

REQUEST FOR PROPOSAL

DATE: September 27, 2022

TO: All Interested Parties

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

RE: Housing Services-Property Acquisition and Rehabilitation of single family home

AWARDED TO NEW BEGINNINGS HOUSING FOUNDATION ON 11/7/22

The Far Northern Regional Center (FNRC) is a private nonprofit organization under contract with the California Department of Developmental Services (DDS) to provide services and supports to persons with developmental disabilities. FNRC is part of a statewide network of 21 Regional Centers responsible for the coordination and development of service 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) guidelines for fiscal year 2022-2023, FNRC will use approved CPP funds to acquire and secure a single family home. FNRC has identified a need to provide long-term, safe, and functional housing. The development will allow individuals to reside in their community, promote independence, and support the consumer's health and safety.

FNRC is seeking a Housing Developmental Organization (HDO) to acquire/renovate a single family home, in Butte County (14 Goldeneye Ct. Chico, CA 95928). The home will be occupied by individuals who may receive Supported Living Services (SLS) coordinated by FNRC. The service agency will identify and provide direct support to the tenants to maximize success, maintain their home, increase independence, and integrate into the surrounding community. The HDO will purchase the home and lease to FNRC clients who will receive SLS services. The HDO should consider options for affordability by tenants, including but not limited to the use of tenant-based HUD vouchers or rental subsidies. The HDO can work with FNRC to discuss tenant agreements and options for subsidies. The HDO is the property owner and will coordinate property management and maintenance responsibilities. The HDO shall work closely with the client's supportive service provider to ensure client housing needs are met, including accessibility needs.

To ensure that this development is available for use by individuals served by Far Northern Regional Center, real estate deed restrictions and restrictive covenants are required for the property purchased with these funds by the HDO. The deed restrictions or restrictive covenants must place specific limitations on the use of the property following guidelines set by the State of California, Department of Developmental Services. Deed restrictions must specify that the

property will be held and available for use by persons referred by FNRC, in perpetuity, from the date of purchase.

The HDOs primary mission is to develop and manage accessible homes to support the housing needs for persons with a developmental disability. For the purpose of this project, the applicant must be a non-profit HDO with tax exempt status as a 501(c)(3) corporation. Applicants must have a minimum of two-years' experience completing affordable housing projects supporting various special needs populations through acquisition, construction, and/or renovation or have team members with at least 4 years of relevant experience. Proposals will be considered from affordable housing providers confirm staff members with documented experience in real estate purchase, financing, and renovation.

The selected applicant will be required to provide a performance bond for all money advanced. Start up funding is available through FNRC's Community Placement Plan (CPP) funding. Start up funding for this development is at up to \$325,000.00 (\$275,000.00 in acquisition and \$50,000.00 in rehabilitation).

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 letter listing the applicant's name, address, phone number.
- 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.
- h) Service model proposal to meet the needs of Regional Center consumers.
- i) Budget proposal for the development of this program. Estimate should be cost in pre-development, acquisition cost to include the leveraged funds, source of leveraged funds, development cost, etc.
- j) Describe how the lease to clients will be structured, i.e. type of lease, duration of lease, how the budget is structured such that no rent increases will be passed to the lessee, or an anticipated timeline with the amounts of rent increases.
- k) Provide a projected time line which shows a realistic progression through the project to completion
- l) Any additional information that the applicant deems relevant to issues of equity and diversity.

Please submit proposals to:

Kao Saechao
Far Northern Regional Center

Community Service Division
P.O.BOX 492418
Redding, CA 96049-2418
(530) 221-9546
Email: ksaechao@farnorthernrc.org

Application deadline: October 14, 2022 by 4pm.

Applicants who meet the proposal criteria may be contacted and invited to participate in an interview process. Please contact Kao Saechao should you have any question(s) regarding this proposal.