

City of Gastonia  
Highland Community Affordable Housing Development  
Request for Proposals

The City of Gastonia requests proposals for the purchase and development of City-owned property located within the Highland Community. A full version of the document is available on the City of Gastonia website at: [https://www.cityofgastonia.com/images/2022\\_CCHRE-RFP\\_Highland\\_East\\_Development-FINAL\\_2022\\_12\\_22.pdf](https://www.cityofgastonia.com/images/2022_CCHRE-RFP_Highland_East_Development-FINAL_2022_12_22.pdf).

### **Project Overview**

The City of Gastonia seeks innovative affordable housing development concepts for multiple scattered site City-owned properties located on the northern edge of downtown Gastonia. Developers should develop the highest and best use for the property and consider various housing types to include multi-family housing such as duplexes, triplexes and the like. The Housing and Community Engagement Department is issuing this Request for Proposals (RFP) to gauge the type of demand for the various sites. For-profit and non-profit developers are encouraged to submit a Request for Proposals. In addition, the City would like to encourage interested parties to assess the site and propose its highest and best use. It is important to note that interested parties should consider all relevant City sponsored plans and the City's mission to improve the quality of life for Gastonia's low- and moderate-income residents.

### **Pre-Proposal Conference**

The City of Gastonia will hold a Pre-Proposal Conference on Thursday, January 19, 2023 at 2:00 pm – 3:30 pm. This meeting will take place in the Garland Municipal Business Building (150 S. York Street, Gastonia, NC) in Jacquard Conference Room (3<sup>rd</sup> Floor). Questions and concerns regarding this project will be addressed at the Pre-Proposal Conference.

### **Follow-up After Pre-Proposal Conference**

Questions pertaining to the document must be received by *4:00 pm on Tuesday, January 24, 2023*, and submitted by email to Quentin T. McPhatter, Assistant City Manager at [quentinm@cityofgastonia.com](mailto:quentinm@cityofgastonia.com). All emailed questions should be titled in the subject line "*Question(s) concerning the Highland Community RFP*". Written responses to questions will be available and posted on the City of Gastonia website on *Friday, January 27, 2023*. Interested parties should submit proposals by *4:00 P.M. on Thursday, February 9, 2023*. Proposals must be in a sealed envelope and include, "Highland-Community Proposal".