



**Riverside
University**
HEALTH SYSTEM

Behavioral Health

**NO PLACE LIKE HOME
PERMANENT SUPPORTIVE
HOUSING PROGRAM**

REQUEST FOR PARTICIPATION

Opportunity for multi-family housing developers to present proposals to acquire, construct, and/or rehabilitate permanent supportive housing in Riverside County for individuals with serious mental illness who are homeless, chronically homeless or at-risk of chronic homelessness

August 31, 2020

Riverside University Health System – Behavioral Health
No Place Like Home Permanent Supportive Housing Program
Noncompetitive Funds

REQUEST FOR PARTICIPATION

I. Background

In 2016, California enacted the No Place Like Home (NPLH) program to dedicate \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The bonds are repaid through funding from the Mental Health Services Act (MHSA).

NPLH funds are used to finance the capital costs of units of permanent supportive housing in a multi-family rental housing development for persons with a serious mental illness who are homeless, chronically homeless or at-risk of chronic homelessness. These costs can include the acquisition, design, construction or rehabilitation costs associated with the multi-family rental housing community along with capitalized operating subsidy reserves. The NPLH program provides deferred payment loans to successful applicants. For a complete explanation of the NPLH program, please review the No Place Like Home Program Draft Program 2020 Guidelines (NPLH Program Guidelines) issued by the California Department of Housing and Community Development (HCD). Please [CLICK HERE to visit the NPLH site](#).

Counties are eligible to apply for funding acting independently as a development sponsor or together with another entity. Riverside University Health System – Behavioral Health (RUHS–BH), on behalf of the County of Riverside, intends to develop and submit applications for funding in collaboration with qualified developer(s) with relevant experience in:

- constructing and developing affordable housing and permanent supportive housing;
- providing supportive services and housing for low income and special needs populations;
- and
- property management and asset management of multi-family housing communities.

Key features of the program include:

- a requirement that permanent supportive housing utilize low barrier tenant selection practices that prioritize vulnerable populations and offer flexible, voluntary, and individualized supportive services;

- a requirement that the County of Riverside (provided through RUHS-BH) commits to provide mental health services and help coordinate access to other community-based supportive services for residents; and
- a restriction on the amount of rent charged for units financed through the NPLH program to be no more than 30 percent of the Area Median Income, as defined in the NPLH Program Guidelines.

Population to be Served

Permanent supportive housing provided through the NPLH program is intended for individuals who are homeless, chronically homeless, or at risk of chronic homelessness and are

- adults with serious mental illness; or
- children with severe emotional disorders and their families; or
- persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder with symptoms of psychosis, suicidality or violence.

At risk of chronic homelessness includes persons who are at high risk of long-term or intermittent homelessness, including persons with mental illness exiting institutionalized settings, transition age youth experiencing homelessness or with significant barriers to housing stability.

Funding

NPLH funding is divided into Competitive and Noncompetitive allocations. Competitive allocations are awarded pursuant to a Notice of Funding Availability (NOFA) issued from time to time by HCD. An amended NOFA for Noncompetitive NPLH funds was issued on October 30, 2018 by HCD. RUHS-BH responded to this NOFA and received an award of \$ 3,340,454. NPLH Noncompetitive funds. Funding that is used in developing permanent supportive housing through the NPLH program is secured through a loan agreement and other documents as more fully described in the NPLH Program Guidelines.

RUHS-BH has issued this Request for Participation (RFP) to obtain proposals that would use a portion of or the entire \$ 3,340,434 award of noncompetitive NPLH funds, subject to the NPLH Program Guidelines and pursuant to the purposes and intentions discussed herein.

Applications are permitted to utilize noncompetitive NPLH funds with other available funds from local, state and federal sources, including NPLH competitive funds, subject to the NPLH Program Guidelines.

These funds are intended to fill the gap in a development's financial structure after all other available sources of housing development funds have been explored and utilized to the optimal benefit of the project. **Examples of other available funds may include NPLH competitive funds, Low-Income Housing Tax Credits, Tax Exempt Multifamily Housing Revenue Bonds, California Mental Health Services Act funds, funding from the Federal Home Loan Bank Affordable Housing Program funds, HCD, other state, federal, and local programs, equity capital and loans from commercial lending institutions.**

II. Request for Participation

RUHS-BH is requesting responses from qualified housing developers (hereinafter referred to as "Applicants") who are interested in applying jointly with RUHS-BH for NPLH Noncompetitive funds. Applicants can propose using all of, or a portion of, the RUHS-BH NPLH non-competitive award of \$ 3,340,454.

Qualified housing developers with the ability, skills, expertise and experience in the following areas are encouraged to submit applications. These include, among other factors, the ability to:

- construct, acquire and/or rehabilitate affordable housing and permanent supportive housing developments;
- successfully operate and maintain affordable housing and permanent supportive housing developments; and
- obtain financing and capital necessary to construct and complete a project.

Objectives

In addition to the general goal of generating new permanent supportive housing in Riverside County, this RFP has additional objectives:

1. To identify new permanent supportive housing developments that meet local and State priorities for both non- competitive and competitive NPLH funding. RUHS-BH and a development partner will apply for funds as co-applicants.
2. To promote confidence and interest in developing NPLH housing from the community of affordable housing and permanent supportive housing developers throughout California and the nation through a streamlined application processes and transparency. The local application process is intended to identify projects and develop a project pipeline for the stream of funding from the NPLH program and other funding source(s).
3. To coordinate local funding commitments and processes to identify feasible and competitive development projects. Coordinated funding commitments include project-based housing choice vouchers (PBVs) awarded and administered by the Housing Authority

of the County of Riverside (HACR). Other funding may be available through various other sources, including certain cities.

Project and Developer Requirements

Responses to this RFP will be for the development of five (5) or more affordable housing units dedicated to the target population defined in the NPLH Program Guidelines. Successful Applicants will assume responsibility for all aspects of the development, including property operations and maintenance, in accordance with applicable federal, state and local laws, and all applicable housing and financing regulations. The successful Applicant(s) will coordinate with RUHS-BH and HACR on all aspects of the application to HCD and, if successfully funded, in the development of the property and the project operations.

Except as otherwise provided in the NPLH Program Guidelines, multi-family rental housing projects submitted under this RFP are also subject to the current Uniform Multifamily Regulations (UMRs) of HCD and may be subject to California competitive bidding and prevailing wage law.

Each qualified project will be evaluated for suitability for NPLH funding. An award of NPLH funds is conditioned on acceptance and approval of an Applicant for NPLH funds by HCD and/or eligibility of the Applicant to receive available state or federal funding sources. The total amount of funds awarded shall not exceed the eligible costs associated with NPLH assisted units. The cost allocation rules in 25 CCR Section 7304(c) shall apply in determining eligible costs.

NPLH developments must demonstrate the integration of NPLH eligible populations with other residents of the project who are not residents of NPLH units as well with the general community in which the project is located. One way that this is accomplished is by ensuring that NPLH units are integrated with other units in the development, and not separated onto separate floors, buildings, areas of the building(s) or locations within the project. Nothing about NPLH units, or their location, will distinguish or identify them as being funded by or reserved for residency by NPLH-eligible residents.

Additionally, Applicants must certify that they will facilitate or provide regular community building activities and architectural design features that promote tenant interaction, as feasible, depending on the scope of the construction or rehabilitation activity. A Supportive Services Plan and Management Plan, as defined in the NPLH Program Guidelines, must include policies that promote participation by tenants in community activities, and impose no restrictions on guests that are not otherwise required by other project funding sources or would not be common in other unsubsidized rental housing in the community. The tenant selection process

for a NPLH project must comply with the requirements of Section 211 of the NPLH Program Guidelines.

Preferential consideration may be provided for affordable housing developments with the following characteristics and attributes:

1. Project will create new affordable housing units;
2. Project will leverage other forms of resources, including capital financing, housing subsidies and complementary support services;
3. Project will incorporate green building and resource-efficient technologies exceeding current standards;
4. Project will include Whole Person Wellness and/or Healthy Homes Planning components;
5. Project will offer supportive services not mandatory within NPLH guidelines, to include recreational and social activities, educational services, employment services;
6. Project will offer furnished units for NPLH tenants; and
7. Project will provide geographic diversity in the overall distribution of NPLH funds across Riverside County and/or will provide permanent supportive housing in a region or community of Riverside County that is considered to be lacking or under-resourced in available permanent supportive housing.

Developer Capacity

Developer capacity to perform administrative, managerial and operational functions and to oversee the work necessary for successful completion of the proposed project will be evaluated. To be eligible for financing, a developer must:

1. Exhibit prior work and completion of successful developments containing affordable rental housing. Successful developments may include operation, construction, acquisition, acquisition with rehabilitation or any combination of accomplishments that created or preserved affordable rental housing.
2. Demonstrate project readiness.
3. Demonstrate leverage of development funds.
4. Demonstrate leverage of rental or operating subsidies.
5. Exhibit prior efforts resulting in the successful development and operation of permanent supportive housing.
6. Satisfy threshold requirements as defined in the NPLH Program Guidelines that relate to possessing control of the proposed development site through June 30, 2021 or later through fee title, an option to purchase, a disposition and development agreement with a public agency, a land sales contract, a leasehold with development provisions or any other enforceable instrument that is permissible and approvable in an application for NPLH funds under NPLH Program Guidelines.

7. Provide full disclosure of all associations between partners, contractors, and sub-contractors using the form provided in Exhibit B. Conflict of interest laws and regulations will be strictly applied.

All applications and projects must comply with the requirements of the amended Notice of Funding Availability Non-competitive Allocation Funds dated October 30, 2018 and any subsequent amendments as well as the NPLH competitive allocation NOFA expected to be released by HCD in October 2020. The NPLH Program Guidelines and NOFAs are available on HCD's NPLH Program website: <http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml#guidelines> .

Upon acceptance of a NPLH application, RUHS-BH staff will work with the Applicant to finalize the application and generate content and information required for submission to HCD. It is the intention of RUHS-BH to optimize the development value and gain the greatest benefit from NPLH allocations and funding awards.

RUHS-BH will review all projects for threshold eligibility for competitive and noncompetitive funds as defined in the NPLH Program Guidelines. It is the intent of RUHS-BH to select the most "shovel-ready" project(s) and will consider the following, in addition to the other characteristics and attributes described herein, when evaluating applications:

- Projects that provide new/additional units for the target population;
- Projects that utilize a low-barrier tenant selection process that prioritizes those with the highest needs for available housing;
- Projects that do not layer or compound tenant eligibility criteria for NPLH units to meet the requirements of diverse financing;
- Projects that agree to maintain NPLH units separate from other restricted units; and
- Projects that will implement and maintain tenant selection practices that comply with the principles of Housing First practices consistent with the core components set forth in Welfare and Institutions Code Section 8255(b) and as referenced in Section 211 of the NPLH Program Guidelines.

RUHS-BH, at its sole discretion, may opt not to submit a NPLH project application to HCD at any time during the application finalization phase.

Applications proposing to combine the noncompetitive funding through this RFP with the Round 3 NPLH competitive funding applications may require more time to be reviewed and finalized by RUHS-BH. The Round 3 NPLH competitive funding NOFA is currently expected to be released in October 2020. The due dates referenced at Exhibit B are subject to revision based on the release date of the Round 3 NPLH competitive funding NOFA and other events.

III. Application Submission Requirements

Submission

Proposals for noncompetitive NPLH funding allocations must be received by RUHS-BH on or before **5:00 pm PST on Friday, October 30, 2020**. Late submissions will not be accepted. Proposals must be sent via e-mail to both e-mail addresses listed below. All attachments and materials must be included in the e-mail submission and be sent to:

TPeterson@ruhealth.org; AND
NPLH@ruhealth.org

Format of Submission

Applications must include all of the following:

1. Scoring tab of NPLH Supplemental Project Application. Applicants must access the NPLH Supplemental Project Application template associated with Round 2 of the NPLH competitive funding NOFA, which is found under “Current NOFAs Competitive Allocation” located at <http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml> and complete the content relating to Sections 202 (a) through 202 (d) of the Scoring tab. Exhibits and documents required as part of Sections 202 (a) through (d) of the Scoring tab must be provided with the application to RUHS-BH.
2. Loan Amount & Unit Mix Tab of NPLH Supplemental Project Application. Applicants must access the NPLH Supplemental Project Application template associated with Round 2 of the NPLH competitive funding NOFA, which is found under “Current NOFAs Competitive Allocation” located at <http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml> and complete the content.
3. Local and Env Verification Tab of NPLH Supplemental Project Application. Applicants must access the NPLH Supplemental Project Application template associated with Round 2 of the NPLH competitive funding NOFA, which is found under “Current NOFAs Competitive Allocation” located at <http://www.hcd.ca.gov/grants-funding/active-funding/nplh.shtml> and complete the content.
4. Certification. Applicants must complete the Certification provided at Exhibit A to this RFP.
5. Full disclosure of all associations. Applicants must furnish a full and complete disclosure of all associations between partners, contractors, consultants and sub-contractors that are currently associated with and those that will be associated with any aspect of constructing, developing, managing, financing or owning the proposed project using the form provided at Exhibit B to this RFP.
6. Description of existing affordable housing and permanent supportive housing developments. Applicants must provide a summary description of 3 successful

developments containing affordable and permanent supportive housing and a description of experience in constructing, operating, managing and coordinating supportive services at those developments using Exhibit C to this RFP.

Please be aware of size and capacity limitations on e-mail systems that could impair, delay or defeat transmission and delivery of a submission. Incoming e-mails with attachments that exceed 30 MB may not be successfully received by RUHS-BH. Submissions that exceed this size should be sent using separate, sequential e-mails.

Please retain a copy of the e-mail transmitting the submission. RUHS-BH will electronically acknowledge receipt of the submission.

Application Threshold Requirements

All development applications must demonstrate the ability to satisfy threshold requirements as defined in the NPLH Program Guidelines, including possessing control of the proposed development site through June 30, 2021 or later.

IV. Certification

Each proposal must include a Certification Page. Refer to Exhibit A.

V. Terms and Conditions

All responses to this RFP will become the exclusive property of RUHS-BH.

This RFP does not commit RUHS-BH to move forward with the proposed application or pay any costs incurred in the preparation of proposals. RUHS-BH 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.

RUHS-BH 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.

All proposals received by RUHS-BH shall become a matter of public record and shall be regarded as public, except for those elements of each proposal which are defined by the applicant as business or trade secrets and are plainly marked as “Confidential” or “proprietary.” Each element of a proposal that an applicant desires not to be considered a public record must be clearly marked as set forth above, and any blanket statements (i.e. regarding entire pages, documents or other non-specific designations) shall not be sufficient and shall not bind RUHS-

BH in any way whatsoever. If disclosure is required or permitted under the California Public Records Act or otherwise by law, RUHS-BH and the County of Riverside shall not in any way be liable or responsible for the disclosure of any such records or part thereof.

EXHIBIT A

CERTIFICATION PAGE

The undersigned certifies under penalty of perjury that all statements made and submitted in connection with this proposal are true and correct to the best of the knowledge of the undersigned.

Name of development partner entity responding to RFP	
Name and title of person authorized to issue certification	
Signature of person authorized to issue certification	
Date	

EXHIBIT B

FULL DISCLOSURE OF ALL ASSOCIATIONS BETWEEN PARTNERS, CONTRACTORS, SUB-CONTRACTORS, CONSULTANTS, INVESTORS, CONSULTANTS AND OTHER INDIVIDUALS

Name of development partner entity responding to RFP

Name of associated entity(ies) and individual(s)	Description of association (including, but not limited to ownership arrangements, financial commitments, investments, legal obligations and similar matters, among others, that are existing or expected to be a part of the proposed project)

EXHIBIT C

DESCRIPTION OF EXISTING AFFORDABLE HOUSING AND PERMANENT SUPPORTIVE HOUSING DEVELOPMENTS

Name of development partner entity responding to RFP

Names and locations of 3 existing affordable housing and permanent supportive housing developments	Summary description of 3 successful developments containing affordable and permanent supportive housing and a description of experience in constructing, operating, managing and coordinating supportive services

**SUMMARY OF RFP INFORMATION
AND
DATES AT A GLANCE**

CONTACT AT RUHS – BH	Thomas Peterson TPeterson@ruhealth.org 951 – 538 – 6791
HOW TO OBTAIN RFP DOCUMENTS	www.rcdmh.org/Administration/NPLH
LAST DAY TO SUBMIT WRITTEN QUESTIONS AND REQUESTS FOR INTERPRETATIONS (RFIs)	Friday, October 16, 2020 5:00 pm PST
HOW TO SUBMIT WRITTEN QUESTIONS AND REQUESTS FOR INTERPRETATIONS (RFIs)	Submit via e-mail to Thomas Peterson at TPeterson@ruhealth.org AND NPLH@ruhealth.org
HOW TO RESPOND TO THIS RFP BY SUBMITTING A PROPOSAL	Refer to Section III Application Submission Requirements
PROPOSAL SUBMISSION DUE DATE AND TIME	Friday, October 30, 2020 5:00 pm PST
DELIVERY LOCATION AND DUE DATE/TIME	Proposals must be delivered via e-mail to TPeterson@ruhealth.org AND NPLH@ruhealth.org