



# **PRE-BID CONFERENCE**

## **Request for Proposals for shelter operators**

**Non-Congregate Shelter Acquisition Program**

10/3/2022



# Agenda

1. Introduction to the Chicago Recovery Plan
2. NCS Acquisition Program: an overview
3. Understanding this solicitation: process and outcomes
4. Answering your questions



# Quick poll

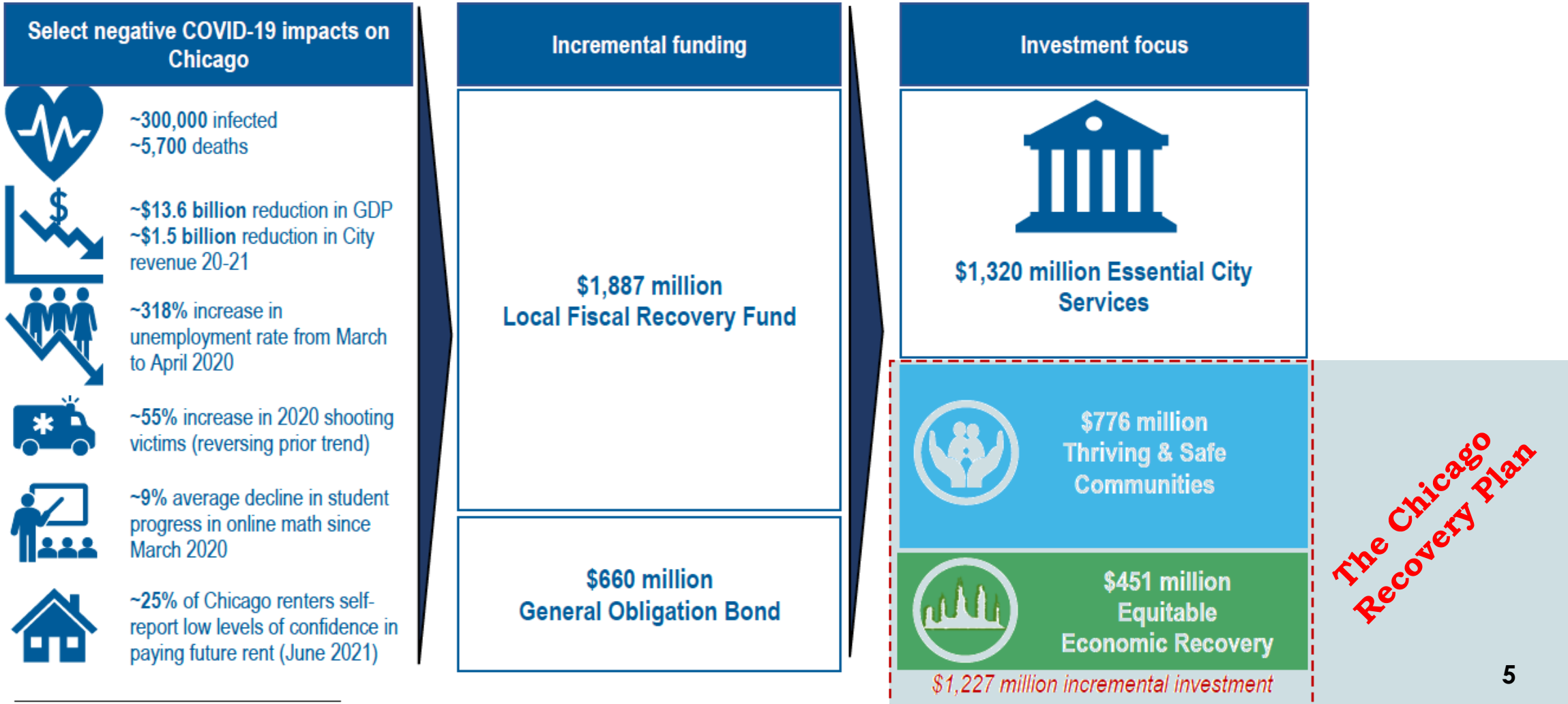
- Who is in attendance today?



# Introduction to the Chicago Recovery Plan

Matt Stern, Chicago Recovery Plan lead  
Department of Housing

# ★ What is the Chicago Recovery Plan?





# CRP Funds homelessness support activities across three city departments

Program	Description	Allocation (\$Millions)
Permanent supportive housing	Create new units for permanent supportive housing across newly rehabilitated housing buildings	35.0
Non-congregate housing program	Expand program to utilize former hotel and lodging buildings for use as permanent supportive housing	30.0
Rapid rehousing program	Ensure those at-risk of homelessness, including those at risk of domestic violence, can access rehousing services and wraparound services en route to permanent housing solutions	20.0
Shelter infrastructure investments	Repair and make critical renovations to Chicago's homeless shelters, including conversion into non-congregate housing	20.0
High utilizer diversion housing	Provide behavioral health services to support stable housing for high utilizers of emergency services	12.0



# CRP Funds homelessness support activities across three city departments

Capital investments only

## Acquisition of new, non-congregate shelter

- DOH (\$30M)

Acquire new shelter units in decompressed settings

## Shelter infrastructure investments

- DFSS (\$20M)

Provide grants to shelter operators to improve existing shelter sites

## Stabilization Housing program

- CDPH (\$12M)

Stand up a new, pilot transitional housing model



# Non-Congregate Shelter Acquisition Program Overview

Kim Howard, Director, Homeless Services Division  
Department of Family & Support Services

Meredith Muir, CRP Program Manager  
Department of Housing





# Context: Non-Congregate Shelter

One third of 3,304 shelter beds in the DFSS funded system pre-COVID were in shared rooms with over 20 people and shared bathrooms. For the single adult population, over 80% of beds were in shared rooms with over 20 people and shared bathrooms, but research done during the pandemic showed that non-congregate shelter has more positive outcomes.

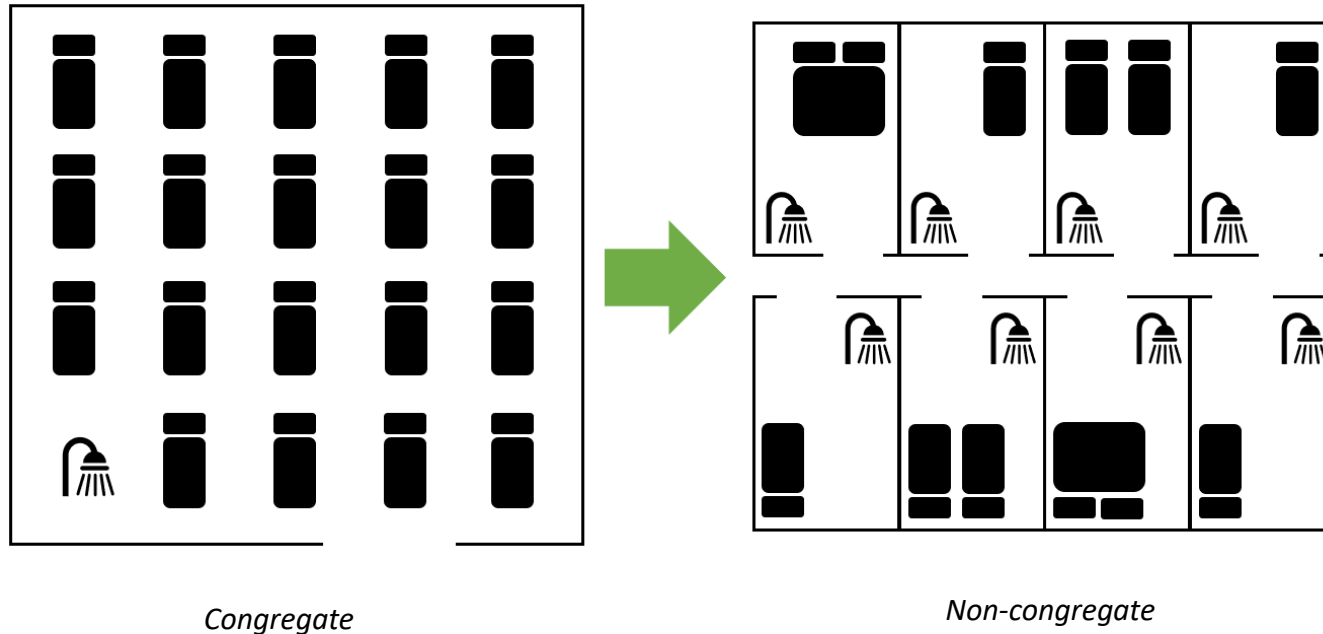
## **What are we trying to accomplish?**

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- Community shelter partners need new, non-congregate space
  - DFSS funds many of these shelter partners
- Stakeholders identified non-congregate shelter as a need through the CoC Relief Funding Workgroup recommendations to the city made in July of 2021
- To accomplish this there is a need for non-congregate space to be acquired
- **GOAL: 300 new NCS beds for existing shelter operators**



# ★ Benefits of Non-Congregate Shelter



- Limits the spread of COVID-19 and other infectious diseases
- Higher rates of engagement with service providers and exits to permanent housing
- Reduced interpersonal conflict
- Fewer 911 calls
- Improved client feelings of safety, security, and optimism about the future





# Program overview

DOH will provide **capital funding** to support the **acquisition of existing buildings** that can be used to **provide critically needed shelter** to people experiencing homelessness and other vulnerable Chicagoans.

## **This RFP**

- **Transition approximately 300 existing congregate shelter beds into non-congregate settings** in multiple facilities, prioritizing those shelters in the greatest need of improved conditions.
- Acquire space for CDPH to **implement a 60-bed stabilization housing pilot program for individuals with behavioral health conditions**

# ★ What this program is and is not

## This program will...

- Provide capital funding to shelter operators to acquire buildings for specific, restricted uses.
- Select grant recipients to purchase, activate, and own property while operating building as emergency shelter.

## This program will NOT...

- Involve the City of Chicago coming into title for any new property
- Provide shelter operations funding
- Provide funds to repair existing shelter buildings

### Shelter infrastructure investments

- DFSS (\$20M)



# Understanding this RFP

Meredith Muir, CRP Program Manager  
Department of Housing

Ryann Billitteri, URA Project Coordinator  
Department of Housing



# Purpose of this RFP

- DOH will use this solicitation process to:
  - **Select** existing shelter operators in need of new shelter space
  - **Provide** DOH technical assistance to support rapid acquisition of the property
  - **Support** the purchase with grant funds from the Chicago Recovery Plan, and
  - **Establish** a list of necessary repairs and accessibility improvements that must be made within the first year of operation.
- DOH expects to select 2 to 3 finalists for this current round
- DOH may re-open this RFP in the future pending availability of additional funding

# ★ Who is eligible to apply?

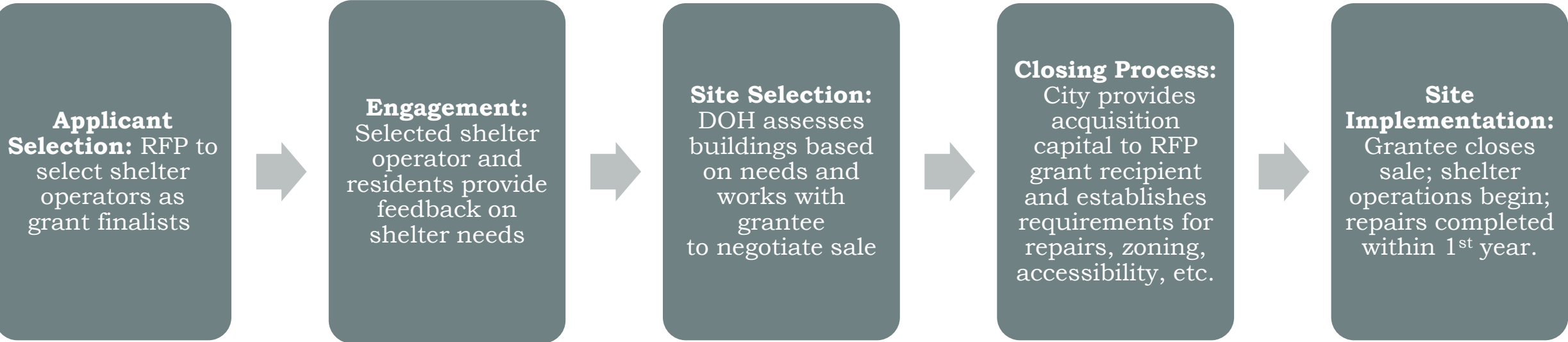
- Non-profit entities
- Current operators of one or more emergency or transitional homeless shelter(s) within the City of Chicago.
- Can currently own, rent, or otherwise legally operate shelter's present location
- If a City of Chicago delegate agency, existing contracts in good standing

## **Please note:**

Future rounds of the RFP may broaden or further restrict eligibility, please review any future solicitations

at: [https://www.chicago.gov/city/en/depts/doh/supp\\_info/non-congregate-shelter-acquisition-program.html](https://www.chicago.gov/city/en/depts/doh/supp_info/non-congregate-shelter-acquisition-program.html)

# ★ How will the process will work?



Process repeated for any additional RFP solicitations



# ★ What buildings can be purchased?

## Overall goal

- Increase non-congregate shelter beds across Chicago
- Provide space that fits the priorities for best practice shelter operations and the priorities for DFSS

## Key building features

- Private rooms for individuals or families with adequate space and security
- In-unit bathrooms and sanitary facilities
- Current capacity for or ability to create communal space
- Current capacity for or ability to create accessible rooms
- Preference for exterior building entrances
- Preference for space for staff parking

# What buildings can be purchased?

## **Pre-assessed building pool**

- Primarily California-style motels
- Between 24 – 72 rooms
- 2 stories
- Laundry space, storage space, and at least 10 parking spots

## **Option for building proposal**

- Applicants will additionally be able to propose a separate building if selected as a grantee finalist.
- If applicants already have a property in mind, they should describe it in the relevant section of the RFP application



# Selection criteria

RFP finalists will be selected based on three key criteria:

## 1. Mission Alignment and Shelter Operations Experience

- Experience and capacity to operate shelter for people experiencing homelessness or survivors of gender-based violence
- Trauma-informed, low barrier approach to housing and healthcare

## 2. Need for New Shelter Space

- Substantive need, proven by physical attributes, financial attributes, or changing conditions for current shelter operations
- Focus for this solicitation round on ***urgent and critical needs***

## 3. Readiness and Capacity to Own

- Financial and operational capacity to both operate and own shelter space
- Ownership obligations include site acquisition, rezoning, unit turnover repairs, accessibility modification, and potential rehabilitation repairs within the first year



# Important dates

Shelter Acquisition RFP Launches	September 27, 2022
RFP Bidder's Conference	October 3, 2022
FAQ published to DOH website	October 7, 2022
<b>Shelter Acquisition RFP Closes</b>	<b>October 17, 2022</b>
Finalist grantees notified	End of October, 2022
Building selection, grant negotiation, property purchase, execution of grant agreement	November 2022- January 2023
Additional cycles of this RFP may be released, pending available resources	2023

### **Other upcoming solicitations (Fall 2022)**

- DFSS Shelter Infrastructure RFQ
- CDPH Stabilization Housing RFP
- DOH RFP to acquire site for CDPH stabilization housing



# How to apply

- All relevant information about this RFP will be posted to our website
- Responses will only be accepted via **Submittable**, an online application platform
- No expectation to engage consultants, attorneys, or other external partners to complete this application
- Email us with questions: [shelteracquisition@cityofchicago.org](mailto:shelteracquisition@cityofchicago.org)

## The RFP application contains 9 sections:

- I. Primary Contact Information
- II. Organization Information
- III. Applicant Type
- IV. Shelter Operations Experience
- V. Mission Alignment
- VI. Need for Non-Congregate Shelter Space
- VII. Readiness and Capacity to Own
- VIII. Case Study
- IX. Application Certification



# Answering your questions

## **Department of Housing**

Matt Stern, Chicago Recovery Plan lead

Meredith Muir, CRP Program Manager

Ryann Billitteri, URA Project Coordinator

Michelle Penar, Underwriter/Project Manager

## **Department of Family & Support Services**

Kim Howard, Director, Homeless Services Division

Amy Cornell, Project Manager

Danny Castaneda, Project Manager

# ★ Solicitation process, Q&A rules

- This recording will be posted to our website in the next 1-2 days
- If we receive questions here that could benefit from written answers, and/or if we receive substantive questions via email by 5:00 PM on Wednesday, October 5<sup>th</sup>, we will publish an FAQ document to our website that provides answers by 5:00 PM on Friday, October 7<sup>th</sup>.
- You can email us related to this RFP at [shelteracquisition@cityofchicago.org](mailto:shelteracquisition@cityofchicago.org)
- We will not answer questions about this RFP in any other format besides for this webinar and the forthcoming FAQ document