

## HOUSING AUTHORITY OF PLAINFIELD - NOTICE - REQUEST FOR PROPOSALS RENTAL ASSISTANCE DEMONSTRATION (RAD) DEVELOPER

The Housing Authority of Plainfield (“Housing Authority”) is seeking proposals from qualified Developer Partners to participate in our Rental Assistance Demonstration (“RAD”) Program for its residential properties. The Housing Authority provides low-income, affordable housing for its developments: Richmond Towers (225 Units/135 efficiencies and 90, 1-bedrooms), a congregate senior and disabled facility; and its family site Joanne Hollis Gardens (128 Units/1, 2, 3, 4 bedrooms) (herein referred as “RAD Sites”). The Housing Authority wishes to have its RAD Sites, renovated using bonds, tax-credits and FHA financing. The Housing Authority of Plainfield (HAP) wishes to obtain comprehensive proposals that address conversion of all of its RAD sites. HAP reserves the right to select one respondent or make multiple awards based upon its needs and priorities. The Housing Authority also reserves the right to schedule, stage and stagger the RAD conversions in a manner that best meets the goals, needs and priorities of the Housing Authority.

The Housing Authority is seeking a developer(s) who can provide financial resources and development expertise to assist with the renovation of these RAD Sites. The Housing Authority prefers to undergo a “comprehensive portfolio” RAD conversion, converting Public Housing to Section 8 project-based vouchers. The Developer will work with HAP staff, and its designee(s) through this process as it relates to financing strategies, RAD rules and regulations, and completing the financing plan, pre-development and construction. To create the desired results will require comprehensive planning and leveraging resources and coordination of planning efforts for the selected sites. Through this process, the Housing Authority desires to create very strong communities that are both sustainable and diverse.

Interested and qualified firms are invited to obtain a copy of the solicitation by submitting an email request to [HAPProcurement@hap-nj.org](mailto:HAPProcurement@hap-nj.org) or download the solicitation at [www.hapnj.org](http://www.hapnj.org). **One (1) electronic version (PDF file format with signature pages)** of the firm’s response to solicitation must be received no later than **3:00 p.m. on June 14, 2024**, and shall be submitted due date via email to [HAPProcurement@hap-nj.org](mailto:HAPProcurement@hap-nj.org) or **dropped off one original and two copies** at HAP located at Richmond Towers, 510 E. Front Street Plainfield New Jersey. All responses shall be clearly titled “**RAD Developer RFP**”. During the period between the issuance of this solicitation and the proposed due date, no oral interpretation of the requirements will be given. A mandatory pre-proposal submission conference meeting and facility tour is scheduled for **May 15, 2024, 11:00 am**. All interested firms **must** attend. This meeting is **mandatory**. Your firm will be excluded from this bid if you they fail to do so. Requests for interpretation (and other questions) must be made in writing by **May 24, 2024, 3:00 pm** to [HAPProcurement@hap-nj.org](mailto:HAPProcurement@hap-nj.org) with the Subject heading “RAD Developer RFP Questions”. Written responses to all questions will be submitted to all known interested firms by **June 1, 5:00 pm**, prior to submission due date.

Following advertisement, HAP may wish to amend the contents of this solicitation. In such situations, the Housing Authority will issue an addendum to the solicitation setting forth the nature of the modification. All addenda will be posted on the Housing Authority’s website at [www.hapnj.org](http://www.hapnj.org) and distributed to the prospective respondents, if known, via electronic mail.

HAP reserves the right to reject any or all proposals for cause and to waive any informality in the submission process if it is in the public interest to do so. No qualification shall be withdrawn for a period of sixty (60) days subsequent to the due date of the qualifications, without the consent of the Housing Authority. Bidders are required to comply with the requirements of NJSA 10:5-31 et seq. and NJAC 17:27 (PL 1975 c 127 Affirmative Action). This solicitation is subject to the requirements of NJSA 40A:11-1 et seq., 2 CFR 200 et seq., and 24 CFR 85.36.