

## Southeast Neighborhood Development

### Request for Qualifications Non-Profit Developer



#### INTRODUCTION

Southeast Neighborhood Development (SEND) is seeking qualifications from Non-Profit developers to build homes on the near southeast side of Indianapolis. This program is part of the Housing and Economic Recovery Act of 2008 (HERA), Neighborhood Stabilization Program (NSP).

#### SUMMARY AND BACKGROUND

SEND is a non-profit community development corporation, which has served the southeast side of Indianapolis for the past twenty-five years. Created by residents, SEND's mission is to revitalize the neighborhood and enhance the quality-of-life for its diverse population by creating and maintaining quality affordable housing. For more information on SEND, please visit our website: [www.sendcdc.org](http://www.sendcdc.org)

#### REQUEST FOR QUALIFICATIONS

SEND is seeking qualifications from non-profit residential developers to build homes on the southeast side of Indianapolis for families at or below 50% of area median income. Chosen developers will be placed on a list and provided an opportunity to partner with SEND on specific projects as they become available. Construction projects may include rehabilitation of historic residential homes and construction of new single- and multi-family homes.

#### QUESTIONS & ANSWERS

**SEND will not respond to individual inquiries. Do not contact SEND staff with questions regarding this RFQ or related projects.** All questions / inquiries regarding and related to this RFQ and SEND projects will be answered during a one hour **questions and answers session on Tuesday, January 26 at 1:00 PM in the SEND Office** (1030 Orange St. Indianapolis, IN 46203). The session will end promptly at 1:55 PM. All questions and answers discussed during the session will be posted on SEND's website [www.sendcdc.org](http://www.sendcdc.org) and made available for pickup at the front desk on January 28.

#### QUALIFICATIONS DUE DATE

**Qualifications are due Monday, February 1, 2010 at 5:00 PM. Please address all qualifications to:**

**Bryan Conn, Housing Programs Manager  
SEND  
1030 Orange St.  
Indianapolis, IN 46203**

**E-mail submittals are acceptable: [bryan@sendcdc.org](mailto:bryan@sendcdc.org) (questions directed to this email address will NOT be answered).**

**SELECTION CRITERIA, FORMAT AND SCORING**

Each submittal will be considered based on the following criteria. The submittals will be scored based upon the information provided for each section as outlined below. All qualifications must be organized in the following format and contain all of the following information (**incomplete and / or unorganized submittals will not be considered**):

**I. Required Documents**

Charitable Organization status letter and organizations mission statement.

**II. Project Approach & Capacity ----- 50 points**

Describe your intended partnership with SEND including number of homes you intend to build.

**III. Experience ----- 50 points**

Describe your experience building homes for families at or below 50% of area median income.