

Family Homeless Shelter Q&A

10/13/2017

This meeting provided participants an opportunity to ask questions and review the final RFP for the NDR Family Homeless Shelter. Participants were cautioned to follow this RFP rather than a draft version shared with the Vulnerable Population and Shelter Committee at an earlier meeting.

The need for a family shelter was discussed at each of the Vulnerable Population Committee meetings held during the NDRC application process and at stakeholder and public meetings. In addition to this input additional research was conducted after the grant was awarded including:

- review of the most recent HUD Point in Time Survey as well as PIT data for the past 7 years;
- interviews with local social service agencies to assess the number of homeless families, peak periods, and existing resources for homeless and near homeless families;
- interview with other homeless shelters in the state to gain insights on their operation and funding strategies
- analysis of data from the Minot City Schools to clarify the number of registered students classified as homeless

One of the most significant challenges for many homeless shelters is securing the funding for a building or renovation followed by securing the funds needed for operation, maintenance, management, or services. NDR funds can pay for the development of or renovation of a building, however the NDR funds cannot be used to pay for ongoing operating, management

Melissa stated that because this is funded through HUD, none of the money used to build the shelter can be used to pay for operating and management expenses. This has been discussed at a number of previous meetings with the Vulnerable Population Committee and the shelter committee.

Q&A

Q- Do you know the age groups of the kids that were found to be homeless in the Minot City School districts' study?

A- Melissa Ziegler – Children in almost every age range were identified as homeless by the schools.

Q- The funds are strictly for a family shelter and not for individuals?

A- Yes, the funds are strictly for a Family Shelter as this was the most immediate unmet need identified through the vulnerable population committee and the public engagement process. The City does not want to duplicate services that are already being provided by other groups and agencies.

Q- What will happen when someone is successfully awarded the project and the shelter is constructed but the person cannot afford to run the shelter?

A- The specifics of the shelter's ongoing operation, management, services, and maintenance will be fully evaluated prior to an award, there may be provisions included in the final agreement to

establish what would happen to the building in the event the organization awarded the grant was not able to operate the facility on term.

Q- The hardest part is not finding money to build the facility its finding the money to operate the facility.

A- Securing adequate operating and management funding is an ongoing challenge for shelter facilities. The City is sensitive to this issue and wants to be careful not to compete with existing service providers in trying to find the funds to support this facility

Q- What is the procedure if this RFP ends up not being awarded?

A- We are not prepared to address that issue at this time.

Q- How has this worked in other cities?

A- In our review of other facilities in the state there are a variety of funding resources used: coalitions of churches; city and county funding; hospitals help provide support to assist in reducing emergency room visits; there are some HUD funds available that can be used to support homeless shelters; there are other grants and foundation funds that are used.

Q- Is the Bush Foundation a possible funding source?

A- Yes, and there are other foundation funds such as the MacArthur Foundation, etc. but it is important to fund resources that could be secured for long term

Q- When will the awardee be determined?

A- It will take 30-45 days to review once the applications are received.

Q- Has the \$74 million that was awarded to the city already been decided on where the funds will go?

A- Yes, that can be found in the phase 2 application on the City of Minot's website.

Q- Is there still money for affordable housing?

A- Yes, an RFP was recently issued for affordable Multi-Family rental housing and an open RFP for Single-Family Resilient Neighborhood lots.

Additional Q&A

Q- Would a non-profit entity who submits a proposal have their choice of architect/engineer to accomplish the design of the facility? (Assuming it would be a new build or remodel/re-use of an existing facility.) Or would they be tied in to CDM Smith and their consultants?

A- There will be no connection to CDM Smith or their consultants.

Q- If the entity has their choice, any idea how I could go about finding out who potential entities are that we could team up with?

A- Whether the procurement is done through a non-profit or the city in terms of design, it will be a requirement that it will be a competitive procurement following HUD rules. I should also note that since this is an RFP, should there be a successful response which is selected, HUD rules will require that the non-profit will have to execute a contract and follow the HUD rules as a contractor.