

Butte County and City of Chico DR-MHP RFPs— Applicant Questions and Responses

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Question #1: In reviewing the DR RFP, Scoring Criteria section 5.c. makes several references to Section 2.c. This appears to be inaccurate since Section 2.c. is about coordination with Butte County RFP. Please advise.

Question #1 Response: The Scoring Section 5.c should refer to Section 2.d (Local Priorities) throughout Section 5.c.

Question #2: If a project has secured some funding and construction has started by the time we submit our CDBG-DR funding, are we eligible to reimburse for actual construction costs that are prior to this award date?

Question #2 Response: Projects that have begun construction are ineligible for this RFP funding. Pursuant to HCD DR18 Disaster Recovery Multifamily Housing Program Policies and Procedures Manual, Section 2.3, DR-MHP funded projects cannot make choice limiting actions, such as starting construction, prior to receiving a firm commitment of DR-MHP funds. Per Section 2.5, pre-application costs are ineligible for DR-MHP funds.

Question #3: Section 5.a. Developer experience – can you define a “project” ? and also clarify on “in service” ?

Question #3 Response: A “project” is an affordable housing project with an affordability covenant. “In service” is a project that is occupied and in operation, with a starting point dated as of the receipt of certificate of occupancy.

Question #4: Section 5.b.iii Timeline- is that the standard 5 year completion from award date? It was not cited

Question #4 Response: The HCD CDBG-DR MHP deadlines are established in the HCD DR18 Disaster Recovery Multifamily Housing Program Policies and Procedures Manual, Section 1.2. Funded projects must receive a Notice to Proceed from HCD by December 31, 2023. Funded projects must secure Certificate(s) of Occupancy by May 31, 2026.

Question #5: Section 6.a.i. Item 4 – “Attach Developer’s Experience Form” – I didn’t see this listed as a formal form. (If it exists, it might answer 5.a. above)

Question #5 Response: We don’t have a form template. Please provide the information requested in Section 6.a.i. Item 4 for each project that the Applicant Developer has completed and currently owns.

Question #6: Do we need to provide a separate supportive service plan or will a copy of the NPLH Supplemental Application that incorporates SS Plan work?

Question #6 Response: Yes, a completed NPLH Supplemental Application Supportive Services plan is acceptable.

Question #7: Is this RFP limited to new construction only?

Question #7 Response: No, rehabilitation is also eligible for funding if the project increases the affordable housing stock in the community. For the City of Chico RFP, projects that require relocation are ineligible. This is not the case for the Butte County RFP.

Question #8: For developers interested in building rental housing on scattered sites, when will the small rental solicitation be posted? Will any portion of the county's allocation be reserved for small rental projects?

Question #8 Response: The State Department of Housing and Community Development (HCD) has not yet released the policies and procedures for the small unit projects (1 to 7 units). The County doesn't specifically have a plan to reserve back funds for the small unit projects. The County hasn't received much interest in small projects from its communities. If the County's allocation isn't fully subscribed, there will be funds available. The regulations that accompany these funds may make it cumbersome for small unit projects to be financially feasible, but the County continues to advocate with HCD to reduce or remove as many regulations as possible.

Question #9: Will developers looking to build in the Town have the same access to the County's pot of money as developers looking to build in the valley?

Question #9 Response: Developers building in the Town of Paradise will indeed be able to apply to the County's allocation. They will need to submit proposals within the timeline for the County RFP.

Question #10: Now that the solicitation for CDBG-DR multi-family projects has been released, where can we find it?

Question #10 Response: The Butte County CDBG-DR MHP webpage is located at: <http://www.buttecounty.net/economicdevelopment/CDBGDR-MHP>
The City of Chico CDBG-DR MHP webpage is located at: <https://www.chico-cdbgdr-mhp.org/>

Question #11: Where do we request an Application Portal Link?

Question #11 Response: Click the following links to complete the Application Portal Requests

For Butte County RFP:

<https://app.smartsheet.com/b/form/45fd4e3a98084017a68fa43ce48a75b0>

For City of Chico RFP:

<https://app.smartsheet.com/b/form/8fde7bcf531649118d1f8c2e9103998b>