Alameda County Housing and Community Development Department

Affordable Rental & Capital Projects

Fall Development RFP

Frequently Asked Questions – September 12, 2022:

Question	Answer
1. When are applications due?	Applications are due Friday, September 23, 2022 by 5:00 pm in City Data Services.
2. Where can I download the RFP?	The Affordable Housing Development Program RFP and the Capital Development Projects Program RFP can be found on the HCD website: https://www.acgov.org/cda/hcd/.
3. In the NOFA, it says that construction must start 18 months after award date and lists January 2023. However, if awards will not be announced until Nov 2022, shouldn't 18 months be May or June 2023?"	Projects that begin Construction within 18 months of the anticipated award date, November 22, will receive the maximum score for readiness to proceed scoring item. Projects with later start date will receive reduced scores on a sliding scale.
4. We were approved for a grant for a different program. Can we apply for this grant as well? Is there a limit on how many grants we can get?	Yes, layered funding is acceptable. Keep in mind the HOME funding is capped on a per unit basis and additional HOME funding will restrict additional units. No HOME funding will be awarded beyond the maximum HOME per-unit cap
5. If our center is geographically located in Hayward, but we serve many people who live in Unincorporated County, are we eligible to receive funding under this RFP?	Unfortunately, neither the ARPA or CDBG funds included in the Capital Projects RFP are available for projects located in Hayward. HOME CHDO funds are available in Hayward but only for Affordable Rental Housing projects.
6. Is the total available funding from both sources $2.15M?	The Affordable Housing Development Program RFP is ~$5.4 million and the Capital Development Projects Program RFP is ~$2.1 million. Single projects may apply to multiple

	sources within the same RFP through a single application.
7. What are the Qualified Census Tract Areas eligible in the Unincorporated County.	Please refer to Exhibit F in the Capital Projects RFP and Exhibit G in Affordable Rental RFP for the list of QCTs and a map.
8. What is the maximum amount that may be requested from each fund source?	There is no maximum amount of CDBG and ARPA funds which HCD will invest in a project. The maximum amount of HOME funds invested in a project shall not exceed the per unit dollar limits established by HUD under the HOME Program Rule at 24 CFR 92.250 (a). These limits are shown in Exhibit F in the Affordable Rental Housing RFP.
9. If a project already has submitted applications through City Data Services, do we have we have to re-enter/re-upload all of the information we previously entered?	If it's a housing app that you've done previously, CDS team will be able to transfer some information. Contact citydataservices@yahoo.com
10. Does transitional housing/ temporary housing for youth qualify for these funds?	Transitional and temporary housing are not eligible for HOME funds. Transitional shelters (e.g. temporary residences for people experiencing homelessness) are eligible under the Capital Projects RFP under ARPA .
11. Are the ARPA funds for the capital project also limited to Unincorporated County? What about the CDBG portion?	For both RFPs, ARPA funds are only available in Unincorporated County. CDBG funds included in the Capital Development Projects Program RFP are eligible in the Unincorporated County, Albany, Dublin, Emeryville, Newark and Piedmont.
12. Is Castro Valley available to be funded?	Projects in Castro Valley are eligible to be funded from all funding sources. Projects are subject to additional qualifications listed in the RFPs related to the project type, population housed or served, or the use of the facility.
13. Projects located in Oakland and Berkeley don't qualify for funds?	That is correct Oakland and Berkeley distribute their own Federal funds provided through the HOME, CDBG, and ARPA programs.
14. Can you share what funding sources are available for Oakland and how do I find the RFP?	City of Oakland opportunities can be found here: https://www.oaklandca.gov/resources/nofa-opportunities.

15. If we are not eligible because of the construction requirement of 18 months post-award, will there be another similar NOFA next year?	Projects that do not begin construction within the 18-month time period will receive reduced scores on the readiness to proceed section and will therefore be less competitive. Federal funds included in this RFP run through PY 23-24 and we do not anticipate availability of additional federal funds until Winter of 2023/24 for PY 24-25 funds .for next year are included in this RFP, so there will be no NOFA next year
16. How can our organization get on the notification list for future RFPs/funding opportunities?	HCD distributes RFPs to members on our list serves. You can find all available list serves on our website. Please subscribe to the appropriate group for your organization to ensure all future communications are received.
17. Regarding financing commitments, the RFP says "This RFP provides 'last in' funding. Projects with financing gaps in excess of amounts requested through this process may be penalized or excluded for consideration." Under what circumstances would the project be excluded from consideration?	Projects with large, unsecured funding or financial gaps, after presumed County support through this application, and no demonstrated plans to secure that funding within a reasonable timeline will not be considered.
18. Are there criteria designed to assist in scoring applications for rehab of existing affordable housing projects? i.e., is it realistic for a rehab project to apply, versus a project that is adding new affordable units?	Rehab projects will be considered and are competitive with new construction and acquisition projects. Scoring rubric items will be adjusted accordingly.
19. When would funds be made available when awarded?	Award letters go out after the Board approval in November. After awards are made contracts will have to be drafted and approved and projects will have to be set up in our fiscal systems for disbursement. Funds will then be available on a reimbursement basis for costs incurred during the contract term (not award date). Do not expect to receive any funds earlier than late Q1, 2023.
20. Do I need to be on the sign in list to be able to apply for the program?	Due to technical difficulties, not attending the September 6, 2022, Bidder's Conference and Technical Assistance Session will not exclude interested applicants from having the ability to apply for funding.
21. How do we contact you by phone?	HCD staff managing the project can be reached at 510-670-5941 (Teresa Hester) or 510-670-6513 (Dylan Sweeney).
22. Could you please bring up one of the slides that speaks to how much is available and for what projects, please?	This question was addressed during the September 6, 2022 Bidder's Conference.

23. What is the regulatory term for ARPA?	20 Years
24. On page 7 of the RFP (Section II, Part A) it states that HOME funds cannot be used for improvements to temporary shelter facilities. I assume that for purposes of this RFP HOME and CDBG are used interchangeably? Can you please clarify if rebuilding a DV shelter is an appropriate ask under this RFP?	Projects related to domestic violence shelters are eligible to receive ARPA funds. Please note, HOME and CDBG should not be used interchangeably. They are available through separate RFPs, HOME funds are for affordable rental housing and CDBG funds are available for Public Facilities.
25. Throughout the RFP there are references to loan terms. Can you please clarify if the funds are an award or a loan?	All awards will be made in the form of a loan.
26. Does an award of the HOME funds come with a requirement to use Coordinated Entry (CE) for referrals for vacancies?	Supportive Units must be referred through CE, income qualified units can use the Alameda County Housing Portal or another qualified waiting list.
27. Do the ARPA funds for Development require use of Coordinated Entry?	Supportive Units must be referred through CE, income qualified units can use the Alameda County Housing Portal or another qualified waiting list.
28. The project I am applying for is a community center and day care facility. What should be selected for Project Type (A.8 in CDS app)? I don't want selection of "childcare" to preclude my ability to use these funds for the community center, but I do want to make sure I receive points for developing an educational facility.	In your application, please designate the primary use. If your facility has multiple additional uses, you can include those uses in the project description as well as an approximation of the portion of the facility it will use and the schedule for that service.
29. At the time of the Capital Projects RFP application release, some fields appeared to be missing.	The application has since been updated to include the relevant fields.
30. What level of green building is required to score full points in this section?	Specific items such as LEED project certification are included in the scoring rubric for Affordable Rental Housing. Due to the expected variance in Capital projects, that section will be scored based on information provided in the narrative. LEED certification, GHG benefit, stormwater management, and electrification are some examples of features that could contribute to this score.
31. The requirements for a Services Plan listed in the evaluation criteria don't seem applicable for capital projects. What is the County's expectation for how we can score full points in this section?	If the Capital project will provide a service or host programming, please include a description and plan for funding. Infrastructure projects will receive a partial score.

32. Is a City Manager notification letter required for projects in the Unincorporated County?	No.
33. Are funds available through the Affordable Rental Development RFP for renovation of an existing housing development that already has affordable housing restrictions?	Yes, but pay close attention to HOME limits and current deed restriction terms. We are not providing re-syndication through this RFP.
34. Are funds available through the Affordable Rental Development RFP for renovation of an existing housing development that has existing permanent financing but needs additional funds to finance the work?	Yes, same as above.
35. I wanted to follow up and ask if there is a checklist for the ARPA RFP application, that we can work off of?	There is no application checklist at this time.
36. Are there supplemental questions, or is the application composed strictly of the questions in CDS?	Only in CDS.
37. Is there a checklist of required attachments?	In CDS.