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September 4, 2020

**Request for Proposals
No Place Like Home
2020 Non-Competitive and Competitive Allocations**

Proposals are due to the County of Contra Costa by 4pm on October 9, 2020

Proposals should be submitted via flash drive to:

Contra Costa County Behavioral Health Services
Attn: Adam Down
Adam.down@cchealth.org
1340 Arnold Drive, Suite 200
Martinez, CA 94553

The County will host a bidder's conference via Zoom on September 18, 2020 at 2pm.

Please RSVP to adam.down@cchealth.org to confirm your attendance.

All Applicants are strongly encouraged to attend this meeting.



I. Introduction and Background

On July 1, 2016, Governor Brown signed landmark legislation enacting the No Place Like Home (NPLH) program dedicating up to \$2 billion statewide in bond proceeds to invest in the development of permanent supportive housing in California for persons with a mental health diagnosis who are also experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The NPLH bonds are repaid by funding from the Mental Health Services Act (MHSA). Permanent supportive housing developed with NPLH funding will serve adults with serious mental illness, children with severe emotional disorders and their families and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder and who are homeless, chronically homeless, or at risk of chronic homelessness.

The NPLH program provides deferred payment loans to California counties applying independently or with a Development Sponsor for the development of multi-family rental projects with five (5) or more units of Permanent Supportive Housing (PSH) for the target population. NPLH funds may be used to acquire, design, construct, rehabilitate or preserve PSH. NPLH proposed projects may also include a Capitalized Operating Subsidy Reserve (COSR).

The California Department of Housing and Community Development (HCD) awarded approximately \$370 million in Round 1 and Round 2 Competitive funding for the NPLH program. HCD is expected to announce the availability of Round 3 NPLH Competitive funding allocations in October 2020. HCD expects that there will be a total of 4 rounds of NPLH funding allocations statewide over the course of the NPLH program.

This Request for Proposals (“RFP”) is the County of Contra Costa’s (the “County”) only RFP for the County’s Noncompetitive¹ NPLH funds. It expects to award its entire allocation of \$2,231,574 in fall 2020. The County’s application(s) for the Noncompetitive funds are due to the State no later than February 15, 2021.

Behavioral Health Services (BHS) is the lead agency in the County for NPLH funding. BHS is requesting proposals from qualified housing developers (“Applicants”) interested in applying jointly with the County for the NPLH Noncompetitive and/or Round 3 Competitive funding.

There are three application opportunities afforded by this RFP as follows:

1. Applicants may apply for some or all of the \$2,231,574 County’s allocation only; or
2. Applicants may apply for some or all of the \$2,231,574 County allocation and Round 3 funds; or
3. Applicants may apply for the Round 3 funds only.

Note that leveraging the County Noncompetitive allocation with the HCD Competitive allocation does *not* increase the total available NPLH allocation (maximum loan amounts). Projects that leverage the two funding opportunities will, however, provide for a more competitive application under the Round 3 application process with HCD.

NPLH proposals submitted in response to this RFP will be for the **development of five (5) or more** affordable housing units dedicated to the target population. Shared housing is not an option for the County Noncompetitive funds. Successful Applicants will assume responsibility for all aspects of the development, property operations and maintenance, in accordance with applicable federal, state and local laws and all applicable financing regulations. The successful Applicant(s) will coordinate with the County on all aspects of the application to HCD and, if successfully funded, in the provision of supportive services.

¹ Note: The term “Noncompetitive” means that counties did not compete for an allocation of NPLH funds from HCD. Through this RFP, Contra Costa is allocating its “Noncompetitive” funds in a competitive process.



II. Program Guidelines and Regulations

Applicants submitting projects in response to this RFP must comply with all requirements of the NPLH Program Guidelines as amended. The NPLH Program Guidelines and NOFAs are available on HCD's NPLH Program Website: <https://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml>

The Guidelines establish terms, conditions and procedures for the award of funds under both the Competitive and the Noncompetitive allocations. Except as otherwise provided in the Guidelines, multi-family rental housing projects submitted under this RFP are also subject to HCD's current Uniform Multifamily Regulations (UMRs) and may be subject to California competitive bidding and prevailing wage law.

III. NPLH RFP Process and Schedule

As stated, the application process for NPLH Noncompetitive funding allocation also includes the opportunity to apply for Round 3 NPLH Competitive funding allocation. The amount of the Round 3 Competitive funding allocation from HCD is not yet known, however, it is anticipated that there will be approximately \$80,000,000 for all large counties including Contra Costa.

Once a NPLH application is submitted to BHS, County staff will work with the Applicant developer to finalize it along with the required supportive services plan. It is the County's intention to gain the greatest benefit from NPLH allocations for all residents, however, at any time during the application finalization phase, the County, at its sole discretion, may opt not to submit a NPLH project application to HCD. Applications proposing to combine the Noncompetitive funding with the Round 3 Competitive funding allocations need to demonstrate how the Noncompetitive funds will improve the score for Competitive funds.

The County expects to adhere to the following schedule, but dates may change if needed to align the County process with HCD's Competitive application schedule:

Date	Activity
September 18, 2020	Bidder's Conference Call
October 9, 2020	Applications Due
October 12-16, 2020	Application Review, Applicant Interviews (if necessary)
October/November, 2020	Application Scoring
TBD based on HCD schedule	Applications for Competitive funds submitted to HCD
No later than Feb 15, 2021	Applications for Noncompetitive funds Submitted to HCD (if not previously submitted with Competitive applications)

IV. Application Submittal Requirements

Proposals for both the Noncompetitive and the Competitive NPLH funding allocations must be received by BHS on October 9, 2020 by 4pm. Late submissions may not be accepted. One original physical application (appreciated) and one electronic version on a flash drive (required) should be submitted to:



Contra Costa County Behavioral Health Services
Attn: Adam Down
1340 Arnold Drive, Suite 200
Martinez, CA 94553

Instructions for completing the NPLH application are found in the Noncompetitive allocation NOFA (Section II, Sub-Section C) <https://www.hcd.ca.gov/grants-funding/active-funding/nplh/docs/2018-NPLH-NOFA-Noncompetitive-Allocation-Amendment.pdf> and in the Draft Round 3 Competitive funding allocation.

Application templates for NPLH program can be found here: <https://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml#funds>

Submit all of the following information to BHS:

1. A single page cover letter with your funding request, brief project description and location, and anticipated construction start date.
2. A detailed statement describing how your project meets all threshold requirements: eligible applicant, eligible use of funds, experience, site control, integration, amenities, Article XXXIV, supportive services, etc
3. A statement of your approach to providing the required supportive services. Will your agency provide the services, contract with another agency, or expect the County to provide services? Include the process to secure the service provider.
4. HCD Universal Application (Note: You are not required to submit any supporting documentation with the initial submission to the County.)
5. NPLH Supplemental Application (Note: You are not required to submit any supporting documentation with the initial submission to the County.)

V. Project Selection Criteria

The County will review all projects for threshold eligibility as defined in the NPLH Noncompetitive and Competitive NOFAs (Section II – Program Requirements) and the NPLH Program Guidelines. The County will rank the applications as follows:

- A. For Applicants seeking either Noncompetitive funds or a combination of Noncompetitive and Competitive funds:** Applications will be scored and ranked using the scores and criteria in Section 205(a)(1), (c) and (d) of the guidelines. In the event of a tied score, the project with the highest number of units available for NPLH tenants will receive a higher ranking.
- B. For Applicants seeking State Competitive funds only:** The County will review the applications for consistency with the NPLH guidelines, but will not score or rank these applications. The County will be a co-applicant with the Applicant for all submissions that meet the NPLH guidelines and include a service plan that is acceptable to the County.

VI. Questions

All questions pertaining this RFP shall be submitted in writing to adam.down@cchealth.org. A written response will be provided by County staff directly to the person submitting the question and all questions received will be published along with the response on the BHS website: www.cchealth.org/bhs/. It is the responsibility of the interested parties to periodically check the website for updates, frequently asked questions (FAQs) and any other information related to NPLH and this RFP.



VII. Terms and Conditions

All responses to this RFP will become the exclusive property of the County.

This RFP does not commit the County to move forward with the proposed development or pay any costs incurred in the preparation of proposals. The County reserves the right to modify, suspend, or terminate at its sole discretion any and all aspects of the RFP process, to obtain additional information from any and all potential Applicants and to waive any defects as to form or content of the RFP or any response.

The County reserves the sole right to evaluate each proposal and to accept or reject any and all proposals received as a result of this RFP process.

