

CDBG-DR Rental Housing Development Request for Proposals:

Respondents Questions and Mobile County Answers

1. The HUD Total Development Cost Limits assume unit sizes (1BR at 700 sf, 2 BR at 900 sf) that are smaller than recent affordable units based on our review of the local market. Would it be acceptable to apply the cost per square foot resulting from the HUD TDC table to unit sizes that are in line with the recent market in order to avoid potential lease up issues?
 - a. **Mobile County has decided to amend “Section III A. Development Cost Limits” of the published RFP to read as follows (all other sections to remain the same):**
 - i. **MCC has adopted cost limits as defined by the 2024 HOME Maximum Per-Unit Subsidy Limits – Alabama (shown below). Regardless of the reasonableness of the proposal, MCC will not fund properties with costs exceeding these limits.**

Bedrooms	Limit
0	\$181,488.00
1	\$208,048.80
2	\$252,993.60
3	\$327,292.80
4+	\$359,263.20

Applications incorporating resilient building materials and designs may use up to 110% of the applicable cost limits. Applicants must clearly detail these additional cost factors, including how much each line item costs.