RAD Developer RFP #26-004

The Salem Housing Authority (SHA or Housing Authority) is seeking proposals from qualified Developer Partners to participate in our Rental Assistance Demonstration ("RAD") Program for its residential properties. The SHA has elected to participate in the RAD Program and has been issued Commitments to Housing Assistance Payments (CHAPs) for all 180 its residential public housing sites including one (1) seven (7) story building at 205 7th Street and its family sites, Anderson Drive and Westside Court (herein referred as "RAD Sites"). The Housing Authority wishes to have its RAD Sites renovated using bonds, tax-credits, FHA financing and/or other funding sources. The Housing Authority wishes to obtain comprehensive proposals that address conversion of all of its RAD sites. SHA reserves the right to select one respondent or make multiple awards based upon its needs and priorities. SHA 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.

We are seeking a developer(s) who can provide financial resources to assist with the development of these RAD Sites. SHA prefers to undergo a "comprehensive portfolio" RAD conversion, converting public housing to Section 8 project-based vouchers. The Developer Partner(s) will work with SHA staff, and its designee(s) through this process as it relates to financing strategies, RAD rules and regulations, 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, SHA desires to create very strong communities that are both sustainable and diverse.

Interested and qualified vendors are invited to obtain a copy of the solicitation can be found on www.salemhousingauthority.org

One (1) copy plus one (1) copy on CD or USB flash drive.pdf format of the RFP response must be received no later than **11:30 a.m. on Tuesday, December 15, 2026** at the Office of the Salem Housing Authority, 205 7th Street, Salem, NJ 08079 titled **"RAD Developer RFP #26-004".**

During the period between the issuance of this solicitation and the proposed due date, no oral interpretation of the requirements will be given. Requests for interpretation (and other questions) must be made in writing by **Friday, December 4, 2026 noon** to **nwilliams@salemhousingauthority.org** with the Subject heading "RAD Developer RFP #26-004" Questions.

Following advertisement, the Housing Authority 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.salemhousingauthority.org and distributed to the prospective respondents, if known, via email.

The Housing Authority 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.