



Redwood Coast Regional Center
Community Resource Development Plan
Request for Proposals Announcement
Housing Development Organization (HDO) to Develop
Multi-Family Housing in Clearlake, CA

We envision a system of services and supports that is determined by the individuals served. We envision a process that is complementary to the individual's own life, and which does not intrude upon the person's chosen lifestyle. We envision people residing in the living arrangement of their choice. - From RCRC Vision

Redwood Coast Regional Center (RCRC) is one of 21 locally based not for profit private corporations that contract with the State of California to develop and coordinate community resources and supports for people with developmental disabilities and their families. Redwood Coast Regional Center serves eligible Californians who reside in Del Norte, Humboldt, Lake, and Mendocino Counties.

PROJECT GOAL

Redwood Coast Regional Center is seeking to contract with an existing housing development organization (HDO) to develop new construction of an affordable multi-family housing complex in Clearlake, CA. This complex would be developed in accordance with Federal and State Housing laws that target individuals with developmental disabilities and general low-income individuals and families. Up to twenty five percent (25%) of the housing units will be set aside for use by RCRC clients only. The goal of the project will be to provide affordable housing options for individuals who receive RCRC services in an integrated setting using the *Community Placement Plan Guidelines for Purchasing and Developing Permanent Housing*. Priority will be given to projects, which include a parcel approved for development.

TIMELINE

Task	Completion Date
RFP Released	July 27, 2023
RFP Proposal Submission to RCRC	September 15, 2023
Proposals Reviewed by RCRC	Week of September 25, 2023
RFP Interview via Zoom	Week of October 2, 2023
Intent to Contract Issued	October 9, 2023

START-UP FUNDING:

RCRC was awarded RAP (Re-Appropriation Funds) for Fiscal Year 2023/2024 in the amount of \$1,000,000 to develop 20 affordable housing units in Clearlake, CA. The funds will assist the successful applicant in meeting the long-term goal of developing affordable rental property, in conjunction with DDS, using the *Community Placement Plan Guidelines for Purchasing and Developing Permanent Housing*.

PROPOSALS:

All interested parties are required to submit an electronic copy of their proposal to the following email address, lhompson@redwoodcoastrc.org no later than September 15, 2023. All proposals will be reviewed and scored by evaluators selected by RCRC. Applicants who meet the proposal criteria will be invited to participate in an interview process. **Proposals must include the following 12 items:**

1. A cover page which includes at minimum, the name of the proposed county for development, applicant's name, address, phone number, and name of person preparing proposal if other than applicant. **5 Points**
2. A list of the members of the proposed Project Development Team including the name, address, telephone number, and resumes of the team members. **10 Points**
3. A description of the proposed project including property address, project summary, intended use/populations to be served, the number of units restricted for use by RCRC, cost per unit, and timeline for development. **20 Points**
4. A statement that demonstrates the applicant's experience in developing housing for people with disabilities. **10 Points**
5. An Action Plan, which outlines the sequence of activities necessary to complete the project and develop housing for individuals with intellectual and developmental disabilities. The Action Plan should include step-by step project tasks that have measurable outcomes. **15 Points**
6. A statement outlining the applicant's plan to serve diverse populations including culturally and linguistically diverse populations; examples of the applicant's commitment to addressing the needs of those diverse populations; and any additional information that the applicant deems relevant to issues of equity and diversity. **10 Points**
7. Feasibility or rent surveys completed **5 Points**
8. Provide HDO organizational documents **5 Points**
9. Provide HDO financial documents. **5 Points**
10. Provide a Sources and Uses of funds document. **5 Points**
11. Provide estimated itemized operating budget. **5 Points**
12. Provide list of HDO projects developed. **5 Points**

For questions regarding the RFP, interested parties should contact:

Leah Thompson

Community Resource Coordinator-CPP

707-616-2206

Email: lthompson@redwoodcoastrc.org

RCRC reserves the right to withdraw this Request for Proposals (RFP) at any time without prior notice. Further, RCRC makes no representation that any agreement will be awarded to any applicant responding to this RFP. RCRC reserves the right to reject the proposal of any respondent who, in the opinion of RCRC, is not responsible or has previously failed to perform properly, or is not in a position to operate within the parameters outlined in this RFP.