

RFP #: CDBG1008
Title: Rental Rehabilitation or Construction

I. Introduction and Background

The purpose of this document is to provide interested parties with information to enable them to prepare and submit a proposal and to inform them of basic requirements that the County uses as part of its standard contract process. *Your proposal should include the completed Dane County Application for 2010 CDBG and HOME Funds and information requested in Section III below.*

Standard contract requirements concerning Affirmative Action, the Americans with Disabilities Act, the County's Living Wage ordinance, contract termination and modification, etc. are included in the County's boilerplate contract. This contract is subject to change. For further information you can view a copy of the contract on our website at: <http://www.danecountyhumanservices.org/becomeprovider.htm>

Contracts with the CDBG/HOME Programs limit administrative costs/expenses to a 10% ceiling.

II. Scope of the Project

A. Project Description:

This program would use either CDBG or HOME funds to improve or increase the stock of affordable renter-occupied housing units. HOME funds could be used for the acquisition, rehabilitation or construction of rental units. CDBG funds could be used for the acquisition and/or rehabilitation of rental units. Completed CDBG or HOME-assisted rental units would need to be rented to income-eligible households at affordable rates for a specified period of time, depending on funding source.

Please refer to the CDBG & HOME Rental Rehabilitation & Construction Program Standards for further program and property requirements.

B. Objectives:

To improve or increase the stock of affordable rental housing units.

C. Needs/Expectations:

1. Projects must benefit low-and-moderate income households in the participating municipalities of the Dane County Urban County Consortium.
2. It is expected that projects will meet documented community needs. This includes needs identified: as part of the 2009 Community Survey, as part of the interview process with participating municipalities in the Dane County Consortium, and/or through other "hard" data sources.
3. Projects must be consistent with the Dane County Comprehensive Plan and with the Plans of the local municipality (City, Town, or Village) in which the project will be located.

4. Any additional funding needed to make the project viable must be secured in order for a contract to be executed.
5. Projects must be shovel-ready, meaning that construction or rehabilitation work will begin in the year in which the contract is awarded.
6. Services are to be provided in a cost effective manner with measurable performance outcomes.
7. It is expected that all or a portion of the funds be targeted to areas of greatest need.

D. Current Operations:

In 2009, Movin' Out will be receiving funds to acquire, rehabilitate, and make accessible, rental units for individuals with permanent disabilities.

- E. Maximum funding available for this project is up to 20% of the total HOME Investment Partnerships allocation and up to 30% of the Community Development Block Grant allocation. Based on 2008 Entitlement funding, 20% of the HOME allocation would be approximately \$111,000. For the CDBG program, this falls under the area of Housing programs to which 30% is expected to be allocated across all priorities falling into this category. Based on 2008 Entitlement funds, 30% of the allocation would be \$337,653 spread across all housing priorities.

The County reserves the right to reject any and all proposals and to negotiate the terms of the contract, including the award amount, with the selected proposer prior to entering into a contract. If contract negotiations cannot be concluded successfully with the highest scoring proposer, the County may negotiate a contract with the next highest scoring proposer.

III. Request for Information in addition to the Application form (required):

- A. In addition to the 10 paper copies (3 hole-punched) of the Dane County Application for 2010 CDBG and HOME funds, please e-mail 1 electronic copy of the Application and supporting materials to cdbg@co.dane.wi.us.
- B. Organization chart.
- C. Resumes of Chief Program Administrator, Chief Fiscal Officer, and key program staff along with copy(ies) of licenses, if applicable.
- D. Maps, if targeting a geographic area.

IV. Evaluation Criteria. Scoring from the consolidated application is as follows:

Benefit to Low-and-Moderate Income Persons 5%
(Consolidated Application, Program Description, p. 4, D. and E.)

Need and Justification 20%
(Consolidated Application, Program Description, p. 2, A and B, p. 4, E.)

Project Approach (Consolidated Application, Program Description, p. 3, C; p. 5, F; p. 6, H.)	20%
Outcomes (Consolidated Application, Program Description, p. 6, G.)	10%
Experience and qualifications (Consolidated Application, Organizational Profile, pp. 9-13)	15%
Program budget and Matching Funds (Consolidated Application, Project Description, pp. 7-8, Appendix A and B.)	20%
Past Performance (If previously funded, ability to meet timelines and goals in a reasonable fashion, compliance with prior contracts. Maximum points will be awarded to new applicants.)	10%

V. Contact Information: Please register your interest in this proposal with the contact person below. This will facilitate any additional information sharing with all interested parties. For clarifications or questions concerning this application, this is your contact.

Contact: Jenna Wuthrich
Phone: 608 242-6229
E-Mail: wuthrich@co.dane.wi.us

VI. Timeline

April 16, 2009 - Consolidated Application Workshop and date of issue of the application.

Thursday, April 16, 2009
11:00 a.m. – Noon
Dane County Job Center
1819 Aberg AVE
Madison

May 29, 2009, 12 Noon – Application due from vendors.

June 27, 2009 (Sat.) – Non-Housing Applicants meet with CDBG Commission Application Review Team.

July 11, 2009 (Sat.) – Housing Applicants meet with CDBG Commission Application Review Team.

Note: Applicants will meet on either June 27, 2009 **or** July 11, 2009 with the Application Review Team. Schedule is subject to change. Location(s) will be announced at a later date.

July 23, 2009 – Public Hearing held by CDBG Commission and preliminary funding recommendations.

