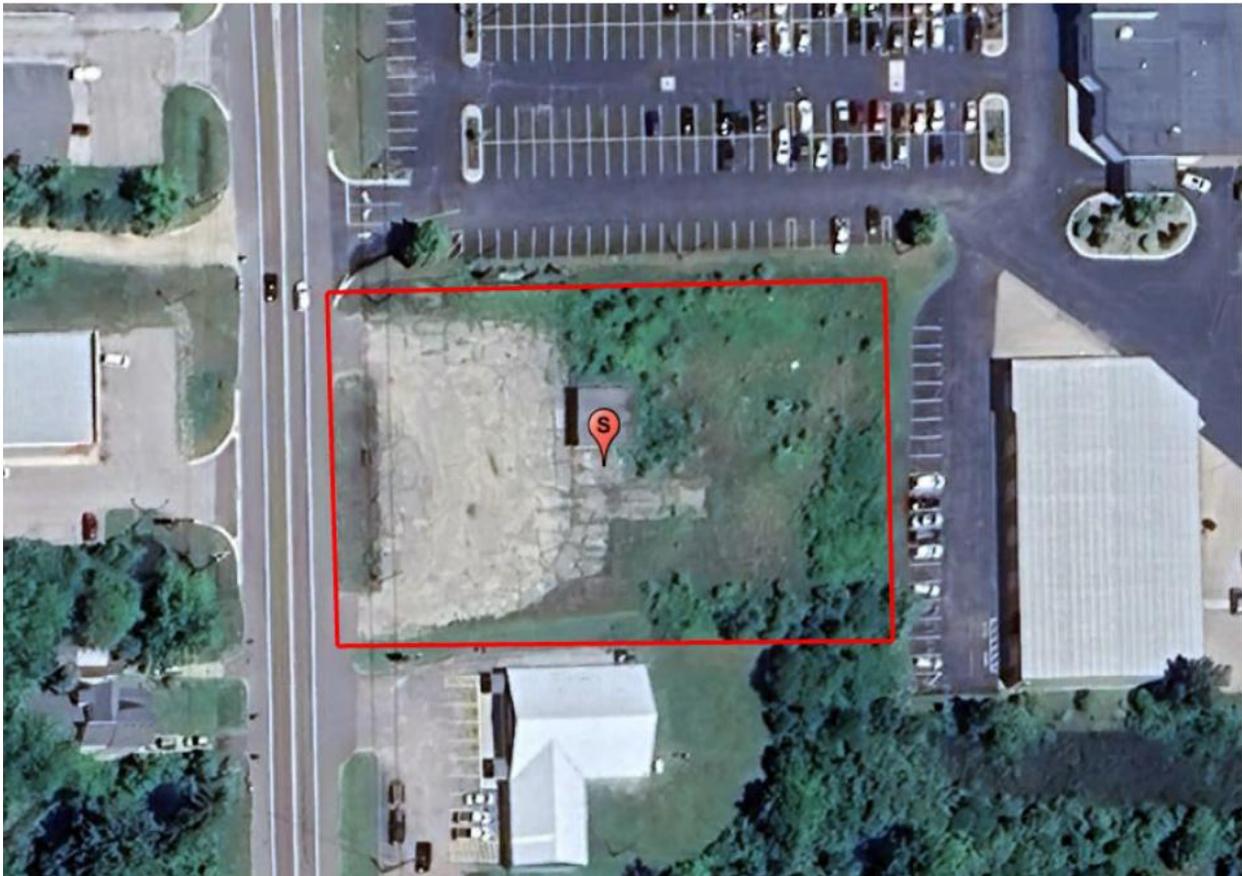


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**REQUEST FOR PROPOSALS FOR  
DEVELOPMENT PARTNER**



**08729 M 140  
South Haven, Michigan 49090**



# Request for Proposals

Feb 17, 2026

On behalf of Senior Services of Van Buren County (“SSVBC”) and South Haven Township a Request for Proposals is being issued for Development Services to develop a parcel of land, approximately 1.3 acres, located at 08729 M 140, South Haven, MI which is currently owned by SSVBC and South Haven Township. SSVBC is an organization funded through local millage rates, and over the years local residents have continued to vote to increase the millage rate for additional funding to help SSVBC grow in their services and activities available to seniors and with a goal to develop senior affordable housing. Proposals are being requested from interested experienced development partners that would qualify for the maximum points as an experienced General Partner under Michigan State Development Housing Authority’s (“MSHDA”) 2026-2027 Qualified Allocation Plan (“QAP”) to help provide knowledge, expertise, and the ability to assemble a development plan, an experienced team and financing structure to create a viable and successful development efforts on this parcel of land in South Haven located at 08729 M 140, South Haven, MI 49090 for new affordable senior housing opportunities.

In an effort to help create a development plan that is both financially feasible and successful in scoring under MSHDA’s QAP please include in the proposal creative ways that would help make your development plan more competitive and advantageous for MSHDA resources. This includes projects that would meet MSHDA’s Energy Efficient Building Policy, preferably with experience on projects designed to meet PHIUS+ Certification for maximum points in that scoring section or other creative ideas to make a development plan more competitive for MSHDA resources.

SSVBC is looking for a partner than can engage immediately if selected with hopes of submitting an application to MSHDA in their upcoming April 1<sup>st</sup> Low Income Housing Tax Credit (“LIHTC”) Funding Round or when later due on October 1<sup>st</sup>.

For consideration in this opportunity, we request receipt of your proposal **by March 12, 2026**. Proposals will be evaluated, follow up conducted, and discussions had, so that a prompt decision on the most advantageous experienced development partner can be made. We are seeking a partner that has the most development experience with affordable senior housing project types to help make these proposed development efforts possible based on respondents’ response

providing supporting documentation of successful prior outcomes and senior housing developments, as well as a possibly identified team of experienced GC, Management Agent and Architect. In addition, strong preference and priority will be provided to respondents' ability to provide long term financial guarantees and funding all predevelopment expense related to the proposed development project.

Please submit your written proposal electronically to Diane Rigozzi at [drigozzi@ss-vbc.org](mailto:drigozzi@ss-vbc.org) by 5:00pm Eastern Time. Please direct any questions or comments you may have about this RFP for Development Services to Diane Rigozzi at the email above.

We appreciate your possible interest in this proposed senior affordable housing development that will help provide much-needed new quality affordable housing for seniors in the Township of South Haven.

Diane Rigozzi  
Executive Director  
Senior Services of Van Buren County

Ross Stein  
Supervisor  
South Haven Township

# Request for Proposals



## **DEVELOPMENT OVERVIEW**

This envisioned new project in South Haven is a new construction development that will bring new affordable housing residential units to seniors of the township of South Haven, Michigan.

The project is desired to be structured as a new 100% affordable senior housing project or mixed income housing project for seniors with a focus on affordable housing units and a proposed development plan that could successfully secure 9% Low-Income Housing Tax Credits ("LIHTC") from MSHDA's competitive application process or alternatively from other available resources that could help provide sufficient financing for this type of project to become a reality.

The site is currently zoned "CSC" Community Service Commercial. Multifamily residential is a permitted Special Land Use in the CSC zoning district. The Township of South Haven will be supportive of providing a PILOT for senior affordable housing and has an in place PILOT ordinance for LIHTC projects. SSVBC can also help provide On-Site Tenant Services as part of the proposed development, to the extent desired services are ones they are able to provide.

We are seeking proposals from interested experienced development partner(s) to provide knowledge, expertise, and the ability to assemble an experienced plan and development team to help create new quality affordable housing for the seniors in the township of South Haven. We are open to proposals from experienced developers that could create a development plan that falls into the framework of what is envisioned herein meeting the goals of SSVBC and the Township of South Haven on the above-mentioned parcel of land. Responses to provide Development Services and the proposed initial development plan will be evaluated that best fit the development ideas referenced herein for a new potential senior housing project and will be evaluated based on the Evaluation Criteria below. Review and evaluation of the RFP responses, necessary follow up and timely decision to identify a selected party are anticipated and SSVBC will negotiate with that selected Partner.

**EVALUATION CRITERIA**

<b>DESCRIPTION</b>	<b>POINTS</b>
Experience with similar project structure, in particular experience with senior affordable housing and property management of senior housing, the ability to fund predevelopment expenses and both short/long-term financial guarantees	20
Bringing an experienced development team to the project (Architect, GC, Management Agent)	10
Development fee split, proposed services and ownership structure of proposed project	15
Prior successful experience and track record	10
Respondent Information/Completeness	5
<b>TOTAL</b>	<b>60</b>