

Miami Dade NSP Consortium

Request for Qualifications Real Estate Appraisal Services For Affordable Housing Development Ventures

The Miami Dade NSP Consortium is composed of six nonprofit developers and the City of North Miami. It uses second round Neighborhood Stabilization Program (NSP) funding from the United States Department of Housing and Urban Development (HUD) to acquire foreclosed and vacant residential properties (both single and multifamily units) and convert them into affordable rental and homeownership opportunities for low and moderate income families.

The Consortium is seeking qualified providers of Residential Appraisal Services to provide appraisals on the "as-is" value of the property at the time of purchase, and the "As completed" value of the property subject to completion of either Rehab or Construction of the property. Training will be provided in relation to the valuation of "Green" elements of construction. In compliance with Federal Regulations, proposals are being requested in an open and competitive process. Respondents should submit a Statement of Interest.

Background: HUD has recently awarded \$89,375,000 of second round NSP funds to the Consortium. The Consortium include the City of North Miami, Carrfour Supportive Housing, Little Haiti Housing Association, Opa-locka Community Development Corporation, St. John Community Development Corporation and the Urban League of Greater Miami. Neighborhood Housing Services of South Florida. The funding is to be used for creating 1,255 units of affordable rental and homeownership housing with potential to roll over funds to an additional 116 units. All ventures will be undertaken in northern Miami-Dade County in specified census tracts that have the greatest documented need.

Qualifications: To be considered, the following must be provided:

- 1) Resume of all appraisers on staff. Resume must reflect education and certificates held including any and all construction-related experience and/or education
- 2) Contact information for all staff including ordering of appraisals
- 3) Copy of license for each appraiser
- 4) Evidence of E&O insurance with at least \$1million coverage
- 5) List of lenders with whom appraisal firm is approved
- 6) Turn times for appraisals (Verbal value and final report)
- 7) FHA ID number if FHA approved
- 8) List of fees charged

- a. Single family
- b. 2-4 unit residential properties
- c. Condo properties
- d. Multi family appraisals
- e. Construction inspections
- f. Final inspections

Consideration will be given to Minority and Female Owned Enterprises and Section 3 qualified firms

To demonstrate your experience in the area specifically requested, please provide supporting documents that show your experience. These include: Copies of 2 of the following appraisals that are less than 12 months old. If any of these appraisal types fall outside of your area of experience, please state such. All appraisals must be on properties located in the northern area of Miami-Dade County:

- a. Single family AS IS in need of repair
- b. Single Family "subject to" renovation
- c. Single Family "subject to" completion – new construction
- d. Multifamily (20 units or more) "As is" that is in need of repair
- e. Multifamily (20 units or more) "Subject to" renovation
- f. Multifamily (20 units or more) "Subject to Completion" New Construction
- g. At least 2 recent appraisals for both single family and multifamily that reflect adjustments to value for "Green" building including energy efficient features such as impact resistant windows, solar hot water, solar panels, or other energy efficient features.
- h. Copy of inspection with recertification of value upon property completion

Submission Deadlines: This RFQ is ongoing

It is anticipated that interviews will be held with a limited number of selected firms. This Request for Qualifications does not serve to prohibit the Consortium from pursuing alternate methods of procurement. The Consortium, in its sole discretion, may decide to do business with any, or none, of the respondents to this Request for Qualifications. Accordingly, the Consortium shall not be liable for any costs incurred by respondents in connection with the submittal of materials.

Please send all information to:

Neighborhood Housing Services of South Florida
300 N.W. 12 Avenue

Miami, Florida 33128
(305)751-5511 x1121
(305)751-2228 – fax
Email: NSPRESPONSE@nhssf.org

Please do not stop by the office to deliver your proposals