

REQUEST FOR PROPOSAL

DATE: August 12, 2022

TO: All Interested Parties

FROM: Far Northern Regional Center (FNRC) Community Service Division

RE: Request for the Development of Multifamily Housing for Individuals with Developmental Disabilities

Far Northern Regional Center (FNRC) is a private nonprofit organization under contract with the California Department of Developmental Services (DDS). FNRC is part of a statewide network of 21 Regional Centers responsible for the coordination and development of services to meet the needs of people with developmental disabilities in Shasta, Butte, Tehama, Siskiyou, Modoc, Trinity, Glenn, Lassen and Plumas Counties.

Following Community Placement Plan (CPP) and Community Resource Development Plan (CRDP) guidelines, FNRC will use CRDP funds to develop affordable and accessible multi-family housing “set aside” units to house adults with support needs to deflect risk of entering into a more restrictive living arrangement. Housing may include space and support services nearby or on site for individuals living independently or in Supportive Living Service programs.

FNRC is seeking proposals from a Housing Developer Organization (HDO) to develop affordable multifamily housing units in FNRC’s service catchment area. The objective is to secure and provide affordable housing for seniors who receives FNRC services in a non-segregated setting. Contingent on the type of development, the housing organization shall perform property owner duties and will have property management and maintenance responsibilities.

The housing development may require environmental modifications specific to the need of the residents to reduce health and safety risks for individuals. When appropriate, the housing developer may work closely with FNRC on the development modifications.

The HDO primary mission is to develop and manage accessible homes for the needs of individuals with developmental disabilities. For the purpose of this project, the applicant must be a registered HDO and approved by Department of Developmental Services. **Due to time constraints, only applicants who currently have a multifamily project that is ready for development shall be considered.**

Start up funding is available through FNRC’s CRDP funding. FNRC is currently pursuing start up funds for project development; start up funding amount for this development is To Be Determined. Awarded funds can be used towards predevelopment, acquisition, renovation, or new construction. To safeguard awarded funds used toward such development, a contract will be entered between FNRC and the HDO. To ensure developments are always available for use by

individuals served by Far Northern Regional Center, real estate deed restrictions and restrictive covenants are required for property purchased or developed with the Community Resource Development Plan (CRDP) funds. Deed restrictions must specify that the allocated set aside units will be held and be available for services to persons referred by FNRC.

All interested parties are required to submit a proposal to FNRC. **Only applicants who have acquired, constructed, or renovated property for the use of special needs population will be considered.** Proposals should include:

- a) A cover page listing the applicant information housing organization, address, phone number, name of person preparing the proposal if other than the applicant)
- b) Copy of a recent Certificate of Status of Good Standing with the California Secretary of State for the HDO.
- c) Copy of the current Articles of Incorporation of the HDO
- d) List of current officers and board members
- e) Copy of last 3 years of financial statements of the HDO and a copy of the most recent financial audit.
- f) List of HDO projects developed
- g) Description of the applicant's education, experience related to the field of developmental disabilities.
- i) Project and budget proposal for the development and usage of the funds.
- j) If applicable, provide a projected time line, which shows a realistic progression through how project(s) are completed.
- k) Any additional information that the applicant deems relevant to issues of equity and diversity.

Please submit proposals to:

Kao Saechao
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Community Service Division
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(530) 221-9546
Email: ksaechao@farnorthernrc.org

Please submit a hardcopy proposal, **the original plus five (5) copies**, to Far Northern Regional Center. All proposals received by the deadline will be review and score by evaluators selected by FNRC. Applicants who meet the proposal criteria may be invited to participate in an interview process.

Deadline for submission of proposals is **August 26, 2022 by 4 PM.**