

**REQUEST FOR EXPRESSIONS OF INTEREST (“REOI”)
NON-PROFIT CONTRACTORS FOR HARP REHABILITATION**

**State of New Jersey
Department of Community Affairs
Division of Disaster Recovery and Mitigation**

Description

The State of New Jersey Department of Community Affairs (“DCA”) is seeking Expressions of Interest from nonprofit organizations interested in becoming a Pre-Qualified Contractor for the Homeowner Assistance and Recovery Program (“HARP”). DCA desires to receive expressions of interest only from qualified contractors who possess controls that will ensure the quality construction standards of the CDBG-DR Program.

Contractors will provide general contractor services to HARP program applicants. Project scopes may include rehabilitation, elevation, reconstruction, and project management. Organizations may also provide assistance with rehabilitation needs not covered under the HARP program.

DCA will provide oversight over individual projects, including cost estimation, eligibility checks, Duplication of Benefits verification, progress inspections, and final inspections. Additionally, DCA will provide project payment to contractors on the applicant’s behalf directly through NJSTART for each inspected payment milestone.

DCA is issuing this REOI to determine the level of interest from nonprofit organizations in providing these services and will determine next steps based on the responses.

HARP Overview

HARP provides awards to homeowners impacted by Hurricane Ida for activities necessary to restore their storm-damaged homes, including rehabilitation, reconstruction, elevation, and/or other eligible mitigation activities such as structural and utility retrofits to make damaged homes more resistant to floods. Project development costs are typically within three tiers: less than \$20,000, between \$20,000 and \$150,000, and over \$150,000

While HARP applicants may choose their own contractor, DCA anticipates that households served by nonprofit organizations will be low-income (80% or less than Area Median Income) with pre-existing barriers to completing program requirements. DCA may refer or assign a pre-qualified contractor to assist these households.

Eligible HARP properties are single-family homes, duplexes, triplexes, townhomes, modular homes, or condominium units located in a storm impacted county. Total HARP applications in each eligible County are shown below:

Bergen:	239
Essex:	351
Gloucester:	14
Hudson:	137
Hunterdon:	33
Mercer:	26
Middlesex:	146
Morris:	15
Passaic:	94
Somerset:	133
Union:	239
Warren:	4
Total:	1431

DCA is implementing the Program through a phased approach which prioritizes low to moderate income (“LMI”) households. Phases I and II, serving households up to 120% of the Area Median Income (“AMI”) are fully funded. Phase III, serving households with incomes over 120% AMI to \$250,000, will be contingent upon the availability of funding.

More information on the State’s response to Hurricane Ida may be found in the [Consolidated Action Plan for the State of New Jersey](#) and the [Homeowner Assistance and Recovery Program Policy](#).

Responses and Questions

Please respond to this REOI with the following information (2 pages maximum):

1. Name, company, mailing address, phone number and e-mail of designated point of contact.
2. Proposed service area by county.
3. Estimate of total households that can be served annually within service area.
4. Brief description of homeowner rehabilitation experience and number of units completed in the past two years.
5. Specific construction services experience, such as basement, bathroom, kitchen remodeling, roof/window replacement, etc.
6. Experience with lead-based paint remediation, either direct or in partnership with a qualified contractor.
7. Brief list of requirements to be successful as a HARP contractor. Detailed explanation of any additional services a HARP applicant may benefit from within your organization. Examples may include relocation assistance, project management, and any services offered that may add value to the construction process.
8. Proof of Contractor License with the State of New Jersey.

Please send any questions and responses to:
DisasterRecoveryandMitigation@dca.nj.gov

Responses are due by 5:00 pm August 30, 2024, Eastern Daylight Time.