

REQUEST FOR PROPOSAL

The Housing Authority of the County of Morris, New Jersey, will receive proposals for existing housing projects and new construction within the County of Morris (with the exception of the Towns of Boonton, Dover, Madison and Morristown) that seek to utilize available PROJECT-BASED SECTION 8 HOUSING CHOICE VOUCHER ASSISTANCE. The Housing Authority estimates that it will be able to assist up to 125 total existing units and 25 new construction units. Only proposals received in response to this advertisement will be considered.

The deadline for receipt of proposals will be at 10:00 AM on Tuesday, June 6, 2023. Applications should be submitted in SEALED ENVELOPES, addressed to the Morris County Housing Authority, 99 Ketch Road, Morristown, NJ 07960, and clearly marked on the outside with the proposal name, PROJECT-BASED SECTION 8 HOUSING CHOICE VOUCHER ASSISTANCE.

The Housing Authority will judge all proposals received based on the following:

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| 1. Quality of the housing stock | 25 points |
| 2. Financial stability of the property owner and/or developer reflected in most recent audit | 25 points |
| 3. Special Needs/Homeless preference | 20 points |
| 4. Elderly/disabled housing | 20 points |
| 5. Monthly rental and utility costs | 10 points |

All proposals must include the following:

- (1) A description of the existing housing or the housing to be constructed or rehabilitated, including the number of units by size (square footage), bedroom count, bathroom count, sketches of the existing housing or proposed new construction/rehabilitation, unit plans, listing of amenities and services, and estimated date of completion, if new construction. For rehabilitation, the description must describe the property as is, and must also describe the proposed rehabilitation;
- (2) Evidence of site control, and for new construction identification and description of the proposed site, site plan and neighborhood;
- (3) Evidence that the proposed new construction or rehabilitation is permitted by current zoning ordinances or regulations or evidence to indicate that the needed rezoning is likely and will not delay the project;
- (4) For new construction, evidence of a strong track record of securing funding and approvals to complete projects on time and under budget;
- (5) The proposed contract rent per unit, including an indication of which utilities, services, and equipment are included in the rent and which are not included. For those utilities that are not included in the rent, an estimate of the average monthly cost for each unit type for the first year of occupancy;
- (6) A statement identifying:
 - a. The number of persons (families, individuals, businesses and nonprofit organizations) occupying the property on the date of the submission of the proposal;
 - b. The number of persons to be displaced, temporarily relocated or moved permanently within the building or complex;
 - c. The estimated cost of relocation payments and services, and the sources of funding;
 - d. The organization(s) that will carry out the relocation activities;
 - e. The identity of the owner and other project principals and the names of officers and principal members, shareholders, investors, and other parties having a substantial interest; certification showing that the above-mentioned parties are not on the U.S. General Services Administration list of parties excluded from Federal procurement and non-procurement programs; a disclosure of any possible conflict of interest by any of these parties that would be a violation of the Agreement or the HAP contract; and information on the qualifications

and experience of the principal participants. Information concerning any participant who is not known at the time of the owner's submission must be provided to the HA as soon as the participant is known;

- f. The owner's plan for managing and maintaining the units;
 - g. Evidence of prior lender interest and the proposed general terms of financing;
 - h. The proposed term of the HAP contract; and
 - i. Evidence of financial stability and track record of the property owner and/or developer;
 - j. Such other information as the PHA believes necessary.
- (7) For new construction, applicant certification that applicant will prepare HUD required Subsidy Layering Review and submit to PHA for review.

The Housing Authority of the County of Morris reserves the right to reject all proposals. No proposal shall be withdrawn for a period of sixty (60) days after receipt without consent of the Housing Authority.

Kelly A. Stephens
Executive Director