VALDOSTA
A City Without Limits

ENGINEERING DEPARTMENT

CITY OF VALDOSTA, GEORGIA

REQUEST FOR QUALIFICATIONS

RFP # 26-08-176

DEVELOPMENT OF RURAL WORKFORCE HOUSING

DRAFT – FOR CITY REVIEW AND APPROVAL

ADVERTISEMENT

The City of Valdosta, Georgia, is seeking qualifications from developers, builders, and interested parties for the development of workforce housing within the City of Valdosta.

The City intends to partner with a qualified developer to pursue available funding opportunities through the Georgia Department of Community Affairs (DCA), OneGeorgia Authority, or other applicable state and federal workforce housing programs.

The City's objective is to increase the availability of quality, affordable workforce housing, promote homeownership opportunities, attract and retain a skilled workforce, and address the growing demand for attainable housing within the community.

Subject to the availability and award of grant funding, the City may provide or coordinate the installation of eligible infrastructure improvements necessary to support the proposed housing development. Infrastructure improvements may include water, sewer, stormwater drainage, sidewalks, streets, and other eligible public improvements.

The selected developer will be responsible for constructing and marketing the proposed residential units in accordance with the approved development plan, applicable funding requirements, and negotiated agreement with the City.

Interested parties are required to submit written proposals addressing all requirements outlined in this Request for Qualifications (RFQ). Submissions must demonstrate the developer's qualifications, financial capacity, development experience, project feasibility, and understanding of the City's workforce housing objectives.

RFQ SCHEDULE

Event	**Date and Time**
RFQ Release Date	[11-17-2026]
Pre-Qualification Meeting (not mandatory)	[11-24-2026 2pm]
Deadline for Questions by email	[11-27-2026 Close of Business]
Responses to Questions	[11-30-2026 2pm]
Qualifications Submission Deadline	[12-03-2026 2pm]

All meetings will be held at the 300 N. Lee Street Valdosta, GA 31601 2nd Floor Engineering Department.

SUBMISSION LOCATION

City of Valdosta
Attn: [Engineering Department]
300 N. Lee Street
Valdosta, Georgia 31601

Proposals must be submitted in a sealed envelope and clearly marked:

RFQ #26-08-176 – DEVELOPMENT OF RURAL WORKFORCE HOUSING

Submissions received after the stated deadline will not be opened or considered.

The City of Valdosta reserves the right to reject any or all submissions, waive technicalities or informalities, request clarification, and make an award in the best interest of the City.

The City of Valdosta is an equal opportunity municipality and encourages participation by all qualified businesses and developers.

SCOPE OF THE PROJECT

1. PROJECT BACKGROUND

The City of Valdosta recognizes the increasing need for attainable housing options for individuals and families employed throughout the community.

Rising construction costs, increasing home prices, limited housing inventory, and the cost of developing residential infrastructure have created barriers to homeownership for many working residents.

The City seeks to encourage residential development that provides quality housing at attainable price points while supporting economic development, neighborhood stability, and long-term community growth.

The proposed workforce housing initiative is intended to:

- Increase the supply of affordable and workforce housing.
- Create additional homeownership opportunities.
- Support local employers by expanding housing options for their workforce.
- Encourage private investment in residential development.
- Reduce development costs through eligible public infrastructure improvements.
- Promote well-designed neighborhoods with sidewalks, greenspace, and community amenities.
- Encourage responsible and sustainable residential growth.

2. PROJECT DESCRIPTION

The City is seeking proposals from qualified developers to construct a residential workforce housing development within the City of Valdosta.

The selected developer will work with City representatives to identify eligible funding opportunities and prepare the necessary documentation for applicable grant applications.

Depending on the funding source and final agreement, the City will be responsible for eligible public infrastructure improvements, while the developer will be responsible for residential construction, sales, and project implementation.

The City desires to facilitate the construction of a workforce housing neighborhood development concept with 61 or more residential units across a blend of single family attached and single family detached configurations.

All proposed improvements will be subject to engineering review, applicable permitting, funding eligibility, and City approval.

3. DEVELOPER RESPONSIBILITIES

The selected developer will be expected to:

1. Provide a complete residential development concept
2. Prepare conceptual lot layout plans for residential properties
3. Provide estimated construction costs
4. Demonstrate financial capacity to complete the proposed development
5. Coordinate with the City on applicable grant applications
6. Obtain required zoning approvals, permits, and development authorizations
7. Construct all proposed residential units
8. Market and sell completed homes in accordance with applicable program requirements
9. Complete construction within the approved development schedule

4. PROJECT COMPLETION

The developer must provide a realistic construction schedule demonstrating the ability to complete the proposed development within the timeframe established by the applicable funding program and final development agreement.

The City anticipates working collaboratively with the selected developer to establish project milestones, infrastructure schedules, and construction deadlines.

RFQ EVALUATION CRITERIA

Qualifications will be evaluated by a designated review committee using the following weighted criteria.

Evaluation Criteria	**Maximum Points**
A. Number of Homes and Proposed Sale Prices	30
B. Estimated Development Cost and Feasibility	30
C. Proposed Development Timeline	15
D. Developer Experience and References	15
E. Architectural Design and Material	10
TOTAL	**100**

A. NUMBER OF HOMES AND PROPOSED SALES PRICES – 30 POINTS

The City will evaluate the proposed number of residential units and maximum anticipated sales prices. The City will evaluate qualifications and award points based on the number of houses to be built and the maximum sales price of the homes. The Rural Workforce Housing Initiative caps the sales price of the homes at $290,000. The city is entertaining proposals with lower sales prices. This is not to be interpreted to mean that the proposal with the highest number of homes will automatically be selected. Participants must demonstrate the proposed number of houses to be built will be feasible and buildable within 15-18 months.

Developers should demonstrate how their proposed pricing will provide attainable homeownership opportunities for the local workforce.

Proposals should include:

- Total number of proposed housing units
- Number of bedrooms and bathrooms
- Approximate square footage
- Proposed home designs
- Maximum anticipated sales price
- Target homebuyer

- Affordability strategy

All proposed sales prices must comply with the applicable funding program's requirements.

The City will not automatically select the proposal offering the greatest number of housing units. The overall feasibility, affordability, quality, and likelihood of successful completion will be considered.

B. ESTIMATED DEVELOPMENT COST AND FEASIBILITY – 30 POINTS

The developer must provide a reasonable estimate of project costs, including:

- Residential construction costs.
- Permitting and other development expenses.

The developer must coordinate with the City to provide a reasonable estimate of total project costs, including:

- Site preparation and grading.
- Water and sewer infrastructure.
- Stormwater management.
- Roadway construction.
- Sidewalks, amenities, and other public improvements.

Developers must demonstrate adequate financial capacity to undertake and complete the proposed project.

A letter from a recognized financial institution confirming the developer's financial standing and creditworthiness must accompany the proposal.

C. Proposed Development Timeline 15
Detailed schedule in compliance with DCA Rural Workforce Housing Initiative: The project must be sold to owner-occupied homebuyers, and the optional working capital loan must be repaid to DCA within thirty (30) months from the award date.

D. Developer Experience and References 15
Previous Project Details & Examples (a minimum of two)

Two References with Contact Information.
Letter from Financial Institution.

E. Architectural Design and Material 10
Detailed interior and exterior finishes, sample floor plans, site plans, and materials along with sample exterior elevations