



LAKELAND HOUSING AUTHORITY

REQUEST FOR QUALIFICATIONS

DEVELOPER PARTNER

LHA Development and Redevelopment Projects

SOLICITATION INFORMATION	DETAIL
Solicitation	Developer Partner RFQ 2026
Issuing Agency	Housing Authority of the City of Lakeland (LHA)
Issue Date	Monday, August 17, 2026
Questions Due	Friday, September 4, 2026, 9:00 a.m. Eastern Time
Responses to Questions/Addenda	Friday, September 11, 2026, by 6:00 p.m. Eastern Time
Qualifications Due	Monday, September 14, 2026, 2:00 p.m. Eastern Time
Delivery	430 Hartsell Avenue, Lakeland, Florida 33815
Procurement Contact	Erik Rashad, Procurement Manager Procurement@LakelandHousing.org

Late submissions will not be accepted. Facsimile and email submissions will not be accepted.

Board-ready revision date: August 10, 2026. LHA should obtain final procurement and legal review before advertisement and attach the current official HUD forms identified in the Exhibits Index.

PUBLIC NOTICE

The Housing Authority of the City of Lakeland, also known as the Lakeland Housing Authority or LHA, invites qualified developers with substantial experience in urban redevelopment, master planning, mixed-finance and mixed-income housing, Low-Income Housing Tax Credits, and public housing redevelopment to submit statements of qualifications for comprehensive development-partner services.

The selected Development Partner will collaborate with LHA on master planning, financing, rehabilitation, new construction, resident engagement, relocation, infrastructure, ownership structuring, development implementation, and related services for LHA-owned or controlled properties. LHA anticipates participation through an affiliate in project ownership and desires that its property-management affiliate be considered for management services. Final ownership and management arrangements are subject to negotiation and all applicable HUD, lender, investor, Florida Housing Finance Corporation, tax-credit, and project approvals.

LHA encourages participation by small businesses, minority-owned businesses, women-owned businesses, labor-surplus-area firms, Section 3 business concerns, and other disadvantaged businesses. Section 3 obligations will apply when and to the extent required by 24 CFR Part 75.

The complete RFQ may be obtained from Procurement@LakelandHousing.org. Responses are due no later than 2:00 p.m. Eastern Time on Monday, September 14, 2026.

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1. ADMINISTRATIVE BACKGROUND AND PROCUREMENT AUTHORITY

LHA is a public body corporate and politic established in 1939 under the United States Housing Act of 1937 and Chapter 421, Florida Statutes. LHA and its affiliates provide affordable housing assistance primarily in Lakeland and Polk County, Florida. LHA owns or controls public housing, tax-credit, mixed-finance, project-based voucher, and other affordable rental housing. Its mission is to provide quality affordable housing and self-sufficiency opportunities in an effective and professional manner.

1.1 Governing Procurement Standards

This procurement is conducted as a competitive qualifications-based procurement under LHA Procurement Policy and is intended to comply with applicable requirements of 2 CFR Part 200, including 2 CFR sections 200.317 through 200.327, applicable HUD program requirements, Florida law, and local requirements. HUD Procurement Handbook 7460.8 REV 3 may be used as guidance. If a requirement conflicts with controlling law or a funding-source requirement, the controlling requirement will govern.

1.2 Procurement Integrity and Competition

LHA will conduct this procurement to provide full and open competition. Specifications and requirements are intended to describe LHA needs and shall not be interpreted to create an unnecessary restriction on competition. Florida experience is preferred where relevant, but comparable experience in other jurisdictions may be accepted.

1.3 No Commitment of Funds

This RFQ does not commit LHA to award a contract, pay proposal preparation costs, reimburse predevelopment costs, or proceed with any project. Any work authorization and compensation will require an executed agreement, available funding, and required approvals.

2. PURPOSE, SCOPE, AND DEVELOPMENT PARTNER RESPONSIBILITIES

LHA seeks one or more qualified Development Partners to plan and implement mixed-income, mixed-use, mixed-finance, and affordable housing development or redevelopment initiatives. The selected firm must demonstrate the financial capacity, staffing, experience, integrity, and readiness to undertake complex transactions and to coordinate with LHA, residents, HUD, FHFC, the City of Lakeland, Polk County, lenders, investors, consultants, and community stakeholders.

2.1 Core Responsibilities

- Develop and maintain resident and stakeholder engagement processes that support an inclusive community vision and master plan.
- Prepare feasibility studies, development concepts, master plans, phasing plans, schedules, sources-and-uses budgets, operating pro formas, financing strategies, and risk analyses.
- Analyze preservation, rehabilitation, demolition, disposition, replacement housing, new construction, acquisition, mixed-income, mixed-use, and neighborhood-linkage alternatives.
- Identify and pursue financing including LIHTC, tax-exempt bonds, FHFC programs, SHIP, SAIL, YIMBY, CDBG, HOME, Federal Home Loan Bank, Choice Neighborhoods, the Rental Assistance Demonstration (RAD) Program, PBV, public housing funds, conventional debt, grants, and other public or private resources.
- Lead or support applications, due diligence, lender and investor negotiations, underwriting, closing, cost certification, lease-up, stabilization, conversion, and permanent financing.
- Coordinate architects, engineers, environmental professionals, surveyors, contractors, legal counsel, relocation consultants, market analysts, and other specialists.

- Prepare and update development and operating budgets, critical-path schedules, monthly written status reports, decision logs, risk registers, and compliance trackers.
- Develop procurement and contracting strategies for downstream contractors and consultants that preserve applicable federal and LHA requirements.
- Assist with zoning, land-use approvals, permits, utilities, environmental review, geotechnical work, infrastructure, site planning, green-building strategies, and accessibility.
- Develop ownership and control structures with LHA and its counsel. LHA anticipates participation through an affiliate, but the final structure will be negotiated and subject to funding, tax, lender, investor, HUD, and FHFC requirements.
- Consider LHA or its affiliate for property management. Any management agreement is subject to independent approval, project requirements, and a determination of reasonableness and compliance.
- Provide Section 3 planning, tracking, documentation, and reporting, where applicable, and support small, minority-owned, women-owned, and disadvantaged business participation.
- Provide resident-relocation planning and implementation support, including compliance with applicable RAD requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act, Section 104(d) when applicable, fair housing, accessible communication, and resident rights.
- Perform asset-management and transition support through lease-up, stabilization, and permanent financing as authorized by LHA.

2.2 Master Plan Minimum Elements

1. Existing conditions and market analysis.
2. Housing-needs, unit-mix, population, accessibility, and affordability analysis.
3. Site, infrastructure, utility, environmental, and geotechnical strategy.
4. Development alternatives and recommended phasing plan.
5. Resident and community engagement plan.
6. Relocation and right-to-return framework where applicable.
7. Sources and uses, operating pro forma, funding strategy, and sensitivity analysis.
8. Ownership, development, management, and governance recommendations.
9. Procurement strategy and Section 3/MWBE outreach plan.
10. Milestone schedule, risk register, approvals matrix, and implementation plan.

3. PROJECT PORTFOLIO AND ANTICIPATED PROGRAMS

Initial planning may include Renaissance at Washington Ridge, Carrington Place (formerly Dakota Park), Cecil Gober Villas, and John Wright Homes, together with other LHA-owned or controlled properties that LHA may authorize. Inclusion in this RFQ does not guarantee that a property will proceed or that a particular program or financing source will be used.

Respondents should address experience with public housing mixed-finance development, RAD, Section 18, PBV, LIHTC, FHFC competitive and noncompetitive funding, Choice Neighborhoods, CDBG, HOME, SHIP, SAIL, YIMBY, tax-exempt bonds, and other relevant resources.

3.1 Rental Assistance Demonstration (RAD) Program

LHA may elect to pursue one or more transactions under HUD's Rental Assistance Demonstration (RAD) Program. The selected Development Partner shall provide comprehensive RAD advisory, planning, financing, development, and closing support when authorized by LHA. No property is committed to RAD through this RFQ, and any RAD transaction will remain subject to LHA Board authorization, HUD approvals, resident consultation requirements, environmental review, financing feasibility, and execution of all required transaction documents.

The respondent shall demonstrate relevant experience and capacity to support, as applicable:

- Evaluation of RAD conversion alternatives, including project-based voucher and project-based rental assistance structures, and coordination with mixed-finance, LIHTC, tax-exempt bond, and other financing sources.
- Preparation and coordination of RAD applications, financing plans, development budgets, operating pro formas, schedules, due-diligence materials, ownership and control structures, and HUD closing submissions.
- Physical-needs, capital-needs, accessibility, environmental, title, survey, appraisal, market, utility, insurance, and other required or prudent due diligence.
- Resident consultation, notices, meetings, relocation planning, right-to-return protections, temporary or permanent relocation assistance, and coordination with applicable RAD relocation requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act, Section 104(d) when applicable, fair housing, civil-rights, and accessibility requirements.
- Coordination with HUD, lenders, investors, counsel, consultants, contractors, property management, residents, and other stakeholders through approval, financial closing, construction or rehabilitation, conversion, lease-up, stabilization, and permanent financing.
- Preservation of long-term affordability, required use restrictions, resident rights, property standards, operating reserves, replacement reserves, and ongoing compliance obligations.
- Identification and management of RAD-specific risks, conditions, milestones, approvals, reporting requirements, and closing dependencies through a written compliance and closing checklist.

Respondents shall identify completed or active RAD transactions, the respondent's role, conversion structure, unit count, financing sources, closing status, relocation scope, resident-engagement responsibilities, and a client reference. LHA may consider RAD experience as part of the comparable development experience, development approach, financing capacity, regulatory knowledge, and past-performance evaluation factors.

4. PROCUREMENT SCHEDULE, QUESTIONS, AND COMMUNICATIONS

MILESTONE	DATE/TIME
Issue and publish RFQ	Monday, August 17, 2026
Nonmandatory site visits	By appointment; no oral interpretations
Deadline for written questions	Friday, September 4, 2026, 9:00 a.m. ET
Responses/addenda issued	Friday, September 11, 2026, by 6:00 p.m. ET
Qualifications due	Monday, September 14, 2026, 2:00 p.m. ET
Evaluation	September 15-28, 2026
Short list, if used	October 2, 2026
Interviews, if used	October 9, 2026
Notice of intended ranking	October 14, 2026
Board recommendation, if required	October 19, 2026
Negotiation and due diligence	October-November 2026
Anticipated award	November 16, 2026

4.1 Questions and Addenda

All questions must be submitted in writing to Procurement@LakelandHousing.org by the deadline. Only written addenda issued by LHA may modify this RFQ. Respondents are responsible for monitoring communications and acknowledging every addendum in Exhibit A.

4.2 Ex Parte Communications

From issuance through award, respondents and their representatives shall not communicate regarding this procurement with LHA or Lakeland-Polk Housing Corporation commissioners, LHA or West Lake Management personnel, evaluators, or advisors, except through the Procurement Manager. Prohibited communications may result in disqualification. This restriction does not prohibit routine business unrelated to this RFQ.

4.3 Site Visits

Site visits are nonmandatory and may be requested through Procurement@LakelandHousing.org. No oral statement made during a site visit will amend the RFQ. Questions arising from a visit must be submitted in writing.

5. SUBMISSION REQUIREMENTS AND FORMAT

Submit one signed original, clearly marked ORIGINAL, and four copies in a sealed package. One electronic copy on a USB drive may be included. Financial statements shall be enclosed only with the original in a separately sealed envelope marked CONFIDENTIAL FINANCIAL STATEMENTS, subject to applicable Florida public-records law. Electronic mail and facsimile submissions will not be accepted.

Deliver to: Erik Rashad, Re: Developer Partner RFQ 2026, Lakeland Housing Authority, 430 Hartsell Avenue, Lakeland, Florida 33815.

5.1 Required Organization

SECTION	CONTENT
Letter of Transmittal	Authorized signature; understanding; commitment; negotiator; truthfulness certification; 90-day validity; acknowledgement of addenda.
Tab 1 - Affordable Housing and Public Housing Experience	Four recent comparable projects plus relevant PHA, mixed-finance, RAD, LIHTC, FHFC, PBV, relocation, and neighborhood-revitalization experience.
Tab 2 - Financing Experience	Financing sources, competitive awards, capital strategy, guarantees, risk management, schedule and budget performance.
Tab 3 - Sustainability and Resilience	Green building, energy and water conservation, indoor environmental quality, resilience, and lifecycle-cost experience.
Tab 4 - Team and Organization	Organization chart; key-person resumes; roles; location; availability; time commitments; subconsultants; project manager.
Tab 5 - Capacity and Schedule	Current and anticipated workload; staffing availability; realistic implementation schedule; competing commitments.
Tab 6 - Financial Capacity	Financial stability; guarantees; litigation, bankruptcy, default, claims, and adverse-action disclosures; sealed statements.
Tab 7 - Development Approach	Concept, resident engagement, master planning, procurement, downstream contracting, budgets, schedule, marketing, lease-up, asset-management, and reporting methods.
Tab 8 - Section 3 and Business Opportunity Plan	Approach under 24 CFR Part 75; labor-hour tracking; qualitative efforts; Section 3 business outreach; small, minority-owned, women-owned and disadvantaged business participation.
Tab 9 - Compliance and Certifications	All required forms, responsibility disclosure, SAM registration, conflicts, lobbying, noncollusion, public entity crimes, drug-free workplace, E-Verify if applicable, insurance evidence or acquisition plan.
Tab 10 - References	Seven references: two community partners, two housing authorities, two tax-credit investors, and one housing finance agency. One Florida housing authority reference is preferred, not mandatory.

5.2 Concept Plan Limitation

Concept plans are requested solely to evaluate approach and capability. Respondents shall identify assumptions and shall not rely on concept approval as authorization to incur costs, commence design, or represent LHA.

6. EVALUATION, DISCUSSIONS, NEGOTIATIONS, AND AWARD

An evaluation committee will evaluate responsive submissions using the published criteria. LHA may verify references, request clarifications, conduct interviews or presentations, establish a short list, and request final revisions. Clarifications may not be used to cure material nonresponsiveness or provide an unfair competitive advantage.

EVALUATION FACTOR	POINTS
Comparable affordable housing, public housing, mixed-finance, RAD, LIHTC and redevelopment experience	25

Qualifications, organization, availability, and capacity of key personnel	15
Development approach, master planning, resident engagement, relocation, schedule, and risk management	15
Financing experience, financial capacity, guarantees, and ability to close	15
Past performance and references	10
Knowledge of HUD, FHFC, federal, state, local, fair housing, accessibility, and environmental requirements	10
Section 3 and small/disadvantaged business opportunity plan	5
Sustainability, resilience, green-building, and lifecycle-cost approach	5
TOTAL	100

6.1 Selection and Negotiation

LHA intends to rank firms based on qualifications and may negotiate scope, compensation, ownership participation, fee sharing, guarantees, management, and other business terms with the highest-ranked respondent. If negotiations are unsuccessful, LHA may terminate negotiations and proceed to the next-ranked firm. Every respondent afforded an opportunity for discussions will receive fair treatment.

6.2 Cost and Price Analysis

Before award or execution of a work authorization, LHA will perform the cost or price analysis required by 2 CFR 200.324 and LHA Procurement Policy. Profit or fee will be negotiated as a separate element where required. Cost-plus-a-percentage-of-cost and percentage-of-construction-cost contracting methods are prohibited.

6.3 Reservation of Rights

- Reject any or all submissions; cancel or reissue the RFQ; make one, multiple, phased, or no awards.
- Waive minor informalities that do not affect price, quality, quantity, competition, or the relative standing of respondents.
- Verify information and consider relevant past performance from sources other than listed references.
- Condition award on Board approval, funding availability, HUD or other approvals, successful negotiations, and responsibility determination.

7. GENERAL SOLICITATION TERMS

7.1 Public Records and Confidentiality

Submissions become LHA property and are subject to Chapter 119, Florida Statutes, and other applicable law. Respondents shall clearly identify material claimed to be exempt and state the specific legal basis. LHA does not guarantee confidentiality merely because material is marked confidential. Respondents should not submit trade secrets or sensitive personal information unless required.

7.2 Respondent Costs

All costs of preparing, delivering, presenting, negotiating, and performing due diligence are the respondent's responsibility unless an executed agreement expressly provides otherwise.

7.3 Accuracy and Duty to Update

A respondent must promptly notify LHA in writing of any material change affecting its qualifications, team, financial condition, conflicts, exclusions, litigation, representations, or proposed approach.

7.4 Assignment and Team Changes

No resulting agreement or material responsibility may be assigned without prior written LHA consent. Key-person or material team changes require written approval and may be grounds for termination if qualifications are diminished.

7.5 Organizational Conflicts of Interest

Respondents shall disclose existing or potential organizational conflicts, including financial interests, affiliate relationships, prior engagements, exclusive teaming arrangements, or access to nonpublic information that could impair objectivity or create an unfair competitive advantage. LHA may require mitigation, recusal, restructuring, or disqualification.

8. FEDERAL, HUD, CIVIL RIGHTS, AND SECTION 3 REQUIREMENTS

8.1 Uniform Guidance

The selected Development Partner and all tiers of contractors and subcontractors shall comply with applicable federal award terms and 2 CFR Part 200. LHA will maintain oversight and the contractor shall furnish records and cooperation necessary for monitoring, audit, and enforcement.

8.2 Civil Rights, Fair Housing, and Accessibility

The selected Development Partner shall comply, as applicable, with the Fair Housing Act; Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8; Titles II and III of the Americans with Disabilities Act, as applicable; the Age Discrimination Act of 1975; Executive Order 11063; applicable accessibility standards; and HUD program civil-rights requirements. The Development Partner shall support nondiscriminatory planning, affirmative fair housing marketing, accessible design, effective communication, meaningful access for persons with limited English proficiency, and reasonable accommodations and modifications.

8.3 Section 3 Required Language - 24 CFR Part 75

Applicability. Section 3 requirements apply to public housing financial assistance and to Section 3 projects as defined by 24 CFR Part 75. Applicability will be determined for each project and funding source. Material supply contracts are excluded to the extent provided by 24 CFR 75.3(b).

Contract obligation. The work to be performed under a resulting contract is subject to Section 3 of the Housing and Urban Development Act of 1968, 12 U.S.C. 1701u, and HUD regulations at 24 CFR Part 75. The parties shall comply with applicable requirements and shall not contract with any contractor known to be in violation of Part 75. The Development Partner shall include applicable Section 3 provisions in covered subcontracts and require subcontractors to comply.

Prioritization. To the greatest extent feasible, and consistent with existing federal, state, and local laws and regulations, the Development Partner shall provide employment and training opportunities arising in connection with covered assistance to Section 3 workers and Targeted Section 3 workers in the order of priority required by 24 CFR 75.9 or 75.19, as applicable, and shall provide contracting opportunities to Section 3 business concerns.

Labor-hour tracking and reporting. For covered work, the Development Partner shall collect and submit accurate labor-hour data for all workers, Section 3 workers, and Targeted Section 3 workers, together with worker or business eligibility documentation and qualitative-effort records, in the form and frequency required by LHA. Professional-services labor hours will be treated in accordance with 24 CFR Part 75 reporting rules.

Qualitative efforts. If applicable benchmarks are not met, the Development Partner shall document qualitative efforts consistent with 24 CFR Part 75, which may include outreach, job fairs, technical assistance, training, apprenticeship, business assistance, and other permissible activities.

Records and compliance. The Development Partner shall maintain Section 3 records, protect personally identifiable information, permit LHA and HUD access, cooperate with monitoring, correct deficiencies, and retain records for the period required by law and the contract. Failure to comply may result in remedies including corrective action, withholding, suspension, termination, or other available sanctions.

8.4 Relocation and Resident Protections

When applicable, the selected Development Partner shall assist LHA with relocation planning and implementation under the Uniform Relocation Assistance and Real Property Acquisition Policies Act, 49 CFR Part 24, Section 104(d), RAD requirements, public-housing requirements, fair housing and civil-rights laws, and project-specific approvals. No displacement activity may begin without LHA written authorization and required notices and approvals.

8.5 Environmental and Labor Standards

No choice-limiting action may occur before completion of the applicable HUD environmental review and authorization. Davis-Bacon and Related Acts, HUD-determined wage rates, Contract Work Hours and Safety Standards Act, and other labor standards apply when triggered by the program, funding source, work, or contract.

9. MANDATORY CONTRACT PROVISIONS

Each resulting contract and covered subcontract shall contain the following provisions when applicable. Exhibit N provides solicitation-ready clause language. Applicability may depend on contract amount, funding source, and nature of work.

CLAUSE	APPLICABILITY / NOTE
Administrative, contractual, or legal remedies	Contracts above the simplified acquisition threshold.
Termination for cause and convenience	Contracts exceeding \$10,000.
Equal Employment Opportunity	Federally assisted construction contracts, as applicable.
Davis-Bacon and Related Acts	Prime construction contracts over \$2,000 when required by federal program legislation.
Contract Work Hours and Safety Standards Act	Contracts exceeding \$100,000 involving mechanics or laborers, as applicable.
Rights to inventions	When a funding agreement meets the regulatory conditions.
Clean Air Act and Federal Water Pollution Control Act	Contracts and subgrants exceeding \$150,000.
Debarment and suspension	Covered transactions; verification in SAM.gov.
Byrd Anti-Lobbying Amendment	Awards exceeding \$100,000; certification and disclosure as applicable.
Procurement of recovered materials	Where 2 CFR 200.323 applies.

Domestic preferences for procurements	To the greatest extent practicable where 2 CFR 200.322 applies.
Prohibition on certain telecommunications and video surveillance equipment	2 CFR 200.216 and applicable award terms.
Access to records and record retention	LHA, HUD, Inspector General, Comptroller General, and other authorized parties.
Energy efficiency	Applicable state energy conservation plan and federal requirements.
Section 3	24 CFR Part 75 when applicable.
Civil rights and equal opportunity	Applicable federal and state requirements.
Federal fraud and false statements	Applicable federal law and certifications.
No cost-plus-percentage-of-cost	Prohibited contract type.
Conflict of interest and gratuities	2 CFR 200.318(c), LHA policy, and Florida law.
Mandatory disclosures	2 CFR 200.113 and applicable award terms.

10. PROTEST PROCEDURES

A prospective respondent may protest an alleged solicitation defect by written protest received by the Procurement Manager no later than five calendar days before the submission deadline. A respondent may protest an intended ranking or award by written protest received no later than five business days after LHA issues written notice of the intended ranking or award. The protest must identify the solicitation, protester, contact information, specific grounds, supporting facts and law, and requested relief.

The Contracting Officer or designee will issue a written decision. A protester may appeal within five business days of the decision by submitting a written appeal to the Executive Director or designee. The appeal decision will constitute LHA's final administrative action. LHA may proceed with award notwithstanding a protest when the Executive Director determines in writing that delay would significantly disadvantage LHA or the public interest. These procedures are subject to and do not replace any controlling requirement of LHA Procurement Policy or Florida law.

11. INSURANCE, RESPONSIBILITY, AND REQUIRED CERTIFICATIONS

11.1 Minimum Insurance

COVERAGE	MINIMUM
Commercial General Liability	\$1,000,000 per occurrence; additional insured status for LHA, Lakeland-Polk Housing Corporation, and West Lake Management as applicable.
Automobile Liability	\$1,000,000 combined single limit.
Professional Liability / Errors and Omissions	\$1,000,000 per claim or occurrence for professional services.
Workers Compensation	Statutory Florida limits; employer liability as required.
Umbrella / Excess	As negotiated based on project risk and financing requirements.

Final limits, endorsements, waivers, additional insureds, primary/noncontributory wording, and insurer qualifications may be adjusted in the Master Development Agreement and project-specific work authorizations.

11.2 Responsibility Determination

Before award, LHA must determine that the respondent has adequate financial resources; can meet the schedule; has satisfactory performance, integrity, and ethics records; has necessary organization, experience, accounting and operational controls, and technical skills; is legally eligible; and is not excluded or debarred. LHA may request additional information reasonably necessary to make this determination.

11.3 Required Certifications

- Certification and Representations of Offerors, HUD-5369-C, or current successor form.
- Drug-Free Workplace certification, HUD-50070, if required.
- Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion.
- Certification Regarding Lobbying and Standard Form LLL disclosure when applicable.
- Non-Collusion Certification.
- Conflict-of-Interest and Organizational Conflict Disclosure.
- Public Entity Crimes Statement.
- Section 3 Business Concern certification and Section 3 plan, where applicable.
- W-9, evidence of active entity status, licenses, and SAM.gov Unique Entity Identifier/registration information, as applicable.
- E-Verify certification if required by Florida law or contract.

12. EXHIBITS INDEX

EXHIBIT	TITLE
A	Respondent Checklist and Addenda Acknowledgment
B	Procurement Schedule
C	Comparable Development Experience Form
D	Respondent / Developer Partner Profile
E	References Form
F	HUD-5369-B Instructions to Offerors - Non-Construction (attach current official form)
G	HUD-5369-C Certifications and Representations (attach current official form)
H	HUD-50070 Drug-Free Workplace Certification (attach current official form if applicable)
I	Section 3 Clause and Compliance Plan
J	Section 3 Business Concern and Labor-Hour Information Form
K	Non-Collusion and Conflict-of-Interest Certification
L	Public Entity Crimes and Responsibility Disclosure
M	Form of Master Development Agreement / HUD-51915 only if applicable to a design-professional engagement
N	Federal Contract Clauses and Flow-Down Requirements

Official HUD forms must be the current versions downloaded from HUD at the time of issuance. If an attached form is revised by HUD before award, the current form will control.

EXHIBIT A - RESPONDENT CHECKLIST AND ADDENDA ACKNOWLEDGMENT

Y/N	REQUIRED ITEM	COMMENTS
	One signed original and four copies in sealed package	
	Letter of Transmittal	
	Tabs 1 through 10	
	Exhibit C Experience Form	
	Exhibit D Profile	
	Exhibit E References	
	HUD-5369-C	
	HUD-50070, if applicable	
	Section 3 plan and forms, if applicable	
	Non-Collusion and Conflict Certification	
	Public Entity Crimes and Responsibility Disclosure	
	Lobbying certification/SF-LLL, if applicable	
	Debarment certification and SAM information	
	Insurance evidence or acquisition plan	
	Sealed financial statements	
	Acknowledgment of every addendum	

Firm: _____

Authorized Representative: _____ Title: _____

Signature: _____ Date: _____

Addenda

ADDENDUM NO.	DATE RECEIVED	INITIALS

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EXHIBIT B - PROCUREMENT SCHEDULE

MILESTONE	DATE
Issue RFQ	August 17, 2026
Questions due	September 4, 2026, 9:00 a.m. ET
Responses/addenda	September 11, 2026, by 6:00 p.m. ET
Qualifications due	September 14, 2026, 2:00 p.m. ET
Evaluation	September 15-28, 2026
Short list, if used	October 2, 2026
Interviews, if used	October 9, 2026
Intended ranking	October 14, 2026
Board recommendation, if required	October 19, 2026
Negotiations	October-November 2026
Anticipated award	November 16, 2026

LHA may modify this schedule by written addendum.

EXHIBIT C - COMPARABLE DEVELOPMENT EXPERIENCE FORM

Project 1

FIELD	RESPONSE
Project name and location	
Owner / PHA / partner	
Contact, telephone, email	
Units and development type	
Affordability / income mix	
Total development cost	
Financing sources and amounts	
LIHTC / bonds / FHFC / RAD / PBV programs	
Developer role and ownership	
Developer fee and guarantees	
Resident engagement / relocation	
Section 3 and business participation	
Start, completion, status	
Budget and schedule performance	
Claims, defaults, or material issues	

Project 2

FIELD	RESPONSE
Project name and location	
Owner / PHA / partner	
Contact, telephone, email	
Units and development type	
Affordability / income mix	
Total development cost	
Financing sources and amounts	

LIHTC / bonds / FHFC / RAD / PBV programs	
Developer role and ownership	
Developer fee and guarantees	
Resident engagement / relocation	
Section 3 and business participation	
Start, completion, status	
Budget and schedule performance	
Claims, defaults, or material issues	

Project 3

FIELD	RESPONSE
Project name and location	
Owner / PHA / partner	
Contact, telephone, email	
Units and development type	
Affordability / income mix	
Total development cost	
Financing sources and amounts	
LIHTC / bonds / FHFC / RAD / PBV programs	
Developer role and ownership	
Developer fee and guarantees	
Resident engagement / relocation	
Section 3 and business participation	
Start, completion, status	
Budget and schedule performance	
Claims, defaults, or material issues	

Project 4

FIELD	RESPONSE
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Project name and location	
Owner / PHA / partner	
Contact, telephone, email	
Units and development type	
Affordability / income mix	
Total development cost	
Financing sources and amounts	
LIHTC / bonds / FHFC / RAD / PBV programs	
Developer role and ownership	
Developer fee and guarantees	
Resident engagement / relocation	
Section 3 and business participation	
Start, completion, status	
Budget and schedule performance	
Claims, defaults, or material issues	

EXHIBIT D - RESPONDENT / DEVELOPER PARTNER PROFILE

FIELD	RESPONSE
Legal firm name	
Former names	
Business address	
Primary contact	
Telephone and email	
Entity type and state	
Parent company / affiliates	
Federal EIN	
UEI / SAM status	
Year established	
Licenses / registrations	
MBE/WBE/SDB/Section 3 status, if certified	
Joint venture members	
Proposed project manager	
Authorized negotiator	

Five-Year Development Activity

YEAR	NUMBER OF PROJECTS	AGGREGATE DEVELOPMENT COST	DEVELOPER FEE EARNED
2022			
2023			
2024			
2025			
2026			

EXHIBIT E - REFERENCES FORM

REFERENCE TYPE	ORGANIZATION / CONTACT	PHONE / EMAIL	PROJECT
Community Partner 1			
Community Partner 2			
Housing Authority 1			
Housing Authority 2			
Tax Credit Investor 1			
Tax Credit Investor 2			
Housing Finance Agency 1			

EXHIBITS F, G, AND H - OFFICIAL HUD FORMS

Insert the current official HUD forms at issuance:

- Exhibit F: HUD-5369-B, Instructions to Offerors - Non-Construction.
- Exhibit G: HUD-5369-C, Certifications and Representations of Offerors - Non-Construction.
- Exhibit H: HUD-50070, Certification for a Drug-Free Workplace, if applicable.

The official forms are incorporated by reference pending attachment. LHA Procurement must verify form edition dates immediately before advertisement.

EXHIBIT I - SECTION 3 CLAUSE AND COMPLIANCE PLAN

The Section 3 required language in Section 8.3 of this RFQ is incorporated into every covered contract and subcontract. The respondent shall provide a project-specific plan addressing:

11. Applicability and covered funding.
12. Responsible Section 3 coordinator.
13. Workforce and subcontracting projections.
14. Prioritization of Section 3 workers and Targeted Section 3 workers.
15. Section 3 business concern outreach and contracting.
16. Labor-hour collection and validation.
17. Worker and business eligibility documentation.
18. Qualitative efforts if benchmarks are not met.
19. Subcontract clause flow-down and monitoring.
20. Reporting frequency, record retention, privacy, and corrective action.

Respondent certification: The undersigned agrees to comply with Section 3 and 24 CFR Part 75 when applicable and to incorporate required obligations into covered subcontracts.

Firm: _____ By: _____

Title: _____ Date: _____

EXHIBIT J - SECTION 3 BUSINESS CONCERN AND LABOR-HOUR INFORMATION

Business Concern Information

FIELD	RESPONSE
Legal business name	
Address	
Contact	
UEI / EIN	
Section 3 business basis	
Certification source and expiration	
Ownership / workforce supporting documentation	
Anticipated contract scope and value	

Labor-Hour Reporting Template

REPORTING PERIOD	TOTAL LABOR HOURS	SECTION 3 WORKER HOURS	TARGETED SECTION 3 HOURS	QUALITATIVE EFFORTS ATTACHED

EXHIBIT K - NON-COLLUSION AND CONFLICT-OF-INTEREST CERTIFICATION

The undersigned certifies that the submission was independently prepared without collusion; no improper agreement has been made to restrain competition; no LHA employee, officer, agent, commissioner, evaluator, or immediate family member has an undisclosed financial or personal interest in the respondent or proposed contract; no gratuity, favor, or thing of value has been offered to influence this procurement; and all actual, potential, or apparent conflicts and organizational conflicts have been fully disclosed below.

Disclosures, or state NONE:

Firm: _____ Authorized Representative: _____

Signature: _____ Title: _____ Date: _____

EXHIBIT L - PUBLIC ENTITY CRIMES AND RESPONSIBILITY DISCLOSURE

Respondent shall disclose any conviction, placement on a convicted-vendor list, suspension, debarment, bankruptcy, termination for default, material litigation, regulatory action, professional discipline, false claims matter, unresolved audit finding, tax lien, or other matter that may bear on responsibility during the preceding five years or any longer period required by law.

Disclosures, or state NONE:

The respondent authorizes LHA to verify this information and certifies that it is complete and accurate.

Firm: _____ Signature: _____ Date: _____

EXHIBIT M - MASTER DEVELOPMENT AGREEMENT TERM SHEET

The final agreement will be negotiated and may include the following terms. HUD-51915 is not a substitute for the Master Development Agreement and should be used only for a separately procured design-professional relationship when applicable.

TERM	REQUIRED SUBJECT
Parties and affiliates	LHA, selected developer, development entities, approved affiliates.
Term and project assignments	Base term, extensions, work authorizations, property-specific approval.
Scope and deliverables	Master plan, financing, due diligence, applications, design/construction oversight, closing, reporting.
Governance and approvals	Reserved LHA rights, Board approvals, major decisions, budgets, financing, changes.
Ownership and control	Proposed LHA affiliate participation, tax-credit ownership, rights of first refusal/options, disposition controls.
Fees and economics	Developer fee, deferred fee, incentive fee, guarantees, reimbursement, property-management economics, audit rights.
Standards and compliance	HUD, 2 CFR Part 200, FHFC, LIHTC, RAD, Section 3, civil rights, environmental, labor, Florida law.
Procurement and flow-down	Competitive downstream procurement, clauses, records, Section 3 and business outreach.
Insurance and indemnification	Coverage, additional insureds, risk allocation, claims.
Default and termination	Cause, convenience, cure, step-in, transition, ownership of work product.
Records and audit	Access, retention, cost support, open records, confidentiality.
Representations	Authority, accuracy, conflicts, exclusions, lobbying, compliance.

EXHIBIT N - FEDERAL CONTRACT CLAUSES AND FLOW-DOWN REQUIREMENTS

N.1 Remedies

For contracts above the simplified acquisition threshold, the contract will provide appropriate administrative, contractual, and legal remedies for breach, including sanctions and penalties, consistent with 2 CFR Part 200 Appendix II.

N.2 Termination

For contracts exceeding \$10,000, LHA may terminate in whole or in part for cause or convenience by written notice stating the extent, effective date, and settlement basis. The contractor shall stop work, protect property, transfer work product, and mitigate costs.

N.3 Equal Employment Opportunity

When applicable to a federally assisted construction contract, the contractor shall comply with the equal opportunity clause in 41 CFR 60-1.4(b) and applicable implementing regulations.

N.4 Davis-Bacon and Related Acts

When required by federal program legislation, covered prime construction contracts over \$2,000 shall require payment of prevailing wages, weekly payment, payroll records, and compliance with 29 CFR Part 5 and applicable HUD labor standards.

N.5 Contract Work Hours and Safety Standards Act

When applicable, contracts over \$100,000 involving laborers or mechanics shall comply with 40 U.S.C. 3701-3708 and implementing regulations, including overtime and safety requirements.

N.6 Rights to Inventions

When applicable, the contract shall comply with 37 CFR Part 401 and applicable federal award provisions concerning rights to inventions made under the contract.

N.7 Clean Air and Water

Contracts and subgrants exceeding \$150,000 shall require compliance with the Clean Air Act and Federal Water Pollution Control Act and reporting of violations to the federal awarding agency and EPA regional office.

N.8 Debarment and Suspension

No covered transaction may be awarded to a party listed as excluded in SAM.gov. The contractor shall verify and flow down the applicable exclusion requirements.

N.9 Byrd Anti-Lobbying

For awards exceeding \$100,000, the contractor shall certify that federally appropriated funds have not been used for prohibited lobbying and shall submit Standard Form LLL for lobbying with nonfederal funds when required.

N.10 Recovered Materials

The contractor shall comply with 2 CFR 200.323 and section 6002 of the Solid Waste Disposal Act when applicable.

N.11 Domestic Preferences

As appropriate and to the greatest extent practicable, the contractor shall provide a preference for goods, products, and materials produced in the United States in accordance with 2 CFR 200.322, subject to applicable law and award terms.

N.12 Prohibited Telecommunications

The contractor shall not use federal funds to procure or obtain covered telecommunications or video surveillance equipment or services prohibited by 2 CFR 200.216.

N.13 Records and Audit

The contractor shall provide LHA, HUD, the HUD Inspector General, the Comptroller General, and other authorized representatives access to records directly pertinent to the contract and retain records for the period required by 2 CFR 200.334, the award, and applicable law, including longer retention for claims or audits.

N.14 Energy Efficiency

The contractor shall comply with mandatory standards and policies relating to energy efficiency contained in the applicable state energy conservation plan and federal award terms.

N.15 Section 3

The contractor shall comply with the Section 3 provisions in Section 8.3 and Exhibit I when 24 CFR Part 75 applies, and shall flow them down to covered subcontracts.

N.16 Conflicts and Gratuities

The contractor shall comply with 2 CFR 200.318(c), LHA standards of conduct, and applicable Florida ethics requirements, disclose conflicts, and shall not offer or accept improper gratuities.

N.17 Mandatory Disclosures

The contractor shall timely disclose credible evidence of violations of federal criminal law involving fraud, conflict of interest, bribery, or gratuity violations, or the civil False Claims Act, as required by 2 CFR 200.113 and the federal award.

N.18 No Prohibited Contract Type

Cost-plus-a-percentage-of-cost and percentage-of-construction-cost methods are prohibited. No payment is due without an authorized contract or work authorization.

N.19 Flow-Down

The contractor shall include every applicable federal, HUD, Section 3, civil-rights, labor, environmental, records, exclusion, and integrity requirement in subcontracts and shall monitor compliance.

N.20 Order of Precedence

In the event of conflict, applicable federal statute or regulation and federal award terms control, followed by HUD-required forms and clauses, the executed agreement, this RFQ, and the respondent's accepted submission, unless the agreement states otherwise.

ACKNOWLEDGMENT OF RECEIPT OF AMENDMENT

FIELD	INFORMATION
Solicitation	Developer Partner RFQ 2026
Amendment number	
Date issued	
Brief description	

The respondent acknowledges receipt of the amendment identified above and understands that all unchanged terms remain in effect.

Firm: _____

Name/Title: _____

Signature: _____ Date: _____