

**COUNTY OF ALAMEDA
ALAMEDA COUNTY HEALTH**

**QUESTIONS & ANSWERS to RFP No. ACH-900625
for
Housing Financial Assistance – Behavioral Health Bridge Housing**

**Summary of Q&A Submitted
Networking/Bidders Conferences held on January 28 and 30, 2025**

NOTICE TO BIDDERS

THIS COUNTY OF ALAMEDA, AC HEALTH QUESTIONS & ANSWERS (Q&A) DOCUMENT HAS BEEN ELECTRONICALLY ISSUED TO POTENTIAL BIDDERS VIA E-MAIL BASED ON THE BIDDERS CONFERENCE SIGN-IN SHEETS OR FROM OTHER SOURCES. THIS Q&A DOCUMENT WILL ALSO BE POSTED ON THE GENERAL SERVICES AGENCY (GSA) CONTRACTING OPPORTUNITIES WEBSITE LOCATED AT [HTTPS://WWW.ACGOV.ORG/GSA_APP/GSA/PURCHASING/BID_CONTENT/CONTRACTOPPORTUNITIES.JSP](https://www.acgov.org/gsa_app/gsa/purchasing/bid_content/contractopportunities.jsp)

	QUESTIONS	RESPONSES
1.	Which Public Housing Authority (PHA) will be administering the long-term subsidies?	The specific PHA is unknown at this time. Alameda County Health (ACH) has current agreements with multiple PHAs. Negotiations for the administration of these Behavioral Health Bridge Housing (BHBH) funds are in progress.
2.	The Request for Proposals (RFP) states that there is a total of \$5.6 million available, but that up to \$2.8 million of that will be administered by a partnering PHA. How would that work from a budgeting and/or contracting standpoint? Should we include the \$2.8m in PHA-administered funds in what we request in our budget and, if awarded, would we be subcontracting with the PHA?	As stated in the RFP on page 5, program implementation will include direct services, reporting, and payment approvals for financial assistance with a term longer than 90 days through the PHA, as well as direct administration of one-time and short-term Housing Financial Assistance (HFA) for homelessness prevention, housing problem solving and short-term assistance for people referred through the County’s BHBH program or its Coordinated Entry Crisis Queue with BHBH eligibility. ACH requests that the amount to be administered through the PHA be reflected in the budget as a standalone amount, as shown on page 39 of the RFP Budget Form. ACH intends to allocate the funding through an independent agreement with the PHA. The selected HFA provider will be responsible for authorizing subsidy approvals and tracking the ongoing assistance for BHBH reporting purposes. This structure will be designed in collaboration with the selected Contractor as the program launches.
3.	How does someone transition from short-term assistance administered by our agency to long-term assistance administered by the PHA? In our experience, converting leases can take a long	As stated on page 6 of the RFP, mid-term financial assistance will be administered initially by the selected Contractor, with assistance projected to be longer than 90 days to be administered through the PHA. All assistance

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Homelessness Services: **Housing Financial Assistance – Behavioral Health Bridge Housing**

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	<p>period of time. We would want to be sure that there was no interruption in rent payments in the transition.</p>	<p>will be tracked and reported through the selected Contractor under this agreement. ACH anticipates that all medium-term assistance (longer than 90 days but no more than 24 months) will be structured from the beginning for PHA administration. The HFA provider role will be to initiate the tenancy agreement and administer the initial months of assistance while the PHA process is completed. All other HFA amounts will be in the one-time or short-term category and will be solely administered by the selected HFA provider.</p>
4.	<p>The program term is 26 months long and the maximum subsidy term is 24 months. Should we assume that no one can receive subsidies once the program term ends in June 2027, even if they have not reached their maximum subsidy term (e.g. if someone enrolls in the program in January 2027 and needs longer-term assistance).</p>	<p>Bidders should assume that program participants will not receive subsidies one the program term ends in June 2027. As stated in the RFP on pages 6-7, D.1.c.ii., the services plan must detail identified basic needs to be addressed and plan to support participant in addressing and meeting these basic needs. Plans will primarily address behavioral health, housing, and income stability.” ACH expects the selected Contractor to include provisions for how the program participant will maintain housing after this assistance ends.</p>
5.	<p>The RFP notes that units will need to meet Emergency Solutions Grant (ESG) habitability requirements, but most PHAs require Housing Quality Standards (HQS). If someone is transitioning to a longer-term subsidy in a unit that meets ESG habitability but not HQS, how would that be handled?</p>	<p>ESG Habitability Standards may only be used for one-time or short-term (less than 90 days) assistance. If the program participant is to receive medium-term assistance, the unit should be inspected based on PHA requirements which are currently HQS. The County anticipates HQS to be updated to the National Standards for the Physical Inspection of Real Estate (NSPIRE) by October 2025.</p>