

COUNTY OF ALAMEDA

REQUEST FOR PROPOSALS (RFP)

Projects and Properties to House the Formerly Homeless Through the State HCD Project Homekey Program Sponsored by Alameda County Cities

Deadline to Respond by Friday, September 17, 2021 at 5:00pm

SUMMARY:

The County of Alameda (County) seeks to identify Homeless Housing Projects sponsored by Cities in the County which will be eligible to submit application(s) to the State in response to the upcoming State HCD Project Homekey Notice of Funding Availability (HOMEKEY NOFA).

The County will make available approximately \$12 million in HOME Investment Partnership funding to act as match for the HOMEKEY NOFA. The Alameda County HOME Consortium includes all of the cities in the county except for Berkeley and Oakland, which receive their own allocation of federal HOME Investment Partnership funding.

- Approximately \$10 million in recently awarded American Rescue Plan Act (ARPA) funding provided through the Federal HOME Investment Partnership Fund, which is required to be spent on housing for homeless individuals.
- This RFP will also allocate additional funding from the County HOME program in an amount of approximately \$2.1 million from the Community Housing Development Organizations (CHDO's) set aside and additional funding from prior year grants

This RFP may include a smaller amount of funding from the Measure A-1 Innovation Funds to provide projects with Article 34 Authority, should it be required. These funds will be awarded on a case by case basis and not to exceed \$5,000 per unit award. The County may also add additional funding sources should they be identified and a strong need exists for increased funding.

The HOME ARPA funds are governed by the same rules that apply to regular HOME funds (e.g., if assisting more than 11 units than Davis-Bacon wages are required to be paid and HOME match requirements). Because the Measure A-1 Innovation Funds are covered by voter approved Article 34b authorization, cities will be awarded small amounts of Measure A-1 Innovation Funds so as to be included by the Article 34b authorization coverage if the project requires such authorization.

This County funding will be prioritized to match the State HCD Project Homekey program, and are intended to be part of the local government match requirement. Other homeless projects sponsored by the city may be considered if funding remains. It is expected that the city applying for the funds is also investing match funding for the Homekey program.

At this time, it is expected that State HCD will release the Project Homekey NOFA in September 2021. Local jurisdictions must apply for the funding directly from State HCD and act as the project sponsor, but can include a co-applicant such as a nonprofit or for-profit developer/owner/operator. If the city is also interested in the HOME CHDO funding, the nonprofit partner must submit a CHDO application at the time that the city requests match funding from the County. The purpose of the Homekey program is to acquire or rehabilitate or master lease a variety of housing types, including hotels, motels, and other

buildings, for the purpose of providing interim or permanent housing options for persons experiencing homelessness or at risk of becoming homeless.

PROGRAM DESCRIPTION

The list of eligible uses from the first round of the Homekey program in 2020 were as follows:

- Acquisition or rehabilitation of motels, hotels, or hostels.
- Acquisition of other sites and assets, including purchase of apartments or homes, adult residential facilities, residential care facilities for the elderly, manufactured housing, and other buildings with existing residential uses that could be converted to permanent or interim housing
- Conversion of units from nonresidential to residential in a structure with a certificate of occupancy motel, hotel, or hostel.
- The purchase of affordability covenants and restrictions for units
- The County plans on working with individual cities as each city determines the best potential property type for acquisition. Property types can include:
 - Nonresidential structures with a certificate of occupancy such as a motel, hotel, or hostel.
 - Multifamily rental housing
 - Shared housing or scattered site housing, including single family homes or tiny homes
 - Manufactured or modular housing

In addition to the above, the County will be requiring the following:

- Proposed projects and properties must be located within the geographic boundaries of the applying city.
- The County will require a recorded 55-year regulatory agreement against the project property restricting the use of the property and target population(s).
- Homekey units must serve people experiencing or at risk of homelessness

More information about the Homekey program, its funding requirements, and projects that received awards in 2020 can be reviewed at the following website:

<https://www.hcd.ca.gov/grants-funding/active-funding/homekey.shtml>

SUBMITTAL REQUIREMENTS

Please provide the following information:

1. About the Property
 - (a) Building Owner Information, including the property ownership structure
 - (b) Property Information
 - Address
 - Number of total units
 - Number of ADA Units
 - Condition and age of property
 - (c) Proposed Sales Price of Property
 - (d) Property Status (Is it currently on the market? If so, is it under contract?)

2. Proposed Project Homekey Description:
 - (a) Overview of how the property will be utilized
 - (b) Homekey Eligible Project Type

- (c) Target population
- (d) Proposed number of people housed
- (e) Description of the range of on-site and off-site supportive services that will be provided to the target population and how the cost of service delivery will be covered

3. Description of Co-Applicant’s Qualifications:
- (a) Owning and operating affordable housing
 - (b) Serving individuals and families experiencing homelessness or are at risk of being homeless
 - (c) Applying for or managing Homekey-funded projects, as may be applicable

EVALUATION CRITERIA

All responses to this RFP will be evaluated to determine the most competitive project for Homekey funding, as described in the next Homekey Notice of Funding Availability (NOFA) that is scheduled for release in September 2021.

The County will review, score and award acquisition opportunities based upon project feasibility, addressing of local homeless or at risk of homelessness needs, and probability of the proposed acquisition receiving a Project Homekey award. One of the goals of the program is to successfully enable as many projects as possible to competitively apply to Homekey.

RIGHT TO REJECT:

The County of Alameda reserves the right, in its sole discretion, to choose any response to this RFP which has been determined to meet the objectives stated herein, to reject all submittals or to choose a different combination of funding than requested by a city.

PROJECT TIMELINE

Below is the estimated schedule for the project selection and application process:

Activity	Date
Circulation of RFP	August 25, 2021
RFP Submittal Deadline	September 17, 2021
County Review of Responses	September 17- October 5, 2021
Recommendations – HCDAC	TBD
Recommendations – BOS	TBD

SUBMITTAL & QUESTIONS

Please submit your responses to Jennifer Pearce via email at Jennifer.pearce@acgov.org by September 17, 2021 at 5:00 pm in the format described above.