

**Request for Qualifications**  
for  
**NEIGHBORHOOD STABILIZATION PROGRAM**  
in  
**Nassau County, New York**

Issued By:  
**Nassau County**  
**Office of Housing and Intergovernmental Affairs**

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November 2008

**Neighborhood Stabilization Programs  
Request for Preliminary Proposals**

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## **I. THE REQUEST FOR QUALIFICATIONS**

Nassau County will receive \$7,767,000 from the U.S. Department of Housing and Urban Development (HUD) under the recently authorized Neighborhood Stabilization Program (NSP). These funds will provide assistance to the County for financing the acquisition and rehabilitation of foreclosed and abandoned homes.

The Nassau County Office of Housing and Intergovernmental Affairs (OHIA) is gathering information in order to prepare an Action Plan amendment that must be submitted to HUD by December 1, 2008. As part of the Action Plan, OHIA plans to indicate its intentions to work with experienced housing providers in the implementation of this program.

Information on the NSP program is attached in Section III of this RFQ.

The County requests that experienced housing providers and affordable housing developers to respond to this RFQ and provide information on your overall housing experience, including any experience with rehabilitation and reuse of abandoned properties. Experience with the management of rental properties, if any, should also be provided since portions of the NSP program will apply to both owner-occupied and rental housing. Participant resumes should also be included.

Beyond just your experience, the County would also be interested in any preliminary ideas that you may have with regard to the foreclosure programs and how the NSP grant might be used in Nassau County to address this problem. Please provide how you would plan to leverage these funds with other sources to finance your activities. From the responses to this RFQ, the County will develop a list of highly qualified organizations who will subsequently receive a Request for Proposals for participation in the implementation of this program.

## **II. SUBMISSION REQUIREMENTS**

If you are interested in potential involvement in this program, please submit three (3) copies of your qualifications, experience and three (3) references, along with a description of your preliminary thoughts on your organization's role in the County to:

Rosemary Olsen, Director  
Nassau County Office of Housing and Intergovernmental Affairs  
40 Main Street, Suite 300  
Hempstead, NY 11550

Your material must be submitted by Friday November 7, 2008, no later than 4:00pm. E-mail submissions will be accepted at [NassauCountyOHIA@nassaucountyny.gov](mailto:NassauCountyOHIA@nassaucountyny.gov).

The County is not looking for extensive materials. A cover letter with attachments will suffice.

### **III. NEIGHBORHOOD STABILIZATION PROGRAM**

All activities funded under the program must be CDBG-eligible and must meet the CDBG low- and moderate-income national objective. Certain CDBG rules have been superseded to allow the eligible uses described under the Housing and Economic Recovery Act (HERA). This provision redefines and supersedes the definition of "low- and moderate-income," effectively allowing households with incomes up to 120% AMI (middle-income) to qualify. See Income Limits for additional information.

All activities must be in compliance with all applicable federal regulations including but not limited to:

- National Environmental Protection Act (NEPA) environmental clearance (<http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/nspenvironmentalreq.cfm>).
- Fair Housing and Equal Opportunity (<http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/docs/summitheofacts.doc> )
- Federal Relocation Act
- Community Development Block Grant regulations
- Neighborhood Stabilization Program specific regulations

Further information can be found at HUD's Neighborhood Stabilization Website at: <http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/>.

#### **A. Areas of Greatest Need**

Applicants/organizations including not-for-profit, for profit and affordable housing developers receiving NSP funds must give priority emphasis to the areas of greatest need within Nassau County including those:

- (1) With the greatest percentage of foreclosures,
- (2) With the highest percentage of homes financed by subprime mortgage related loans, and
- (3) Identified as likely to face a significant rise in the rate of home foreclosures.

To assist potential organizations in identifying areas of greatest need, a report developed by HUD, Foreclosure and Abandonment Risk Score Report, was mapped (see attachment), and ranked each census tract block group by risk score 1 through 10, 10 being the highest risk and 1 the lowest. Nassau County OHIA established the following criteria for neighborhood destabilization: block groups ranked 8 to 10 as very high risk; 6 to 7 as high risk; 4 to 5 as moderate risk; and 1 to 3 as low risk. In addition, Nassau County has identified the top 20 zip codes for Subprime foreclosures (Table 1) and Subprime Originations (Table 2).

**Table 1**  
**Top 20 Subprime foreclosures: Nassau County 1Q 2007 through 2Q 2008**

	Community	Zip code	LIS	NFS	NOD	NTS	REO	Total filings for zip
1	Hempstead	11550	512	12	0	11	53	588
2	Freeport	11520	392	12	0	8	35	447
3	Elmont	11003	344	25	0	5	46	420
4	Valley Stream	11580	247	61	1	5	24	338
5	Westbury	11590	275	6	0	5	27	313
6	Roosevelt	11575	254	9	0	8	37	308
7	Baldwin	11510	235	30	0	5	14	284
8	Uniondale	11553	228	5	0	1	21	255
9	Massapequa	11758	183	33	0	1	13	230
10	Levittown	11756	186	8	0	5	13	212
11	W. Hempstead	11552	153	5	0	4	15	177
12	Long Beach	11561	99	25	0	3	13	140
13	Farmingdale	11735	125	1	1	0	5	132
14	Bellmore	11710	113	3	0	5	7	128
15	East Meadow	11554	102	9	0	3	12	126
16	Oceanside	11572	90	27	0	2	7	126
17	Hicksville	11801	102	12	0	2	8	124
18	New Hyde Park	11040	94	13	0	1	10	118
19	South Valley Stream	11581	71	28	0	2	12	113
20	Glen Cove	11542	84	3	0	4	5	96

Source: New York State Banking Department

**Table 2**  
**Top 20 Zip codes for Subprime Originations: Nassau County**

	Community	Zip	2004	2005	2006	2007	2008	Totals
1	Hempstead	11550	211	477	585	218	0	1491
2	Elmont	11003	223	478	459	176	0	1336
3	Freeport	11520	243	515	379	174	0	1311
4	Westbury	11590	198	360	302	118	0	978
5	Valley Stream	11580	165	356	311	118	0	950
6	Baldwin	11510	169	346	300	132	0	947
7	Uniondale	11553	146	282	353	120	0	901
8	Levittown	11756	196	326	233	96	0	851
9	Roosevelt	11575	120	250	307	116	0	793
10	Massapequa	11758	188	321	190	71	0	770
11	W. Hempstead	11552	114	213	162	64	0	553
12	Hicksville	11801	125	228	140	60	0	553
13	Bellmore	11710	117	206	109	47	0	479
14	Oceanside	11572	123	180	111	50	0	464
15	Farmingdale	11735	99	170	112	63	0	444
16	East Meadow	11554	86	183	125	41	0	435
17	Long Beach	11561	109	185	101	37	0	432
18	Wantagh	11793	103	172	87	43	0	405
19	Merrick	11566	96	157	91	41	0	385
20	South Valley Stream	11581	63	126	119	38	0	346

Source: New York State Banking Department

**B. Eligible Uses of NSP Funds**

Each activity funded must be an NSP-eligible use of funds. The following are the main categories of non-administrative uses:

1. The purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties for eligible households.
2. Direct down payment/gap financing (including needed rehab) assistance to eligible homebuyers purchasing a foreclosed property (purchase counseling required from a HUD approved counseling agency).
3. Establishment of land banks for foreclosed homes in neighborhoods where property stabilization is required.
4. Demolition of blighted structures. A structure is considered blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.
5. Redevelopment of sites where there were vacant or demolished properties. New construction of housing is eligible as part of redevelopment.
6. Delivery costs, including: establishing financing mechanisms for purchase and redevelopment of eligible properties.

**C. Income Limits**

Note that NSP redefines and supersedes the definition of “low- and moderate-income” of the CDBG program by allowing households whose incomes exceed 80% but are no greater than 120% of area median income to qualify for NSP funds. HUD will refer to this new income group as “middle income,” but continue to use the CDBG definitions of “low-income” and “moderate-income.” HUD will use the term “low-, moderate- and middle-income” (LMMI) to refer to the national objective of the program.

- (1) All of the funds made available under the NSP are to be used with respect to individuals and families whose incomes do not exceed 120% of area median income.
- (2) Not less than 25% of these funds are to be used for the purchase and redevelopment of abandoned or foreclosed upon homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50% of area median income.

#### **IV. ADMINISTRATIVE INFORMATION**

**A. Issue Date And Office**

The issue date of this request for preliminary proposals is Wednesday, October 29, 2008, by the Nassau County Office of Housing and Intergovernmental Affairs. This RFQ will be published on Thursday, October 30, 2008 on our website at:

<http://www.nassaucountyny.gov/agencies/OHIA/index.html>

**B. Inquiries**

All inquiries should be directed to Rosemary Olsen, Director, Nassau County Office of Housing and Intergovernmental Affairs, 40 Main Street, Suite 300, Hempstead, NY 11550, telephone (516) 572-1915, email [NassauCountyOHIA@nassaucountyny.gov](mailto:NassauCountyOHIA@nassaucountyny.gov).

We will be posting responses to questions on our website above.

**C. Closing Date For Submission**

The closing date for receipt of proposals is 4:00 p.m., Friday, November 7, 2008. Participants who submit their proposals by mail or delivery service should allow sufficient mailing and delivery time to ensure receipt by the time and date stated above.

**D. Inquiries/Where To Submit**

All proposals whether mailed, emailed, or hand-delivered, must be delivered to:

Nassau County Office of Economic Development  
40 Main Street, Suite 300  
Hempstead, NY 11550  
Attn: Rosemary Olsen, Director, Office of Housing and Intergovernmental Affairs  
[NassauCountyOHIA@nassaucountyny.gov](mailto:NassauCountyOHIA@nassaucountyny.gov).

**E. Public Openings**

Submissions will not be opened publicly.

**F. Expenses Incurred**

Neither the County of Nassau nor OHIA shall be responsible for costs incurred by any prospective agency in preparing and submitting an RFQ submission or any requested supplemental information in response to review of the RFQ submission material.

**G. Timetable**

Upon receipt of materials, OHIA staff intends to review all submissions and select not-for-profits for further consideration. It is anticipated that a Request for Proposals (RFP) will be initiated within 60 to 90 days after submission of the RFQ materials.