an asking price for the property at this time. The eventual sales price will be for no more than appraised value. The School District will also consider a purchase price that is below appraised value if the Developer can demonstrate how a reduced price is required to remediate the property and/or help meet project goals, including housing affordability goals and reduce overall cost/risk to the district. Appraisal will be posted as soon as it becomes available. It is expected no later than January 1, 2016.

Developer responsibility for project costs: The Developer will be responsible for all housing project costs, including, but not limited to, market studies, environmental reviews, Comprehensive Plan/zoning applications, engineering and architectural design costs, community outreach costs, permits, legal fees and all eventual development costs including demolition, hazardous waste remediation and disposal, construction, and financing costs. Contractor and/or subcontractor shall possess an asbestos abatement license.

School District responsibility for project costs: The School District will be responsible for its own legal costs, other costs associated with its involvement in project planning and coordination, and for costs associated with the repair, renovation, and further development of property and buildings for which it will retain ownership.

Considerations

Failure to perform the terms of the contract will require the developer and/or the contractor to perform at own expense additional work necessary to complete the identified scope of work.

Site map included with Offer for Sale posting.

Site visits will be conducted by appointment.

Scoring matrix attached in Appendix A.

Submission Requirements

Organizations responding to this Offer for Sale are required to include the following information in your response:

1. Provide identifying information: organization's name, address, Executive Director/CEO's name, contractor's license number, specify whether or not the organization qualifies as a "Community Housing Development Organization," and identify the primary contact person for the purpose of this Offer for Qualifications.
2. Provide a brief history of the organization, a description of the organization's current services, and identify primary sources and amounts of operating support.
3. Identify the names, titles, roles, and experience of key personnel who will work on this project.
4. Provide a general description of the organization's experience as a developer of affordable housing including number of properties and units developed, types of projects (rental and homes for purchase), and property locations.
5. Provide a general description of the organization's experience managing a portfolio of affordable rental housing.
6. Provide a detailed list of the affordable housing projects completed over the past five years, and include the following information about each property: project name, address, project type (multifamily rental or owner-occupied) number of units, total project cost, architect and builder, sources of financing, and target population(s) served.
7. Describe the organization's general approach to involving stakeholders' in the design of a project, and provide an example of the process used in a completed project.
8. Attach the following documents:
 - a. A list of the organization's Board of Directors, including name, and a brief description of what the Board member contributes in the way of professional experience and/or skills.
 - b. A copy of the organization's IRS 501(c) (3) determination letter.

Please submit your offer:

**Brian K. Gardner, Superintendent
Central Linn School District
PO Box 200
Halsey, Oregon 97348**

Appendix A

Scoring Matrix

3 Criteria: 3 Categories within each criteria: Numbering score of 1 thru 4 per category

Qualifier: Winning bid must achieve number score of at least 2 in all categories

Criteria 1: **Goals**

A: Mix of housing types: includes low and moderate income, rental and owner-occupied.

- 4= Balanced mix of housing types
- 3= Mixed housing types but not equally balanced
- 2= Majority of one type
- 1= Only one type listed

B: Plan for remaining district structure and value as a community center

- 4= Plan meets all goals and shows clear pathway to long term funding viability or exceeds written expectations
- 3= Meets more than 50% of goals and shows promise for long term funding viability
- 2= Plan achieves at least 50% of goals but lacks long term financial viability
- 1= No plan or plan inconsistent with goals

C: Community Stakeholder Plan: build community support for the project

- 4= Plan exceeds and demonstrates all aspects of community involvement
- 3= Plan shows willingness to listen and to collaborate with community within financial realities
- 2= Plan shows willingness to listen but is not sure of cooperation
- 1= No interest in community cooperation or involvement

Criteria 2: **Relieve district of financial burden**

A: Demolition and Abatement

- 4= Developer assumes 100% of cost
- 3= District expense does not exceed \$20,000
- 2= District expense does not exceed \$40,000
- 1= District expense exceeds \$50,000

B: Fees: Zoning, engineering, architectural, legal

- 4= Developer assumes 100% of cost
- 3= District expense does not exceed \$20,000
- 2= District expense does not exceed \$40,000
- 1= District expense exceeds \$50,000

C: Existing Structure Readiness: condition of remaining structure (gym and offices) and surrounding property ready for immediate use

- 4= Developer assumes 100% of cost
- 3= District expense does not exceed \$20,000
- 2= District expense does not exceed \$40,000
- 1= District expense exceeds \$50,000

Criteria 3: Qualified Applicants

A: Certified as a Community Housing Development Organization

- 4= 80-100% designation
- 3= 40-80% similar
- 2= 1-40% similar
- 1= 0% matches organization

B: Developer of Mixed Income Housing: can demonstrate previous history of mixed housing projects

- 4= 7 or more mixed housing projects
- 3= 3 to 6 mixed housing projects
- 2= 1 to 3 mixed housing projects
- 1= no previous mixed housing projects

C: Rental Management History

- 4= 75 or more units
- 3= 25 to 75 units
- 2= 6 to 25 units
- 1= 0 to 5 units

Highway 228

