

**REQUEST FOR PROPOSAL**  
**THOMASVILLE COMMUNITY DEVELOPMENT CORPORATION**  
**WORKFORCE HOUSING DEVELOPMENT – STEVENS STREET, THOMASVILLE, GA**

**Issue Date:** February 25, 2025

**Proposal Due Date:** Proposals will be accepted on a rolling basis as funding becomes available. Applications are reviewed monthly on the third Tuesday of each month.

### **I. INTRODUCTION**

The Thomasville Community Development Corporation (TCDC) is seeking qualified developers to participate in a workforce housing initiative on Stevens Street in Thomasville, GA. This initiative aims to provide high-quality, affordable housing options for working families in our community.

Selected developers will be eligible to apply for InvestTVL-backed construction loans, which will feature competitive interest rates between 4-5%. Selection will give developers the opportunity to purchase one or two lots at a preferential price of \$10,000 per lot. As part of this program, selected developers must agree to sell completed homes at or below \$225,000.

### **II. DEVELOPMENT OBJECTIVES**

- Construct high-quality workforce housing that meets community standards and is affordable to working families.
- Enhance the neighborhood's character while maintaining affordability.
- Build capacity for underrepresented neighborhoods developers.

### **III. ELIGIBILITY CRITERIA**

Developers must meet the following criteria to be considered for participation in this initiative and to be eligible for InvestTVL-backed construction loans:

1. **Experience & Capacity** – Demonstrated experience in residential construction, particularly in workforce or affordable housing.
2. **Design & Quality** – Propose designs that align with community aesthetics and adhere to quality standards.
3. **Affordability Commitment** – Agree to sell homes at or below \$225,000 to qualified buyers (i.e. home owners, not investors).
4. **Project Timeline** – Ability to complete construction within eight (8) months of lot purchase.

### **IV. SUBMISSION REQUIREMENTS**

Interested developers must submit a proposal including the following:

1. **Project Plan** – Proposed number of lots (1 or 2) to be purchased, floorplan or blueprints, timeline, and construction approach. Building placement information and survey can be found attached.
2. **Developer Background** – Information on past projects (including addresses and sales prices of recent examples), company history, key personnel, and any previous investment or participation in neighborhood development projects in the Traditional Neighborhood’s URA.
3. **Budget & Financing Plan** – Projected costs, list price, banking partner, and proof of financial capacity.

## V. SELECTION & LENDING PROCESS

Applicants must meet InvestTVL’s mission to provide access to capital to underrepresented entrepreneurs in our target market. Proposals will be evaluated on a first-come, first-serve basis by InvestTVL’s Developer Loan Committee based on the following criteria:

- Proposed home designs and construction quality (25%)
- Affordability level of home (Consider PPSF and AMI of end user) (25%)
- Developer qualifications and past performance (25%)
- Demonstrated commitment to positive neighborhood development (25%)

Selected developers will use their preferred participating banking partner (Thomasville National Bank, TCFederal, or The First) to administer the construction loan.

## VI. SUBMISSION DEADLINE & CONTACT INFORMATION

All proposals must be submitted to the Thomasville Community Development Corporation by email [info@thomasvillecdc.org](mailto:info@thomasvillecdc.org) (CC: [Katie@thomasvillecdc.org](mailto:Katie@thomasvillecdc.org)). The Board of Managers will review proposals monthly.

For any questions regarding this RFP, please contact **Katie Chastain** at [katie@thomasvillecdc.org](mailto:katie@thomasvillecdc.org) or **229-231-1199**.

## VII. TERMS & CONDITIONS

- TCDC reserves the right to accept or reject any proposals.
- Selected developers must comply with all local, state, and federal regulations.
- All homes must be completed within the specified timeframe.

We appreciate your interest in helping us build a stronger community in Thomasville and look forward to reviewing your proposal.

## EXHIBIT I

Building Placement Specifications are as follows:

- 6' min. to 18' max front build-to zone
- Frontage build-out 30%
- Side setback-5' min.
- Rear setback-5' min.
- 1<sup>st</sup> floor height (floor to floor) – 9' min.
- Ground finished floor above sidewalk or finished grade -24" min.

## EXHIBIT II

Survey Plat (Attached)

