

Memorandum

To: Interested Parties

From: Adam S. Krea, Senior Director of Finance and Lending

Date: December 13, 2024

RE: RFQ for Developer/Owner/Service Provider/Property Management Teams to Develop and Operate Site-Based Housing First Properties – QUESTIONS & ANSWERS

- **Is there room to consider a project smaller than the 20-30 mentioned in the proposal? And if so, any specific considerations?**
 - Projects with fewer than 20 units will cost the program more per participant served – both on the capital side and on the staffing side – due to the fixed costs of certain requirements. Projects of this size will be considered in areas of the State where there is not the need for 20 units, but will not be considered in areas of the State where 20 or more units are needed.
- **To the point on the existing structure - would funding be available for just the services, if there is already a building that can be utilized?**
 - If there is an existing suitable structure, a response to the RFQ is still required so that the team of owner/manager/service provider can be vetted. The RFQ includes a specific Section VI.B. for existing properties. The existing property must meet the requirements of the program to be utilized. In addition, properties must be vacant. No dislocation of tenants is allowed in MaineHousing programs. If the property meets all requirements, service funding will be available and may be available on a faster timeline since construction may be unnecessary.
- **Is there flexibility on having more of a SRO/‘group home’ type model where there would be rooms but shared communal spaces, rather than each person getting an individual unit?**
 - There is not. Housing First properties are permanent supportive housing that require full living units.
- **Is it anticipated that the opportunity to get on DHHS Pre Qualified Vendor List for Housing First will be presented prior to the due date of this RFQ submittal?**
 - Due to the delay in the Pre-Qualified Vendor List, the due date for the RFQ will be extended. The new due date will be announced next week in conjunction with DHHS. MaineHousing’s preference is for the Pre-Qualified Vendor List to be complete prior to the due date of this RFQ. Details will follow next week.