MULTNOMAH COUNTY OREGON
AHDP 2012-2013: UPDATES

UPDATE: January 11, 2013

Seven questions were received:

Q1: *My organization has applied for 501(c)3 status and been notified by the IRS that there is a delay in their determination due to backlogs at the agency. In the meantime we've been assigned a number and received a letter informing us we can act as a non-profit. Is it OK for us to apply?*

A1: Yes, please attach the IRS letter and any other pertinent documentation to your application, including expected date of determination. However, it is not established whether a contingent recommendation would be made by the Committee for transfer to an entity whose non-profit status has not been determined. Regardless, final determination would be necessary from the IRS before any property transfer.

Q2: *Can we count installation of water saving devices such as dual flush toilets as examples of green building and remodeling?*

A2: Applicants have the opportunity in their narrative to present their proposal and promote its compatibility with the scoring criteria. There are many available standards for sustainability and conservation in construction and operation of facilities which could be helpful in validating an applicant's assertions. For example, the EPA has a standard for water fixtures. (http://www.epa.gov/watersense/products/) However, no single standard (e.g., LEED, Energy Star, EPA) is used for evaluation.

Q3: *If a company is 50% minority owned can it "count" as a MWESB contractor?*

A3: The State of Oregon Office of Minority, Women and Emerging Small Business (OMWESB) administers the Disadvantaged Business Enterprise (DBE), Minority Business Enterprise (MBE), Women Business Enterprise (WBE) and Emerging Small Business (ESB) certification programs. These programs are designed to promote economic opportunities for small businesses. As the sole certification authority in Oregon, OMWESB provides a "one-stop" certification process for Oregon disadvantaged, minority- and woman-owned and emerging small businesses. Certification opens the door to targeted government contracting opportunities. This is the certification standard used by Oregon governments. (http://www.oregon4biz.com/Grow-Your-Business/Business-services/Minority-Owned-Business-Certification/)

Q4: *Is the Property Tax Account # the same as the Property ID # located on the Notice of Surplus Property Notice?*

A4: Yes

Q5: *Can we schedule another time to revisit the properties? To show our contractor?*

A5: No. Full access to the properties was provided at the Open Houses in November and no special visits can be scheduled.

Q6: *If we use the properties as a 6-month or 12-month transition program would that meet the threshold requirements. The goal of our programs are to help individuals navigate their transition to independence. What do you think?*
A6: Assuming that all other threshold criteria are met, a six or twelve month transitional program is consistent with the stated priorities of the application and would be considered.

Q7: *I noticed the RFP only references completion of Exhibits A, B1 and B2 (from the Financial Feasibility Section); however, there are additional financial exhibits included in the application. We are assuming that the application requires completion of all of the forms. Can you confirm?*
A7: Yes, the application requires completion of all the forms.

UPDATE: January 3, 2013

Two questions were received:
Q1: *It is not typical to conduct a lot of community outreach when considering a housing project before an agency has site control – it is premature and runs the risk of confusing the neighborhood if they are hearing from a number of proposers with different concepts about the property will be used. Would it suffice for the community involvement section of the application to discuss how we have involved neighborhood stakeholders in our facilities and residential projects in the past and how we intend to do so if awarded the property we are proposing for?*
A1: While a solid history of the applicant's neighborhood involvement will be taken into consideration by the committee (and should be documented in the application), higher points will be awarded to organizations which can demonstrate some measurable community support for the specific project they are proposing. It should be noted that the Application cites "*anticipated* community concerns or issues with the proposed project and how the organization plans to address them." In addition, the Application requests "how the project is appropriate for the community" and "how it is consistent with the priorities and objectives of the…community plans" which would demonstrate an understanding of the neighborhood and community--important due diligence for a prospective project.

Q2: *In preparing our application response for Section VIII, Underserved Population, I could not locate a page limit within the RFP. Is there a page limitation for this section?*
A2: Two pages is the maximum.

UPDATE: December 28, 2012

No Announcements

UPDATE: December 21, 2012

No Announcements

UPDATE: December 14, 2012

Two questions were received:

Q1: *Do we need to make a separate application for each of the Couch Street Houses if the use will be shared across one program?*

A1: Yes, each property requires a separate application however if you will be operating programs across multiple properties please be sure to reference that in each application. In addition, note whether the proposal is based upon a particular combination of the three properties.

Q2: *We are working hard here to develop our concepts for the three Couch Street Properties. Many of the funding cycles (City NOFA, Continuum of Care) are just opening now. Will it suffice to identify a broad population in the proposal that may shift slightly as we learn over time which funding sources we can match with the project and which we cannot? We can generally commit to the population we intend to serve and the model, but will need to ensure compliance with the ultimate funding we secure to operate the housing over time. Will that work?*

A2: Applicants are encouraged to be as specific as possible in identifying which populations they will serve in order to qualify for the maximum number of points in the <u>Special Needs</u> and <u>Underserved Populations</u> sections of the applications and to assist the Technical Review Committee in evaluating how applications match with County priorities. However the County recognizes that some population sub-sets may change over time depending on funding. Applicants are encouraged to indicate as they are reasonably able the anticipated timing of funding sources and target closing for the maximum point score under <u>Organizational Capacity</u> and <u>Financial Feasibility</u> sections.

UPDATE: December 7, 2012

One question was received:

Q1: *Is there also a report on the mold abatement?*

A1: The available documents are now posted to this website.

Do we need to make a separate application for each of the Couch Street Houses if the use will be shared across one program?

UPDATE: November 30, 2012

Two questions were received:

Q1: *A member of our staff thought that the County had used some state funding to rehab these in the past that would have come with a deed restriction that they be operated as alcohol and drug free recovery units for a 20 year period. I did not hear that at the meeting or see that in the RFP. Is there a deed restriction currently?*

A1: There was additional funding from PDC Grant that was satisfied as of February 29, 2012. The Satisfaction Letter is provided in the Resource Library. There is no deed restriction.

Q2: *We are considering proposing a use that might be in a grey area between permanent rental housing, transitional housing and a facility to promote recovery. Zoning issues aside, would a model that was more transitional in nature or even one that may be more of a facility, where residency is incidental to treatment and program participation, be acceptable? I note that the former use was classified as a facility according to the CUP. Let me know how you would view that.*

A2: Applicants are referred to the application package. While no indication can be given to the relative merits of a particular proposal, the AHDP allows for transitional housing, shelter or treatment-based housing as acceptable uses to apply for under this offering.