



VENTURA COUNTY  

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**BEHAVIORAL HEALTH**  
A Department of Ventura County Health Care Agency

## REQUEST FOR INTEREST (RFI)

### No Place Like Home (NPLH) 2020 Competitive Allocations

ISSUED: October 14, 2020

DUE: October 23, 2020

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## **I. Introduction and Background**

On July 1, 2016, Governor Brown signed landmark legislation enacting the No Place Like Home (NPLH) program dedicating up to \$2 billion statewide in bond proceeds to invest in the development of permanent supportive housing in California for persons with a mental health diagnosis who are also experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The NPLH bonds are repaid by funding from the Mental Health Services Act (MHSA). Permanent supportive housing developed with NPLH funding will serve adults with serious mental illness, children with severe emotional disorders and their families and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder and who are homeless, chronically homeless, or at risk of chronic homelessness.

The NPLH program provides deferred payment loans to California counties applying independently and and/or with a Development Sponsor for the development of multi-family rental projects with five (5) or more units of Permanent Supportive Housing (PSH) for persons with a serious mental illness who are Homeless, Chronically Homeless or At-Risk of Chronic Homelessness. NPLH funds may be used to acquire, design, construct, rehabilitate or preserve PSH. NPLH proposed projects may also include a Capitalized Operating Subsidy Reserve (COSR).

The California Department of Housing and Community Development (HCD) issues both competitive and non-competitive funding for the NPLH program. In October 2020 HCD will issue a Notice of Funding Available for approximately \$194 million “Round 3” statewide competitive funding for the NPLH program. It is expected that there will be a total of 4 rounds of NPLH funding allocations statewide over the course of the NPLH program.

Ventura County Behavioral Health (VCBH) is the lead agency in Ventura County for NPLH funding. VCBH is requesting proposals from qualified housing developers (hereinafter referred to as “Respondents”) interested in applying jointly with the County of Ventura (hereinafter referred to as the “County”) for the NPLH Round 3 competitive funding. The County of Ventura will review all proposals submitted in response to this RFI for compliance with the most current NPLH Program Guidelines and will evaluate the project for competitiveness in order to make a determination whether or not to proceed with a Round 3 NPLH application to HCD.

NPLH proposals submitted in response to this RFI will describe the prospective development of five (5) or more affordable housing units dedicated to the NPLH target population. Successful Respondents will describe assuming responsibility for all aspects of the development, property operations and maintenance, in accordance with applicable federal, state and local laws and all applicable financing regulations. Successful Respondents will

describe coordinating with the County on all aspects of the NPLH application to HCD and, if successfully funded, also in the development of the property and the project operations.

## **II. Authorizing Legislation, Program Guidelines and Regulations**

Respondents submitting projects in response to this RFI should be prepared to comply with the purpose and all requirements of the NPLH Program.

The NPLH Program institutes the edicts set forth in AB 1618 (Chapter 43, Statutes of 2016), as amended by AB 1628 (Chapter 322, Statutes of 2016, effective September 2016), and the 2018 NPLH Act (AB 1827, Assembly Bill Budget Committee). The statutes are actualized in the NPLH Program Guidelines (hereinafter referred to as the “Guidelines”). The Guidelines establish terms, conditions and procedures for the award of funds. Except as otherwise provided in the Guidelines, proposed multi-family rental housing projects submitted in response to this RFI are also subject to HCD’s current Uniform Multifamily Regulations (UMRs) and may be subject to California competitive bidding and prevailing wage law.

All projects submitted in response to this RFI must comply with the requirements of HCD’s most current NPLH Notice of Funding Availability (NoFA) 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>

## **III. NPLH Round 3 RFI Process and Schedule**

Applicants are invited to submit competitive NPLH projects for Round 3 funding for consideration by the County

### **COUNTY OF VENTURA SCHEDULE FOR NPLH ROUND 3 COMPETITIVE FUNDING**

<b>ESTIMATED DATE</b>	<b>DESCRIPTION</b>
October 14, 2020	VCBH Issues NPLH Round 3 RFI
October 23, 2020	Responses to RFI due to VCBH
October 2020	HCD issues NoFA for Round 3 NPLH Funding
October 30, 2020	VCBH determines suitability of all NPLH Round 3 Applications for submittal to HCD*
November 2, 2020	Respondents are notified by VCBH of the status of their submittal
November 30, 2020	Successful respondents submit full NPLH application and supplemental application to VCBH for review
December 2020	NPLH Round 3 Applications go to the County Board of Supervisors for Approval and Resolution
January 2021	NPLH Round 3 Applications Submitted to HCD

\*Once a NPLH proposal is accepted by VCBH, County staff will work with the Applicant developer to finalize it along with the required, VCBH supportive services plan. It is the County's intention to gain the greatest benefit from NPLH allocations for all residents, however, at any time during the application finalization phase, the County, at its sole discretion, may opt not to submit a NPLH project application to HCD.

#### **IV. RFI Submittal Requirements**

Proposals submitted in response to this RFI for consideration of Round 3 NPLH competitive funding must be received by VCBH on **Friday, October 23, 2020 by 4 pm**. Late submissions will not be accepted. One e-mailed proposal should be submitted to:

**Ventura County Behavioral Health**  
**Attn: Maryza Seal, VCBH Contracts Manager**  
**Maryza.Seal@ventura.org**

Please include the information below in your response to this RFI. Please organize the information by section and in the order specified below:

##### **COVER LETTER:**

1. Brief Project Description (project address and city, total number of affordable units, number of NPLH restricted units);
2. Description of project partners (City, Development Sponsor Board, etc..).

##### **PROJECT NARRATIVE WITH ATTACHMENTS:**

3. Detailed project description;
4. Narrative description of where the project is currently in the site control process including any evidence of Site Control (e.g. Grant Deed, Lease Agreement, Option or Purchase Agreement, etc..);
5. Narrative description of where the project is currently in the land use approval process including evidence of compatible land use or a brief description of land use approvals necessary for the projects to move forward (e.g. zone change, General Plan Amendments, etc..);
6. Architectural Plans (site plans, elevations, etc..);
7. Development Sponsor Governing Body Resolution if available;
8. Letter of Support from County of Ventura Continuum of Care;
9. Description of Development Sponsor's past experience with permanent supportive housing projects.

**FUNDING NARRATIVE:**

- 10. Narrative description of the funding sources proposed for the project (terms of financing, commitment letters or status);
- 11. Description of plans for COSR Eligibility;
- 12. Letter of Commitment for HUD vouchers in support of the project;
- 13. Description of any population restrictions (e.g. low-income, homeless, chronically homeless, disabled, etc...) imposed by all of the proposed funding sources.

Although stacking and subsidy layering among HCD and non-HCD sources is technically permitted, it is important to note that, to the extent that other financing sources will restrict units within the shared project, the County has an interest in minimizing the eligibility requirements that prospective tenants face when seeking NPLH housing. Utilizing multiple sources of HCD funding on the same NPLH Assisted Unit is prohibited (Article II, Section 200, Subsection e) with few exceptions.

**SUPPORTIVE SERVICES PLAN:**

- 14. Description of how the supportive services plan will be developed in partnership with VCBH.
- 15. Description of implementation of “Housing First” approach to leasing up through the County’s Coordinated Entry System, voluntary services and any plans for on-site services.

Optional supportive services to be included in the plan and provided by the Respondent are strongly encouraged and include the following:

- a) Links to community-based resources such as food pantries and free or subsidized transportation;
- b) Independent living skills;
- c) Socialization and recreation opportunities;
- d) Education and employment services.

**V. Project Selection Criteria**

The County will review all projects for preliminary threshold eligibility as defined in the most current NPLH NoFA and Program Guidelines. Projects that meet the intent of the NPLH program will be evaluated based on overall competitiveness, number of NPLH units proposed, other funds committed, and shovel readiness. Successful Respondents will be notified by VCBH that the project has been selected for advancement/application to the State in partnership with the County of Ventura. The County will also consider the following when prioritizing projects accepted for submission to HCD:

- a) Projects that provide new/additional units for the target population;

- b) Projects that do not layer or compound tenant eligibility criteria for NPLH units to meet the requirements of diverse financing. In other words, if another financing source is requiring that a percentage of units be restricted to homeless households, projects that agree to maintain NPLH units separate from other restricted units will be prioritized;
- c) Projects that can commit to utilizing the NPLH allocation.

Unsuccessful Respondents will be notified by VCBH that the project has not been selected for advancement to a full application under Round 3 NPLH. Decisions by VCBH staff to reject responses to this RFI may be appealed.

***Protest Procedures:*** If the proposal submitted in response to this RFI is rejected by the County, Respondent may submit a written protest within 2 business days of receiving notice. The written protest must be signed by the Respondent Authorized Representative (AR) and submitted to the VCBH Contracts Manager via e-mail at [maryza.seal@ventura.org](mailto:maryza.seal@ventura.org). All written protests must include the following information:

- a) Name, address, e-mail and telephone number of the protester;
- b) Signature of applicant AR;
- c) Project Name and location;
- d) Detailed statement of the legal and/or factual reasons for the protest;
- e) Form of relief or remedy being requested.

The VCBH Contracts Manager will make every effort to resolve the issue but if no resolution is possible then the matter will be referred to VCBH Administrative Services Division Chief for review and resolution. If no resolution is possible by the VCBH Administrative Services Division Chief, then the matter will be referred to the VCBH Director who will make a final determination.

## **VI. Questions**

All questions pertaining this RFI shall be submitted in writing to [maryza.seal@ventura.org](mailto:maryza.seal@ventura.org). VCBH will provide a written response to all questions provided within two (2) business days.

## **VII. Terms and Conditions**

All responses to this RFI will become the exclusive property of the County.

This RFI does not commit the County to move forward with any proposed development or pay any costs incurred in the preparation of proposals. The County reserves the right to modify, suspend, or terminate at its sole discretion any and all aspects of the RFI and NPLH application process, to obtain additional information from any and all Respondents and to waive any defects as to form or content of the RFI or any response.

The County reserves the sole right to evaluate each proposal and to accept or reject any and all proposals received as a result of this RFI process.

California Public Records Act – All proposals accepted by the County 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 Respondent 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 the County in any way whatsoever. If disclosure is required or permitted under the California Public Records Act or otherwise by law, the County of Ventura shall not in any way be liable or responsible for the disclosure of any such records or part thereof.