



## **REQUEST FOR PROPOSALS**

### **Acquisition and Rehabilitation of Foreclosed or Abandoned Residential Properties in Designated Census Tracts in Delaware to Provide Rental Housing for Special Needs Persons**

The State of Delaware, through the Delaware State Housing Authority (DSHA), announces with this notice a Request for Proposals to provide permanent affordable rental housing for persons with special needs including the discrete category of persons earning less than 30% of area median income. Funding comes from Neighborhood Stabilization Program 3 (NSP 3) funds from the U.S. Department of Housing and Urban Development (HUD).

This RFP will allocate \$1,250,000 in NSP3 funds for the production of a minimum of five units of affordable rental housing, to house a minimum of 15 persons, using a maximum of \$250,000 per unit. DSHA will work with successful applicants to identify suitable foreclosed or abandoned properties in selected Census tracts. Eligible applicants include qualified and experienced nonprofit developers, who may apply in partnership with forprofit developers.

Successful applicants will be asked to provide the following services:

- Acquisition of residential property to be selected in collaboration with DSHA;
- Rehabilitation of selected homes;
- Interim property management of selected homes during the development period;
- Leasing of selected homes to eligible households; and,
- Other eligible activities, as approved by DSHA.

A mandatory pre-bid meeting will be held via video conference at two DSHA office locations on Wednesday, June 29, 2011 at 10:00 a.m. Interested parties may attend at either location.

#### Kent County

Delaware State Housing Authority  
18 The Green  
Dover, DE 19901

#### New Castle County

Delaware State Housing Authority  
Carvel State Office Building  
820 N. French Street, 10<sup>th</sup> Floor  
Wilmington, DE 19801

A funding application containing detailed information will be available beginning Wednesday, June 22, 2011, at DSHA's Neighborhood Stabilization web page: [http://www.destatehousing.com/HomeOwnership/dv\\_nsp.php](http://www.destatehousing.com/HomeOwnership/dv_nsp.php), or at the locations above. The deadline for applications is 4:00 p.m. on Friday, July 22, 2011.

For further information contact Amber Cooper, Management Analyst II, 302-739-4263 ext 209; [amber@destatehousing.com](mailto:amber@destatehousing.com); 18 The Green, Dover, DE 19901.

If you have a vision, hearing, or physical impairment that requires accommodation in the reading of this notice, the Delaware State Housing Authority will provide appropriate assistance. To schedule assistance, please call 739-4263, Ext. 222 between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. If you have a hearing impairment, DSHA's TDD number is 739-7428 during the same hours.