REQUEST FOR PROPOSALS

PROJECT OVERVIEW

The Agency administers a diverse variety of loan, grant, tax credit and other incentive programs designed to develop the City's economy. The Agency is seeking a qualified and experienced Consultant to provide consulting services to support data analysis and program recommendations for the anti-displacement tax relief fund strategy and implementation plan satisfactory to the Agency.

SCOPE OF SERVICES

The scope of services for this RFP will support overall strategy development for the anti displacement tax relief fund and implementation plan for the Fund. The scope of services for this RFP will including the following:

I. Data and Demographic Analysis

- The geographic area for data collection and demographic analysis is the City (citywide)
o Include specific carve-out and segmentation analysis for specific, affected neighborhoods.

  - The purpose of this data collection is to determine the number of households potentially at risk of displacement due to tax increases resulting from property appreciation.

  - Collection of data on income, age, and property ownership for the target geographic areas is required.

  - Deliverable: Comprehensive report, presentation and analysis on homeowner information, income, age and number of homeowners at potential risk of displacement due to property appreciation and tax increases.

II. Tax Burden Projections

  - Based on comprehensive data analysis, and number of homeowners at potential risk of displacement due to property appreciation and tax increases, provide 20-year projection of total property tax increases for the required geographic areas.

  - This financial projection estimates the potential tax burden on homeowners by projecting future home value increases and the resulting tax burden over the next 20-year timeframe.

  - Deliverable: Provide a 20-year projection of total property tax increases for the City.

o Include specific carve-out and segmentation analysis for the specific, affected neighborhoods

III. Cost Modeling and Funding Requirements

• The total cost model estimates the total funding requirements based on tax burden projections over the next 20-year period and other underlying economic assumptions.

• Deliverable: Provide detailed cost model, (based on tax burden projections over the next 20-year period) including total funding requirements for the the City (citywide)

o Include specific carve-out and segmentation analysis for specific, affected neighborhoods..

IV. Program Recommendations and Market Assessment

• Based on comprehensive data (including data on income, age and ownership), provide data analysis on the number of homeowners at potential risk of displacement due to property appreciation and tax increases, and 20-year projection of total property tax increases for the required geographic areas. Provide a quantitative assessment of target market need for tax relief based on segmentation analysis.

• Provide recommendations on program structure to support the anti-displacement tax relief fund, including:

   o Program Eligibility Requirements
   o Program Goals
   o Application Process

• Deliverables:

   1) Provide assessment of target market need for tax relief, based on comprehensive data analysis, and

   2) Provide recommendations on overall program structure to support the anti-displacement tax relief fund.