PUBLIC NOTICE
REQUEST FOR PROPOSALS (RFP)
AND
AVAILABILITY OF FUNDS

Notice is hereby given that the **COUNTY OF UNION** will receive and open proposals on **Thursday, November 5, 2026** at **2:30 p.m.** in the Union County Administration Building, 10 Elizabethtown Plaza, Department of Economic Development, Purchasing Conference Room, 2nd Floor, Elizabeth, New Jersey for:

HOME INVESTMENT PARTNERSHIPS PROGRAM-AMERICAN RESCUE PLAN – UC-HOME-ARP RFP

Proposals are being solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4.

This Notice solicits proposals from developers, nonprofits, and HOME-ARP sponsors, for the purpose of providing affordable housing and social services for the residents of Union County who meet the definition of Qualifying Populations (QP) under the American Rescue Plan Act of 2021 (ARP), which are defined as follows: (1) homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) (McKinney-Vento); (2) at risk of homelessness, as defined in section 401 of McKinney-Vento; (3) fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; (4) part of other populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability; or (5) veterans and families that include a veteran family member who meets the criteria in one of (1)-(4) above.

The County of Union intends to invest HOME-ARP funds into activities that primarily benefit qualifying individuals and families that meet the QP definition. These activities include: (1) development and support of affordable housing; (2) tenant-based rental assistance (TBRA); (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

HOME-ARP allows for a participating jurisdiction to develop a partnership with a designated "HOME-ARP sponsor". A HOME-ARP sponsor is a nonprofit organization that provides housing or supportive services to qualifying households and facilitates the leasing of a HOME-ARP rental unit to a qualifying household, or the use and maintenance of HOME-ARP TBRA by a qualifying household.

This Notice announces that approximately **$1,300,000.00** may be available from the HOME-ARP Program. HOME Program funding is governed by the federal Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (42 U.S.C. 12701 et seq.) (NAHA); further information is available in the Application Package. The County of Union reserves the right to amend, modify, or waive conditions of this Request for Proposals (RFP) and/or reject any or all proposals submitted.

All applicants are strongly encouraged to familiarize themselves with Home Investment Partnerships Program-American Rescue Plan by reviewing U.S. Department of Housing and Urban Development, Community Planning and Development Notice 2021-10, titled

"Requirements for the Use of Funds in the HOME-American Rescue Plan Program" found here: https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf.

The RFP may be obtained starting on October 15, 2026 either by downloading it from the County of Union's website http://ucnj.org/vendor-opportunities/rfqs-and-rfps/current or via U.S. Postal Service upon written request. Write to: HOME Investment Partnerships Program, Division of Community Services/Bureau of Housing, Union County Administration Building, 10 Elizabethtown Plaza, 2nd floor, Elizabeth, New Jersey 07207 beginning on October 15, 2026. The RFP may also be obtained upon request by calling the Bureau of Housing at (908) 527-4258. All questions regarding the RFP must be submitted in writing by no later than 5:00 p.m. on October 22, 2026. Proposers should be aware that the County of Union may issue addenda to the RFP package. The County of Union is only obligated to inform proposers of such addenda if they have obtained a package directly from the County of Union or have downloaded it from the County of Union's website. It is the sole responsibility of the proposer to be knowledgeable of any and all addenda related to this RFP. Therefore, interested parties should check the website throughout the RFP process for any updates.

Interested applicants are ***strongly encouraged*** to attend the Technical Assistance meetings. **There will be a Technical Assistance meeting held for all interested proposers via Zoom on the following date:**

Tuesday, October 20, 2026
1:00 p.m. – 2:00 p.m.
https://ucnj-org.zoom.us/j/84963377581
Meeting ID: 849 6337 7581
Passcode: 353892

To RSVP for the Technical Assistance meeting, please contact Nicholas Micheludis at nmicheludis@ucnj.org by 3:00 PM the day before the Technical Assistance meeting.

Proposers are reminded to review their submissions for any information they consider to be confidential. The County of Union is not responsible for the release of any information contained in the proposal package which may be subject to confidentiality.

Proposal delivery is strongly encouraged to be made via commercial mail carrier (USPS, FedEx, and UPS) so that tracking information is confirmed.

If a proposal will include relocation of individuals, the proposer is ***required*** to submit a one-page summary of its relocation plan. The proposer must send General Information Notices to all of their tenants including businesses and non-profits, via certified mail return receipt requested prior to submitting its application on or before November 5, 2026. The General Information Notices may also be hand delivered with notarized signature of receipt on or before November 5, 2026. When the proposal is submitted to the County of Union, the proposer will need to include a minimum of ten (10) General Information Notices, with certified mail proof of delivery and receipt. If the project is for ten (10) units or less, the proposer will need to include General Information Notices with certified mail proof of delivery and receipt for all relocated individuals. Regulations: Home Final Rule: 24 CFR 92; HOME

Program Recordkeeping regulations: 24 CFR 92.508; HOME Program Relocation regulations: 24 CFR 92.353.

In accordance with 24 CFR 58.22, no choice-limiting actions (including acquisition, demolition, rehabilitation, site clearance, or new construction) may occur prior to the completion of the environmental review and issuance of a Release of Funds. Choice-limiting actions taken before this clearance could render the project ineligible for HUD funding. For this undertaking, the County of Union has confirmed that no choice-limiting actions will proceed until all required environmental review steps, including Section 106 consultation, are completed and documented.

All information requested in the RFP must be provided or the proposal may be disqualified. **All proposals MUST BE SEALED AND CLEARLY LABELED Attention: "PROPOSAL FOR HOME INVESTMENT PARTNERSHIPS PROGRAM-AMERICAN RESCUE PLAN: UC-HOME-ARP RFP".** Proposals must be submitted in the form required by the specifications including **one (1) original paper hard copy, along with six (6) paper hard copies and one (1) electronic copy of the Application Package, in Word and Excel application format, with the required scanned attachments on a USB drive.**

Packages should be addressed to:

Joseph J. Altavilla, Jr., Esq.
County of Union
Office of the County Counsel
10 Elizabethtown Plaza, 2nd Floor
Elizabeth, NJ 07207
Attention: PROPOSAL FOR HOME INVESTMENT PARTNERSHIPS PROGRAM-AMERICAN RESCUE PLAN:
UC-HOME-ARP RFP

The Union County Board of County Commissioners reserve the right to reject any and all proposals, to waive any informality in the RFP process, and to accept any proposals which, in their judgment, are most advantageous, price and other factors considered, and will best serve the interest of the County of Union.

Proposers are required to comply with the requirements of N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27, and N.J.A.C. 17:44-2.2.

If English is not your first language and you need an interpreter, or you need to have documents translated from English to your native language, please contact our office. Furthermore, the County of Union requests notice in advance for any residents with disabilities so reasonable accommodations can be made.