

SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY

NEIGHBORHOOD STABILIZATION PROGRAM (NSP2)

<p>Jurisdiction(s): South Carolina State Housing Finance and Development Authority (the Authority)</p> <p>Jurisdiction Web Address: www.schousing.com</p> <p>Web Address for Additional Information: http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/</p>	<p>NSP Contact Person: Nancy Fairley</p> <p>Address: 300-C Outlet Pointe Blvd. Columbia, South Carolina 29210</p> <p>Telephone: 803-896-9343</p> <p>Fax: 803-551-4883</p> <p>Email: nancy.fairley@schousing.com</p>
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Statement of Intent to Submit Application for NSP2 Funds:

The intentions of the South Carolina State Housing Finance and Development Authority (Authority), in a coordinated effort with local governments and nonprofits will be requesting funds made available under the published **Notice of Fund Availability (NOFA) for the Neighborhood Stabilization Program 2 (NSP2) under the American Recovery and Reinvestment Act of 2009 through the office of the U.S. Department of Housing and Urban Development (HUD)**. NSP funds are a component of Community Development Block Grant Program (CDBG) funds budgeted to support NSP2 uses and activities that will rapidly arrest the decline of targeted neighborhood(s) that have been negatively affected by abandoned or foreclosed properties.

NSP2 funds will be awarded through a national competition in which, eligible applicants will compete for up to \$1.93 billion. In an effort to stabilize neighborhoods suffering from the severe negative economic effects of foreclosed upon and abandoned properties, the Authority will request \$30 million to fund NSP eligible activities to be undertaken in targeted census tracts identified in Richland, Greenville, Charleston, Horry and Beaufort Counties. To meet threshold requirements, HUD's foreclosure and vacancy index scores were used to identify the following qualified census tracts as the targeted areas of greatest need.

Richland County	Horry County		Greenville County	Beaufort County	Charleston County
0002.00	0401.00	0508.00	0007.00	0102.00	0009.00
0005.00	0403.00	0511.00	0009.00	0103.00	0037.00
0013.00	0404.00	0512.00	0013.01	0110.00	0040.00
0106.00	0501.00	0513.00	0020.02	0111.00	0049.00
0109.00	0502.00	0514.02	0021.05	0113.00	0026.09
0101.01	0503.00	0515.00	0021.06	0002.00	0046.01
0103.03	0504.00	0516.02	0034.00	0005.00	
0114.09	0505.00	0602.01		0021.00	
	0506.00	0602.02		0022.00	

To address the need for stabilization in the specified census tracts the Authority will work in conjunction with the City of Columbia, Richland County Government, Community Assistance Provider Inc., Greenville County Redevelopment Authority, the City of Greenville and the Lowcountry Housing Trust Corporation to complete the following proposed activities: Administration, in the amount of 3 million (10%), \$600,000 for financing mechanisms, \$9 million for acquisition and rehabilitation, \$2.1 million for land banking, \$600,000 for demolition and \$14.7 million for redevelopment, respectively.

Written comments on the Authority's intent to submit an application for NSP2 funding may be submitted to the South Carolina State Housing Finance and Development Authority and will be reviewed and taken under consideration. A summary of all comments received will be included in the final document submitted to HUD. Comments may be sent by mail to: Nancy Fairley, South Carolina State Housing Finance and Development Authority, 300-C Outlet Pointe Blvd., Columbia, SC 29210 or by email to nancy.fairley@schousing.com Public comment can be made from **June 17, 2009** through **July 3, 2009**.



NEIGHBORHOOD STABILIZATION PROGRAM – ROUND 2 (NSP2)
REQUEST FOR QUALIFICATIONS

The Lowcountry Housing Trust (LHT) will act as lead entity and will apply for NSP funding on behalf of Charleston County (the only designated County in the tri-county) to streamline the submission process, ensure that organizational capacity to manage the program is met, and eliminate the duplication of monitoring and compliance efforts.

LHT is seeking qualified partners to implement NSP2. Partners for NSP2 must undertake eligible activities (acquisition, rehabilitation, demolition, and/or redevelopment of foreclosed, abandoned, vacant, or blighted properties) in the areas of highest need (eligible Charleston County census tracts are 9, 26.09, 37, 40, and 46.01 ONLY) for the purpose of selling or renting the completed housing units to households with incomes at or below 120 percent (120%) of the area median income, with a portion of the funds targeted to households at or below 50 percent (50%) of the area median income. **Partner qualifications and proposals will be evaluated on a competitive basis and not all proposals will be funded.**

NSP2 program regulations prohibit the earning of profit on the sale or rent of homes purchased and rehabilitated with NSP2 funds and limits the sale price of homes to an amount equal to the cost to acquire and rehabilitate the property, including closing costs, and delivery costs (*a reasonable developer fee may be earned as an eligible project delivery cost*) as defined in HUD 24 CFR 570.206. The purchase price of single family properties (on a per property basis) may not exceed \$228,712. Participants will be required to maintain sufficient documentation on purchases, sale amounts, and sources and uses of funds to insure compliance with all federal requirements.

Additional HUD specific NSP2 program terms and conditions may be found by reviewing the Notice of Fund Availability (NOFA) for the Neighborhood Stabilization Program 2 under the American Recovery and Reinvestment Act, 2009 http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/pdf/nsp2_nofa.pdf.

SUBMISSION of QUALIFICATIONS:

Two (2) printed copies of Attachments 1- 15 and one (1) electronic (CD) copy of Attachments 16-20 are due no later than **Friday, July 3, 2009 at 12:00 p.m. EST** at the Lowcountry Housing Trust's office, unless otherwise advised.

BY MAIL:

Lowcountry Housing Trust
Attn: LHT NSP2 APPLICATION
PO Box 21163
Charleston, SC 29413

BY HAND DELIVERY:

Lowcountry Housing Trust
Attn: LHT NSP2 APPLICATION
2120 NOISETTE BLVD., SUITE 107
North Charleston, SC 29405

Responses received after this date and time, regardless of any earlier postmark or delivery error, will NOT be accepted.

LHT CONTACT:

Tammie C. Hoy
tammie@lowcountryhousingtrust.org
(o) 843.973.7285

NSP RFQ CONTACT:

Michelle A. Mapp
michelle@lowcountryhousingtrust.org
(o) 843.973.3596



NEIGHBORHOOD STABILIZATION PROGRAM – ROUND 2 (NSP2)
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Partners for NSP2 activities in the areas of highest need will be selected based on: 1) capacity of an organization to execute projects, 2) leveraging potential, 3) concentration of investment to achieve neighborhood stabilization, and 4) other criteria that HUD, the Authority, or LHT determines to be appropriate. Proposals will be reviewed for these critical components and the following relevant criteria:

Please submit two (2) printed copies of the following attachments no later than **Friday, July 3, 2009 at 12:00 p.m. EST:**

1. NSP2 Partners must demonstrate experience to successfully carry out the project.

- Attachment 1: Evidence that the organization proposing to carry out NSP2 activities has been in existence for at least 2 years such as articles of incorporation or articles of organization.
- Attachment 2: Evidence that the organization proposing to carry out NSP2 activities has developed and/or rehabilitated at least 25 homes to include a list of properties with tax map number and complete address information.
- Attachment 3: Evidence that the organization proposing to carry out NSP2 activities has prior experience managing affordable rental properties and/or selling affordable properties.

2. NSP2 Partners must demonstrate capacity to successfully carry out the project.

- Attachment 4: Copy of organizational chart and key employee resumes.
- Attachment 5: A narrative statement (2 pages maximum, 12 pt. font, single spaced) on the existing organizational capacity to purchase homes, manage the rehabilitation of these homes in accordance with required specifications, and sell homes to income restricted home buyers including at least one example of a completed project in which a home was purchased, rehabbed, and sold or rented to a qualified buyer in the past twenty-four (24) months.

3. NSP2 Partners must demonstrate experience with federal regulations.

- Attachment 6: Copy of prior federal, state, or local government award letter, agreement, or contract in the name of the organization proposing to carry out NSP2 activities or other supporting documentation.
- Attachment 7: A statement certifying that the organization has prior experience and is knowledgeable of federal, state, and local laws pertaining to (a) Title VIII of the Civil Rights Act of 1968 (Fair Housing), (b) Section 3 of the HUD Act of 1968 (Economic Opportunities), (c) Section 504 of the Rehabilitation Act of 1973 (Discrimination), (d) Davis-Bacon Act of 1931 (Wage Determinations), and (e) 24 CFR PART 58 (Environmental Review Procedures).

4. NSP2 Partners must demonstrate readiness to meet the obligation and expenditure requirements with regard to the identified activities.

- Attachment 8: A copy of the organization's (a) procurement policy, (b) marketing plan, (c) rental management plan, (d) homeownership counseling plan, and (e) documentation of financial management system, as applicable to proposed NSP activities.

5. NSP2 Partners must demonstrate financial accountability.

- Attachment 9: Organizational financials not older than 12 months.
- Attachment 10: Evidence that the organization is in good standing with respect to federal and state tax filings to include a certificate of good standing (also known as a certificate of existence or certificate of authorization) issued by the SC Secretary of State as conclusive evidence that a corporation or LLC is in existence or authorized to transact business in the state, and that the



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company is in compliance with all state-required formalities.

- Attachment 11: A statement certifying that the organization has not been suspended or debarred from participating in any federal, state, and/or local funding programs.

6. NSP2 Partners must demonstrate financial capacity.

- Attachment 12: Evidence of financial capacity to purchase and rehabilitate properties including cash assets, existing lines of credit, or commitments from financial institutions or other funding source.

- Attachment 13: Evidence of net assets totaling at least \$500,000.

7. NSP2 Partners must provide match and or leveraging of other funds. Priority will be given to potential partners in the following order: (1) Partner provides a minimum of 25% in matching funds (2) Partner provides less than 25% in matching funds and are willing to finance the balance with LHT (3) Partner finances entire match with LHT.

- Attachment 14: Documentation of sources of matching funds is required. Eligible sources of matching funds include the following: cash, waivers, donated services, donated land, in-kind contributions, donated construction materials, permanent financing (not the 1st mortgage to a homebuyer), non federal resources, etc.

8. NSP2 Partners must demonstrate experience and capacity to incorporate energy efficient, environmentally friendly or other sustainable or green elements in all of your NSP2 activities

- Attachment 15: A narrative statement (2 pages maximum, 12 pt. font, single spaced) describing prior experience and plans to incorporate specific energy efficient, environmentally friendly or other sustainable or green elements in NSP2 activities to include transit accessibility, green building standards, re-use of cleared sites, and deconstruction as applicable.

Please submit one (1) electronic copy (copied to a CD) of the following attachments no later than Friday, July 3, 2009 at 12:00 p.m. EST:

9. NSP2 Partners must identify specific properties in the target census tracts for obligation and describe the proposed scope of work. A list of potential properties can be found in the *NSP2 PROPERTY LIST file*. Partners may identify other qualified properties (foreclosed, blighted, vacant, or abandoned) not found on the provided list. The following worksheets are included in the Microsoft Excel *LHT NSP2 APPLICATION file*.

- Attachment 16: Letter of Intent

- Attachment 17: Scope of Work

- Attachment 18: Property List (maximum of 10 properties)

- Attachment 19: Signature Page (print, sign, and include 2 copies with paper attachments)

10. NSP2 Partners must provide estimates of development costs for each proposed property. These worksheets are included in the Microsoft Excel *RENTAL DEVELOPMENT BUDGET* or *HOMEOWNERSHIP DEVELOPMENT BUDGET* files.

- Attachment 20: Development Budget(s) – all properties (use the following naming convention for files)

- Rental Properties – RENT_TMS#_STREET NAME
- Homeownership Properties – HOME_TMS#_STREET NAME