

MOHCD CDBG - HOPWA Capital Project RFP  
Questions and Answers

May 12, 2022

This document contains MOHCD response to the questions submitted regarding MOHCD CDBG-HOPWA Capital Projects RFP from May 6 through May 17, 2022. The questions are being provided as they were submitted including any spelling errors or grammatical mistakes. MOHCD did not make any correction to the question.

Question Submitted	MOHCD Response
1 If a nonprofit is looking to acquire a building, what exactly does it mean to be CDBG-funded? Thank you!	To be CDBG funded means that a project is funded in part or entirely by federal Community Development Block Grant Funds. The federal funding requirements listed in the RFP on pp. 4 - 6 would apply to any CDBG-funded project, including a project that involves acquisition of a building with CDBG funds.
2 Can you write out the name of the group that will review your building/project?	AND Architecture+Community Design - <a href="http://www.andnet.org/architecture/">http://www.andnet.org/architecture/</a>
3 Will a recording of this be available?	No.
4 To clarify, if we have CDBG funding from 2020 for a site we cannot apply for Round 2 for same site?	An agency can apply for a MOHCD capital grant at a site where you already have an MOHCD capital grant. If awarded a MOHCD capital grant for that site, the new grant award would be contingent on the agency relinquishing it's current capital grant at the same site.
5 What is considered a client in this scenario? In other words, is there a level of service that makes someone considered a client?	It is up to the service providing agency to determine what level of service makes a person a client/program participant.
6 Would replacing rotten window frames and aged and worn flooring at a transitional housing program/childcare center be an eligible project for CDBG funding?	Yes.
7 Can you clarify what ineligible project: "A second project, even if first one finishes " means?	A second project would be a one that would be funded at the same location where there is a current MOHCD capital project underway even if the first is project is scheduled to finish before the second is scheduled to start.
8 We're planning to update flooring and replace rotted window frames at Compass Clara House, a transitional housing program for homeless families. We have been gradually replacing carpeting with linoleum flooring as families move out of their units, but we still have 8 residential units, the administrative offices, and storage closets, remaining to re-floor. The offices, closet, and one ADA-accessible unit is located on the ground floor and the other residential units are upstairs. We will replace 16 windows, one on the ground floor in our ADA-accessible unit and the remainder on the upper floors. We recently did ADA improvements to the entrance and lobby around 2016-2017, when we completed a major seismic retrofitting project. While we anticipate being able to complete the work within the 2-year time frame, we may want to include into the budget some temporary relocation or storage costs for residents as a contingency plan to expedite project completion. Does this project meet the criteria and feasibility for this RFP?	The MOHCD capital grant provides funding for capital improvements only . It does not provide funding for temporary relocation or storage costs for residents.

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9	Do matching funds for new facilities need to be secured by the application deadline? Or can they be grants that we've applied for but where a decision is pending on May 20th or where we've been notified we have been awarded a grant by May 20th but haven't received the funds by that date?	No. However, verification of funding will be needed prior to the award of a grant. Also, a fully funded application will likely be subject to higher scoring in a grant application review process.
10	Is replacing flooring an eligible expense?	Yes, as long as new flooring is for programming/program areas.
11	Is that \$1.2m the max per applicant or the max for the entire grant to be divided by each successful applicant?	The \$1.2m is the maximum amount available through the Capital grant to be divided among the successful applicants.
12	We have a question regarding whether we qualify as an existing or new facility. Our project would involve renovation to house existing and ongoing Larkin Street programs and services. We own this building and have hosted events for our Outreach programs there in the past. It is not currently being used regularly but, after renovation, it will become a space for regular staff and client use. What do you recommend we apply as?	For Larkin Street Youth Services' current project at 850 Van Ness Ave, as proposed, the MOCD staff determined that the project would be considered a new use under the definition in the RFP. If the current Larkin Street funding application is for the same project then the project would be considered a new use. If the application is for a different project then the applicant would need to review the definition or what constitutes a new or existing use in the RFP. Then the applicant would need decide whether the project is considered a new or existing use and apply accordingly.
13	The last grant, offered 3 years ago, was for \$47m. This year, it's staggeringly downgraded to \$1.2m. Is this tremendous drop 100% correct? And is this absolutely the total amount we're offering collectively i.e. to all applicants? or is it the max PER applicant?	\$1.2m is the total amount of funding available through this RFP.
14	Our church is a 501c3 and will be applying for the grant so that our nonprofit partners can use all our church space for their homeless outreach (they're long standing nonprofits in SF). Since I know you don't offer this capital grant to religious orgs for religious-only purposes yet based on our church building being predominantly used by these reputable nonprofits, are we still eligible to apply based on this criteria?	As indicated in the RFP, tenant improvements can only be used for services being offered to low-moderate income individuals meeting HUD criteria. If the proposed improvement space is being used by both the non-profit and the church (social services and religious) then the church would have to pay for the improvements related to the space where their religious services are provided even if social services are provided in the same space.
15	Our church is currently under construction but with Covid-19, everything slowed down so we're behind schedule but gaining speed again. The exterior is partially finished but the interior has only just commenced. Can we still apply for the grant even though we're part way through construction?	As indicated in the RFP, tenant improvements can only be used for services being offered to low-moderate income individuals meeting HUD criteria. If the proposed improvement space is being used by both the non-profit and the church (social services and religious) then the church would have to pay for the improvements related to the space where their religious services are provided even if social services are provided in the same space.
16	Your pdf RFP says YR21-22 yet we're in YR22-23. Does this mean the RFP is out of date or is this an error at your end and the criteria is still the same for YR21-22?	The RFP is correct. It has been issued in FY21-22. FY21-22 is an abbreviation for Fiscal Year 2021-22, which runs from July 1, 2021 through June 30, 2022.

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<p>17</p>	<p>We will be applying for funding to repair the central heating system at our one of our residential sites for families experiencing homelessness. Under Section 3: Advancing Racial Equity, it asks:</p> <ul style="list-style-type: none"> <li>oWho are your target populations and how does your project address the disparities they face?</li> <li>oWhat measurable outcomes will participants achieve through this project?</li> </ul> <p>My question is how would you like to see us operationalize a heater repair as a participant measurable outcome? Can you provide an example?</p>	<p>On a more “Macro” (Big Picture) level, your target populations are individuals and families experiencing homelessness. On a more detailed level, have you identified subgroups e.g., women with children, people with mental challenges, people with what is called substance use disorder, Transitional Aged Youth (TAY), seniors, as specific populations that you serve (provide shelter for) or want to serve more? If you have identified those populations, those would be the population groups that you plan to serve with the heated, safe shelter space. Regarding the disparities your project would address, you may say that the project (heated, safe shelter space) addresses the disparities in two ways: Being unsheltered or at risk of being unsheltered is a huge disparity in and of itself. On a basic level the project addresses the disparity of being homeless by getting people off of the street and into safe shelter. Are services offered to the people who receive the shelter? If they are, what services are offered? If services like counseling to get income, referral to healthcare, substance treatment, food resources, and to more stable housing like transitional housing are offered, then you can say that those services begin to address the disparities experience by those without housing. <b>What measurable outcomes will participants achieve through this project?</b> You can say that at its most basic level the measurable outcome is the annual number of “bed-nights” provided. That is the number of beds available times the number of nights those beds are available. If meals are served in the shelter then you can say that another outcome is the annual number of meals served.</p>
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