

**City of Union City Request for Proposals From Attorneys Interested  
in Serving as “Tenant’s Rights Rent Board Counsel” for the City of  
Union City Rent Leveling Board For the Period  
July 1, 2015 through June 30, 2016**

**Introduction**

Pursuant to the Fair and Open Process described under N.J.S.A. 19:44A-1, et seq., the City seeks Request for Proposals (“RFP”) from attorneys licensed to practice law in the State of New Jersey that wish to provide tenant’s rights Rent Board services to the City Rent Leveling Board in the City as directed by the Board of Commissioners or other appropriate official within the City for a contract period beginning July 1, 2015 and ending June 30, 2016. All candidates are required to comply with N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 as amended. (Affirmative Action). Each candidate shall submit proof of business registration with the New Jersey Division of Taxation (P.L. 2004, C.57). The successful attorney must have significant experience in representing residential tenants as a tenant’s advocate. The successful attorney among his/her other duties may be requested to do any or all of the following:

1. Provide and distribute information to tenants regarding federal, state and municipal laws affecting the rights and duties of landlords and tenants.
2. Distribute information specifically dealing with tenants’ legal rights;
3. Write and publish information pamphlets, leaflets or booklets providing information on tenant/landlord rights and duties;
4. Operate a hotline to provide advice to tenants;
5. Promote, sponsor and organize tenants’ rights workshops to disseminate information between tenants and tenant groups and assist tenants in organizing to protect tenants’ rights;
6. Receive and forward to appropriate agencies of the city complaints from tenants relating to the administrative action or inaction of any department;
7. Give free advice and assistance to apartment dwellers in their dealings with the city rent leveling board hearings before the Board;
8. Appear before Union City Rent Leveling Board hearings on behalf of tenants as assigned by the City;
9. Any other matters as directed by the appropriate City official(s).

Each candidate shall submit proof of business registration with the New Jersey Division of Taxation (P.L. 2004, C.57) and must comply with the Affirmative Action requirement contained at N.J.A.C. 17:27 *et seq.*

### **Professional Information and Qualifications**

Copies of these standardized submission requirements and selection criteria are on file and available from the Office of the City Clerk. Each interested attorney shall submit the following information:

1. Name of attorney/firm;
2. Address of principal place of business and all attorneys or firm's offices and corresponding telephone and fax numbers. Please note specifically which attorney will be assigned to work with the City;
3. Areas of Practice;
4. Description of attorneys' education, experience, qualifications, number of years with the present law firm and a description of their experience with projects similar to those described above;
5. Experience related to representation of municipalities as a tenant's advocate in an urban environment in New Jersey which is substantially similar to the City of Union City;
6. At least four (4) references, three (3) of which must have knowledge of your representation of municipalities as a tenant's advocate;
7. Examples of your record of success representing municipalities as a tenant's advocate;
8. The firm's ability to provide the services in a timely fashion (including staffing, familiarity and location of key staff);
9. Cost details, including the hourly rates of each of the individuals who will perform the services and the time estimates for each individual, and all expenses, taking into account that the City will not pay more than \$150.00 per hour for the services of any attorney;
10. Statement of corporate ownership (c.52:25-24.2);

## **Selection Criteria**

The selection criteria used in awarding a contract or agreement for professional services as described herein shall include:

1. Qualifications of the individuals who will perform the tasks and the amounts of their respective participation;
2. Proven experience in representing municipalities as a tenant's advocate in urban environments substantially similar to Union City and references;
3. Ability to perform the task in a timely fashion, including staffing and familiarity with the subject matter; and
4. Ability to be available with the appropriate personnel at all times necessary to accomplish the representation; and

## **Submission Requirements**

Sealed proposals and a list of references will be publically opened by the Union City Clerk in his offices at Union City Hall, 3715 Palisade Ave., Union City at 2:00 p.m. on June 9, 2015. Proposals must be received no later than 2:00 p.m. on June 9, 2015, by:

Dominick Cantatore  
Acting City Clerk  
City of Union City  
3715 Palisade Avenue  
Union City, New Jersey 07087

Please submit one original and two (2) copies of your proposal on white 8 ½ "x 11" paper and one list of your references.