



# COUNTY OF ALAMEDA

REQUEST FOR INTEREST No. 25-02

for

## Homekey+ Permanent Supportive Housing

Any Request for Proposal (RFP) issued as a result of this Request for Interest (RFI) will be posted on Alameda County Current Contracting Opportunities [[Contracting Opportunities - General Services Agency - Alameda County \(acgov.org\)](https://www.acgov.org/contracts/contracting-opportunities)]. Please immediately update the County Contact noted below of any e-mail address changes. To vendors registered or certified in the Small Local Emerging Business vendor database: Please maintain correct and accurate e-mail address information to ensure receipt of future RFIs.

Contact Person: James Wagner and Jeannette Rodriguez

Phone Number: (510) 567-8125 and (510) 567-6849

E-mail Address: [James.Wagner@acgov.org](mailto:James.Wagner@acgov.org) and [JeRodriguez@acgov.org](mailto:JeRodriguez@acgov.org)

**RFI RESPONSE DUE**

by

**2:00 p.m.**

on

**3/7/2025**



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**A. INTENT**

Homekey+ is an opportunity for Local Public Entities, including state and regional entities, to newly construct Permanent Supportive Housing (also known as PSH), or acquire and convert to Permanent Supportive Housing a broad range of building types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, and manufactured housing.

The intent of this Request for Interest (RFI) is to identify a pool of potentially qualified vendors that may be interested in being a co-applicant with Alameda County Health, Behavioral Health Department (thereafter ACBHD or County) for Homekey+ grant funding. This RFI is specifically looking for vendors that have or could acquire property and/or buildings to renovate or construct for Permanent Supportive Housing units to serve the Homekey+ target population. The County is specifically interested in projects that align with adopted local strategies to expand Permanent Supportive Housing in Alameda County, including but not limited to the [Home Together Community Plan](#), and [Behavioral Health Department Strategic Plan](#).

**B. SCOPE**

In March 2024, California voters passed Proposition 1, a two-bill package including the Behavioral Health Services Act (BHSA) (Senate Bill 326) and the Behavioral Health Infrastructure Bond Act of 2024 (BHIBA) (Assembly Bill 531). Homekey+ is the Permanent Supportive Housing component of the BHIBA.

The California Department of Housing and Community Development (HCD), in collaboration with the California Department of Veterans Affairs (CaVet) announced the availability of approximately \$2.145 billion of Homekey+ grant funding through a Notice of Funding Availability (NOFA) released in November 2024.

The full NOFA is available at:

<https://www.hcd.ca.gov/grants-and-funding/homekey-plus>

The Homekey+ funding available in this NOFA is to provide Permanent Supportive Housing for individuals and/or their households, with mental health and/or substance use disorder challenges who are risk of or experiencing homelessness. Homekey+ also establishes allocations for Veterans. Although Homekey+ largely remains similar to prior Homekey rounds, there are important differences to note. Homekey+ will only fund Permanent Supportive Housing; Interim Housing is no longer an eligible use.

**Homekey+ aims to sustain and rapidly expand the inventory of Permanent Supportive Housing** for Veterans, young people, and other individuals and their households, with mental health and/or substance use disorder challenges who are at-risk of or experiencing homelessness. All units must be reserved for individuals (and their

households, if applicable) with a Behavioral Health Challenge regardless of whether they are serving Veterans, Homeless Youth, or other eligible populations. **Homekey+ Projects receiving an Award must complete construction within 12 months**, starting 60 days from the date of the Award letter, with the exception of new construction gap financing Projects, which must complete construction within 24 months, starting 60 days from the date of the Award letter. Rehabilitation projects funds must be completely spent within 15 months. For new construction, the timeline extends to 27 months to fully expend funds. For all projects, the agreement with the HCD must be signed within 90 days.

Homekey+ is an opportunity for the ACBHD and the Alameda County Health, Housing and Homelessness Services (AC Health H&H) to partner with eligible vendors to be co-applicants for grant funding to newly construct Permanent Supportive Housing, or acquire and convert to Permanent Supportive Housing a broad range of building types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, and manufactured housing.

### **C. VENDOR QUALIFICATION CRITERIA**

Vendor minimum qualification criteria include, but are not limited, to the following:

1. Project(s) must be located in Alameda County.
2. Bidder shall demonstrate the development, ownership, or operation of a Project similar in scope and size to the proposed Project; or development, ownership, or operation of at least two affordable rental housing Projects in the last 10 years, with at least one of those Projects containing at least one unit housing a tenant who qualifies as a member of the Target Population. Identified service provider and property manager must have a minimum of three years of experience supporting the target population.
3. Bidder shall demonstrate the current capacity to develop, own, and operate the proposed Project in accordance with a 55-year affordability term.
4. Bidder shall have experience administering a Project in accordance with the core components of Housing First (Welfare and Institutions Code Section 8255) and may have experience accepting referrals from the Coordinated Entry System (CES).
5. Bidder must have the capacity to demonstrate site control and obtain a preliminary title report and appraisal by the time of application. For construction projects, Bidder must also have the capacity to obtain a Phase 1 Environmental

Report. For rehabilitation projects, Bidder must obtain a physical needs assessment (PNA) prepared by a qualified, third-party contractor.

**D. COUNTY CONTACTS**

Questions regarding this RFI must be submitted in writing to:

James Wagner, Deputy Director of Clinical Operations  
Alameda County Health, Behavioral Health Department  
2000 Embarcadero, Suite 400  
Oakland, CA 94606  
Phone: (510) 567-8125  
E-mail: [James.Wagner@acgov.org](mailto:James.Wagner@acgov.org)

**E. ESTIMATED CALENDAR OF EVENTS:**

<b>Event</b>	<b>Date</b>
Request for Interest (RFI) Issued	February 18, 2025
RFI Response Due	<b>By 2:00 p.m. on March 7, 2025</b>
Final Application Due	May 30, 2025, or until funds are exhausted, whichever occurs first.
Award announcements	Continuous, expected to begin June 2025

**F. REQUEST FOR INTEREST RESPONSE FORMAT**


ACBHD intends to coordinate with vendors to develop proposals and co-apply for grant funding.

1. Vendors that meet the Qualification Criteria and are interested in being included on the vendor list, should send an RFI Response via e-mail to James Wagner: [James.Wagner@acgov.org](mailto:James.Wagner@acgov.org) and Jeannette Rodriguez: [JeRodriguez@acgov.org](mailto:JeRodriguez@acgov.org) by **2:00 p.m. on March 7, 2025**

The subject of the e-mail must read: **RFI No. #25-02, [Bidder Name]**

The RFI Response must contain the following:

- Bidder/Organization Name
- Contact Person Name
- Business Address (PO Box/Street Address, City, State)
- Contact Telephone Number

- Contact E-mail Address
  - Property/Site Name
  - Summary of proposal type: Acquisition, Rehabilitation, both acquisition and rehabilitation, Master Lease, Conversion (nonresidential to residential, or interim housing to Permanent Supportive Housing), Gap financing (in accordance with [section 502](#)) New Construction (in accordance with [section 501](#))
  - Total number of units and proposed number of Homekey+ Units (including unit composition)
  - Target Population(s)
  - Property address and brief project description, including cost (no more than one page)
  - Description of how Bidder meets the Vendor Qualification Criteria (no more than one page)
2. In addition, ACBHD encourages any **new vendors that are local to Alameda County** to register and be added to the County SLEB database. More information on how to register can be found on the County’s website at: [Supplier Corner - Small, Local and Emerging Business \(SLEB\) Program - Alameda County \(acgov.org\)](#).
3. Both local and non-local vendors can subscribe to any or all Contracting Opportunities Categories and/or Upcoming Events [<https://gsa.acgov.org/do-business-with-us/upcoming-contracting-events/>] for automatic updates. Subscribers will receive an e-mail announcing when the latest information has been updated on our website. More information on how to  [Subscribe](#) [<https://gsa.acgov.org/do-business-with-us/egov-subscriptions/>].