



# City of Salinas



FY 2011 - 2012  
Request for Proposals ( R F P )

Community Development Block Grant (CDBG)  
HOME Investment Partnerships Program (HOME)  
Emergency Solutions Grant (ESG)

*Welcome !*

- Staff Introductions
- Attendee Introductions
- Restrooms and Emergency Exits

- Agenda
- Questions During Workshop
- Questions Now

# RFP Instructions

- Three HUD Programs

  - CDBG, HOME and ESG



- Eligible Activities

  - *24 CFR 570...CDBG*

  - *24 CFR 92...HOME*

- Ineligible Activities

  - *24 CFR 576 currently... HUD yet to release new ESG regs*

# RFP Instructions

- **CDBG Eligible Activities** - 24 CFR 570...CDBG

- Acquisition and disposition of real property; clearance or demolition; homeownership assistance; rehabilitation activities; public facilities and improvements; public services; special economic development activities; micro-enterprise assistance.

- **Ineligible Activities**

- Assistance for buildings used for the general conduct of government; local government expenses; political activities; new housing construction; income payments; activities not primarily benefiting lower income Salinas households.



# RFP Instructions

- **HOME Eligible Activities** - 24 CFR 92...HOME

- New construction or rehabilitation of housing; conversion of buildings to housing; site improvements; acquisition of property; demolition and relocation costs; capitalization of project reserves; downpayment assistance activities; project-related soft costs.

- **Ineligible Activities**

- Project reserve accounts (except for initial operating deficit reserves); project and tenant-based rental assistance for certain purposes; match for other programs; development, operations or modernization of public housing; pmt of delinquent taxes, fees or charges.



# RFP Instructions

## • ESG Eligible Activities

*- 24 CFR 576 currently... HUD yet to release new ESG regs*

- Major rehabilitation of shelters; essential services; shelter/street outreach; operational costs for shelter services; homeless prevention; assistance to families that receive eviction notice or notices of utility termination; conversion of structures to emergency shelters.

## • Ineligible Activities

- Acquisition of real property; new construction; property clearance; rehabilitation administration; staff training or rehab fundraising; building maintenance and repairs; existing services and staff; salary of case mgmt supervisor when not working on participant issues; direct pmts to individuals; and long-term assistance.



# Previously Funded Activities

- Housing / *Sunflower Gardens*



# Previously Funded Activities

- Housing / *City Rehabilitation Program*



# Previously Funded Activities

- Capital Improvement Project / *La Paz Park*



# Previously Funded Activities

- Public Services / *Various Agencies*



# RFP Instructions - Attachment B

- **CDBG**
  - Benefit low-income persons
  
- **HOME**
  - Housing assistance for targeted income
  - Affordability period

# Resources

- [www.hud.gov/offices/cpd](http://www.hud.gov/offices/cpd)
- <http://www.hudhre.info/hearth/>
- [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)
- <http://ecfr.gpoaccess.gov>

# RFP Instructions

- Timeline – Key Dates

- January 27, 2011 at 5 p.m. – Proposal Due

- Draft Action Plan presented to City Council  
April 12, 2011

- Council to approve Action Plan May 3, 2011

# RFP Instructions

- Application Review Process
- Criteria for Decision Making
- Application Instructions
  - due in the Housing Division: January 27, 2011
  - CDS system

## Proposal – Part 8, #8

- Other Program Requirements
  - Affirmatively Furthering Fair Housing
  - Labor Standards
  - Environmental Standards
  - National Flood Insurance
  - Displacement/Relocation
  - Employment Contracting Opportunities

## Proposal – Part 8, #8

- Other Program Requirements ... cont.
  - Lead-based Paint
  - Use of debarred/suspended/ineligible contractors or subrecipients
  - Uniform Admin. Requirements/Cost Principles
  - Conflict of Interest
  - Architectural Barriers Act/Americans with Disabilities Act

## Proposal – Part 8, #8

- Other Program Requirements ... cont.

- Affirmative Marketing / Minority Outreach Program

- *24 CFR 570.600-614...CDBG*

- Consultant Activities

- *24 CFR 92.350-358...HOME*

- *24 CFR 576.57 currently...ESG*



Office of Management and Budget



# RFP Instructions - Attachment A

- **Public Services Funding Parameters 2009**

Agencies that miss City submittal deadlines more than two times in one fiscal year shall be disqualified from submitting a funding proposal for the following fiscal year.

# RFP Instructions - Attachment B

- **ESG**

- explicitly includes essential services related to street outreach
- adds rapid re-housing
- revises homelessness prevention
- shelter/street outreach capped at 60% of total annual ESG grant amount

# Proposal – Part 9, #8

- CDBG

- Project Timetable – Capital Improvement Project

Activity/Milestone	Completion Date
Start of Design	January 2010
Council Approval of Plans & Specifications	February 2010
Bid Opening	March 2010
Award of Contract	April 2010
Ordering of Material (of applicable)	May 2010
Start of Construction	May 2010
End of Construction	August 2010

## Proposal – Part 9, #9

- CDBG

- Davis-Bacon Federal Labor Standards

*-29 CFR Part 1, 3, 5, 6, 7*

- Payment of Federal prevailing wages
    - construction work financed ‘in whole or in part”
    - \$2,000
    - Unit threshold of 8+ residential units

# Proposal – Part 9, #9

- CDBG

- Activities that do not trigger Davis-Bacon

- Real property acquisition

- Architectural and engineering fees

- Other services

(legal, accounting, construction management)

# Proposal – Part 9, #10

- CDBG

- HUD Environmental Review *-24 CFR Part 58*

- National Environmental Policy Act

- Copies of prior reviews conducted

- Process *may* take up to 3 months

- City is responsible entity

# Proposal – Part 9, #10

- CDBG

- Level of Environmental Review

- Exempt activity public services/design
- Categorically excluded public facilities
- Environmental assessment new construction
- Environmental Impact statement 2,500 units

# Proposal – Part 9, #10

- CDBG
  - Environmental Review- Past Challenges
    - Lack of Communication
    - Change in scope of activity

# Questions

- Application
- CDBG & ESG
- Break

# Proposal – Part 10

- HOME



# Proposal – Part 10, #5

- HOME

TASKS		Jan-08	Feb-08	Mar-08	Apr-08	May-08
<b>SITE ACQUISITION</b>						
Site Option to Purchase Agreement Executed	11/6/2007					
City of Salinas HOME Acquisition App	1/1/2007					
City of Salinas HOME Acquisition Award	3/1/2007					
City of Salinas HOME Acquisition DDA Executed	6/1/2008					
City of Salinas HOME Environmental / NEPA	4 months					
Additional Deposits Due on Option to Purchase	3/5/2008					
Close Escrow on Land	7/3/2008					
<b>PRE-CONSTRUCTION FINANCING</b>						
City of Salinas CDBG Relocation App	1/10/2008					
City of Salinas CDBG Relocation Award	6/1/2008					
City of Salinas CDBG Relocation DDA Executed	8/1/2008					
Family Relocation (90 days)	10/1/2008					
HCD Predev Loan Application	3/1/2008					
HCD Predev Enforceable Commitment	9/1/2008					
HCD Predev Closing and Disbursement	10/1/2008					
<b>CONSTRUCTION FINANCING</b>						
Pinnacle Bank Loan Application	9/1/2008					
Pinnacle Bank Enforceable Commitment	10/1/2008					
Pinnacle Bank Closing and Disbursement	11/1/2008					

# Proposal – Part 10, #5

- HOME

- Records and Reports

- Quarterly Progress Reports
    - Annual Project Narrative
    - Annual Data Collection Form

# Proposal – Part 10, #11

- HOME

- Davis Bacon Labor Standards

- Establishes Federal prevailing wage rates
    - 12 or more HOME assisted units
    - Includes construction & non-construction

# Proposal – Part 10, #14

- HOME

- Affirmative Marketing Plan

*-24 CFR 92.351*

- Projects containing 5+ HOME assisted units
    - Targets potential tenants least likely to apply
    - Outreach
    - Records





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