



REQUEST FOR PROPOSALS

4 Single Family Homes

Affordable Housing Project

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A. Overview

The Vineland Development Corporation (VDC) is seeking proposals from experienced developers in constructing single family housing.

The City of Vineland is required to collect a fee on new construction of residential housing and commercial/industrial buildings as part of its obligation to affordable housing. The fees collected are deposited in an Affordable Housing Trust Fund which is used in accordance with the City's court approved Affordable Housing Trust Fund Spending Plan. The majority of funding is used for the rehabilitation of existing housing. The spending plan also includes the construction of new senior rental housing as well as affordable family rental housing. In addition, the City has committed to subsidizing 10 units of market to affordable housing. To fulfill this obligation in part, the City through its non-profit development corporation, Vineland Development Corporation (VDC), is requesting proposals from experienced housing contractors to construct 4 individual houses on four city owned lots. The contractor would be required to build the houses at their expense and upon CO (Certificate of Occupancy) the houses would be sold to pre-approved families selected through a lottery process at a price outlined in the contractor's submitted proposal. The purchase price of each house would be subsidized with funding from the Affordable Housing Trust Fund to make it affordable for low income and moderate income families. Each house would have a 30-year deed restriction that will encumber the premises, binding the parties and their respective heirs, successors and assigns to restrictive covenants, conditions, and restrictions on affordable housing.

B. The Redevelopment Property

The houses will be constructed on four individual lots which are all located on N. 3rd Street between W. Peach Street and W. Park Avenue. Three of the lots are located in Block 2902 on lots 12.1, 12.2, and 13. The other lot is located across the street in Block 2903 on lot 24. The three lots located in Block 2902 are all 50 feet wide and 150 feet deep. The lot on Block 2903 has 100 foot frontage and 116 deep on the north side and 166 feet deep on

the south side. City water, sewer and gas are available for each lot. A map of the property is included in the RFP as an attachment.

C. Description of Project

The Vineland Development Corporation is requesting proposals to construct three 3-bedroom houses without garage on the 3 lots located in Block 2902, and one 3-bedroom house with a garage on the lot in Block 2903. Each house should be at least 1,400 square feet and include at a minimum the following:

- Full basement
- 2 full baths
- Cable TV pre-wire
- Wall to wall carpeting in bedrooms
- Carpet or laminate flooring in living room
- Refrigerator
- Range
- Dishwasher
- Washer and dryer hookups
- Gas Furnace
- Central Air Conditioning
- Asphalt Driveway
- Landscaping
- 10 Year Homeowner's Warranty

It is anticipated that all 4 houses will be constructed in no more than a 12 month period. The builder will be required to obtain all necessary permits for the construction of the houses. The City's Administrative Agent for the program will have a list a preapproved income families for which a lottery will be conducted for the purchase of each house. The sale price of each home is determined by established guidelines from the Council of Affordable Housing (COAH) based on low and moderate incomes and the number of bedrooms. The difference between the quoted price in the accepted proposal plus the assessed value of the land, which will be paid directly to the City, and the price established by COAH, will determine the subsidy needed from the Affordable Housing Trust Fund.

D. Proposal Requirements

All submittals must include, at a minimum, responses to the project requirements outlined below. The respondent may include additional information pertaining to the proposal, as determined to be appropriate.

1. The proposal must include a summary of the submittal and narrative including a project description, development timetable, the approach to the development of the site, previous experience, financing and similar considerations.
2. A description of the legal entity that will be the party that would enter into the Memorandum of Understanding with the VDC. The description should include all members of the entity.
3. The respondent should list the qualifications and experience of the legal entity including years of experience and previous housing projects.
4. The proposal must include plans for the houses for which it is proposing along with house specifications.
5. The respondent shall provide the total cost for each house and show availability or capability of securing the financing necessary to cover the cost of the project until Certificate of Occupancy (CO). It is anticipated that settlement will be within 30 days of CO. If closing should be delayed beyond 30 days, respondent should provide in proposal a monthly carrying charge until such time closing takes place.
6. Three (3) copies of the proposal should be submitted to:

Sandy Forosisky, Director of Economic Development
Vineland City Hall
640 E. Wood Street
4th Floor
Vineland, NJ 08360

E. Proposal Evaluation and Criteria for Selection

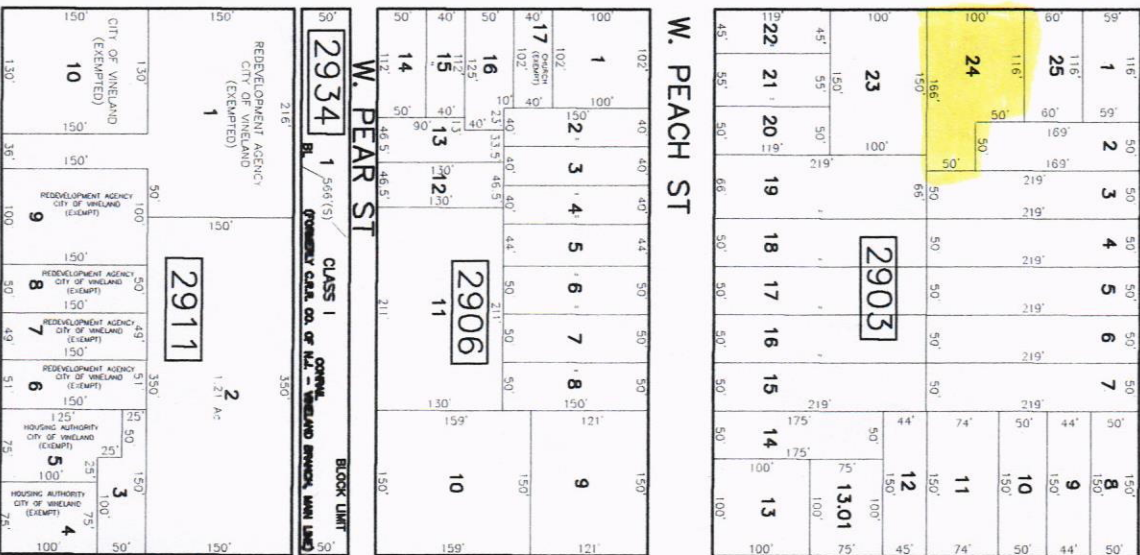
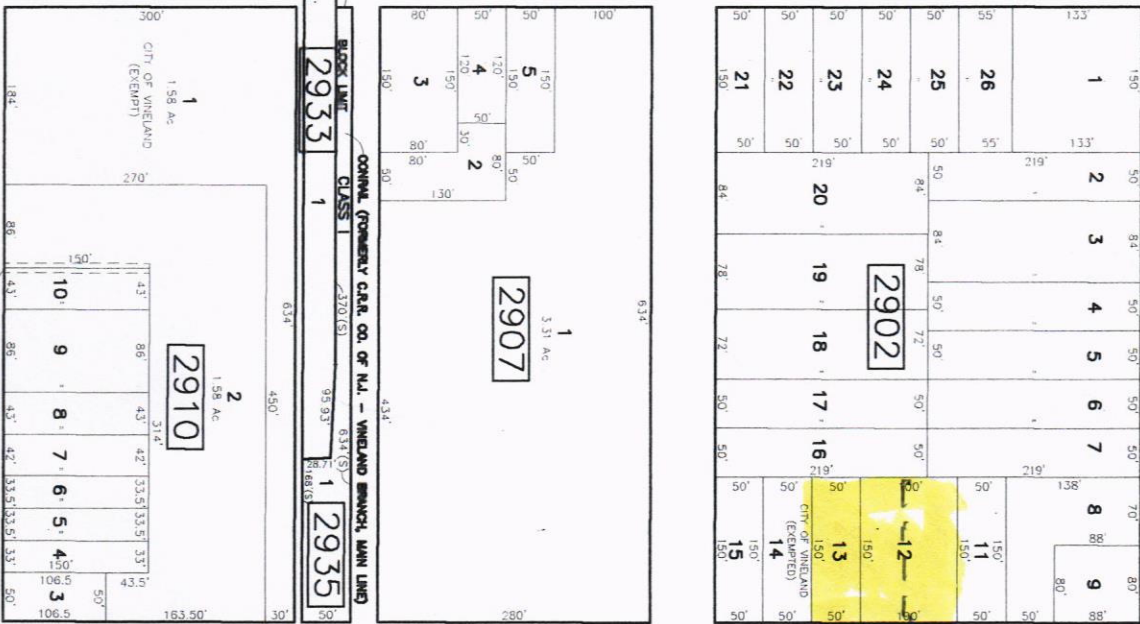
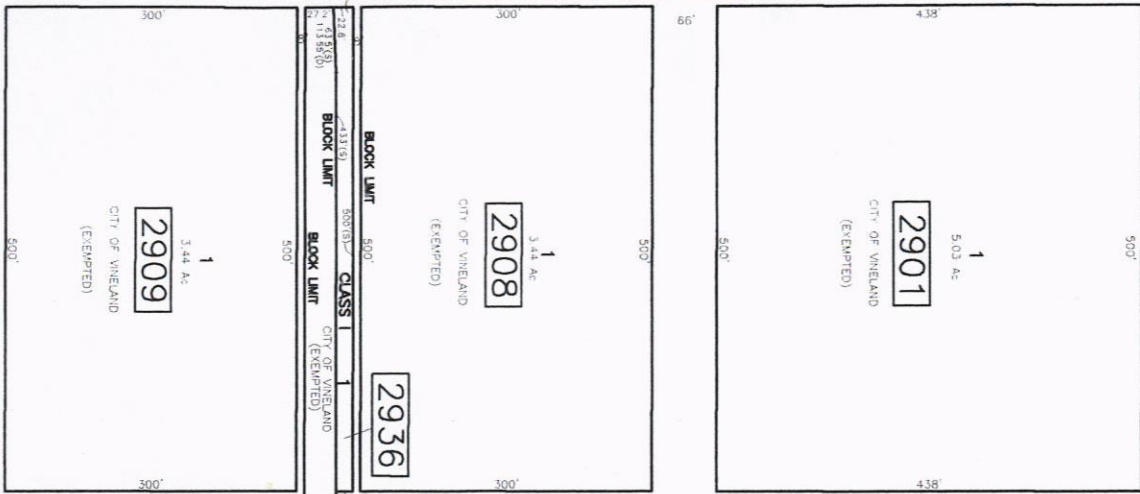
Proposals will be reviewed for compliance with terms and conditions of the RFP. Any proposal not responsive to the RFP will be rejected.

In evaluating proposals and conducting interviews, the VDC will consider criteria which include, but need not be limited to the following:

1. Builder's qualifications and experience in building affordable housing.
2. Builder's financial capacity to finance the project.
3. Proposed floorplans and specifications submitted for each house.
4. Proposed total all-inclusive cost for each house.
5. Proposed timeline for completion of all houses.

F. Appendix

- Tax map of property
- Aerial view of property





W PEACH ST

W PARK AVE

N THIRD ST