



Affordable Single-Family Housing Development Program Developer Background and Property Awards

Purpose

This attachment summarizes the developers selected through the City of Fayetteville’s Affordable Single-Family Housing Development (ASFHD) Program and related HOME Community Housing Development Organization (CHDO) track. The summaries are based on proposal materials submitted in response to the City’s RFP process and are provided to supplement the agenda item authorizing conveyance of City-owned residential lots and issuance of related HOME construction loans.

Proposal Documentation Reviewed

Respondents submitted materials sufficient for staff to confirm proposer identity, evaluate development capacity, and assess the proposed project approach, including company/contact information, RFP and addenda acknowledgements, experience and qualifications, key staff information, housing design, site layout, sustainability features, zoning compliance, budget and financing plan, timeline, and sales and marketing plan. Staff also reviewed supporting materials where provided, such as lender relationships, bonding or insurance information, financial capacity documentation, sample plans, and prior project examples, to determine whether each respondent had a reasonable path to construct the home, comply with HOME requirements, identify eligible buyers, and complete the project within RFP and program timelines.

Evaluation Overview

Staff reviewed proposal materials for developer experience and qualifications, proposed development plan and design, budget and financing approach, project timeline, sales and marketing plan, and ability to comply with HOME affordability and eligibility requirements. Selected developers will be required to comply with the RFP, program guidelines, HOME requirements, and the City’s property transfer and loan documents.

Legal Review and Closing Process

The City has worked with outside legal counsel retained through the City Attorney’s Office to develop the property transfer and loan documents, structure the conveyance of City-owned lots, and support the initial closings. Before any property is conveyed or HOME funds are disbursed, each closing will require completion or confirmation of applicable transfer and loan documents, affordability restrictions, security instruments, environmental and title-related requirements, and other closing conditions to protect the City’s interest and confirm project readiness to the extent practicable.

Selected Developers and Property Awards

| Developer / Track | Background and Experience | Awarded Properties |
|--|---|--|
| Mason Builders LLC ASFHD Developer Track | Mason Builders LLC is an established North Carolina general contractor with residential and commercial construction experience dating back to 1995. The firm identified completed and current affordable housing work in Rocky Mount, including homes built using the Advance Energy/System Vision affordable home model. | 203 B Street 205 B Street |
| Besmore LLC ASFHD Developer Track | Besmore LLC identified experience with market-rate and affordable housing projects since 2018, | 304 S. Cool Spring Street 306 S. Cool Spring Street |

| Developer / Track | Background and Experience | Awarded Properties |
|---|--|---|
| | including work in Chicago, Rocky Mount, Dunn, and ReBuild NC-related housing projects in eastern North Carolina. The firm proposed modest single-family homes with energy-efficient features and sales prices below the HOME maximum sales price. | |
| Maybridge Development LLC ASFHD Developer Track | Maybridge Development LLC is a Fayetteville-based licensed general contractor and woman-owned small business with experience in residential construction, government contracting, historic renovation, and affordable housing-related development. The firm also participated in the City of Fayetteville’s General Contractor Prep Program and proposed an energy-efficient, HOME-compliant single-family home model. | 329 Cross Creek Street |
| Warren Construction & Demolition LP ASFHD Developer Track | Warren Construction & Demolition LP is a Fayetteville-based minority woman-owned contractor with experience in demolition, lot clearing, debris removal, site preparation, and general contracting. The firm proposed using its site-preparation experience and construction capacity to develop an affordable single-family home on the awarded lot. | 205 Deep Creek Road |
| Jarvora Duncan ASFHD Developer Track | Jarvora Duncan identified long-term local real estate investment experience in Cumberland County and recent affordable housing construction experience in the downtown Fayetteville area, including completion of a multifamily duplex near the proposed project area. The proposal included use of local construction partners and personal funding to support development of the homes. | 330 Lincoln Drive 332 Lincoln Drive |
| Brick Capital Community Development Corporation HOME CHDO Track | Brick Capital Community Development Corporation is a nonprofit community development corporation founded in 1990 with substantial affordable housing development and counseling experience. Brick Capital reported building and selling more than 80 single-family homes, managing 25 rental units, operating as a HUD-approved housing counseling agency, and completing similar public-private affordable housing partnerships with the City of Sanford. | 308 S. Cool Spring Street 208 Nimocks Avenue 215 Nimocks Avenue 216 Nimocks Avenue 217 Nimocks Avenue 220 Nimocks Avenue 224 Nimocks Avenue 226 Nimocks Avenue |

Summary of Awards

The proposed Council action includes sixteen City-owned residential lots: eight lots through the general Affordable Single-Family Housing Development Program developer track and eight lots through the HOME Community Housing Development Organization track. Homes proposed on non-City-owned lots are not included in this property conveyance action.