

## Questions about RFA CDBG Non-Profit Capital Funds

\*\*\*\* Questions received before, during, and after the Pre-Application Meeting\*\*\*\*

1. The Lee County Consolidated Plan linked in this CDBG covers Fiscal Years 2019-2023, but performance under this CDBG would occur during FY 2024-2025. Please confirm the goals outlined in the 2019-2023 Plan would also apply to 2024-2025 performance.

**Answer: HUD uses Project Years which are different from Fiscal Years. We are currently in Project Year 2023. Our Consolidated Plan is for HUD Project Years 2019-2023, so this opportunity, since it will be awarded and contracted during PY23, is within the current Consolidated Plan.**

2. The goals in the 2019-2023 Consolidated Plan for non-profit capital improvement projects appear to target Page Park, Pine Manor, Palmona Park, Suncoast Estates, Bonita Sprints or Fort Myers Beach. Could a non-profit capital improvement project be located outside of these locations if it served populations living within those locations? <https://www.msn.com/en-us/feed>

**Answer: Our Consolidated Plan includes several different categories of our funding. Bonita Springs and Fort Myers Beach for instance are Urban Counties and are in a totally different funding category than unincorporated Lee County. Our Consolidated Plan also included goals for specific project years versus the entire 5 years. For this RFA, we look forward to applications from public or private non-profits serving Lee County. On page 4 of the RFA there is information about the special considerations for this RFA: Serve the homeless, elderly, or Special Needs groups as defined in 393.063(12) & 420.0004(13), F.S.; • Have energy efficient features and/or green building design; and/or • Located in unincorporated Lee County, except if the project is addressing the specific needs of the homeless, elderly, or Special Needs groups as defined in 393.063(12), F.S. and 420.0004(13), F.S. If the property at which work will be undertaken is located within the incorporated areas of Lee County, services must be made available to all Lee County residents, not just residents of a particular jurisdiction.**

3. Page 1 indicates government entities are eligible to apply. However, further in the NOFA it only talks about non-profits. Are government entities eligible to apply or is it strictly targeted to non-profits that provide services in unincorporated Lee County? **One answer for #3 and #4.**
4. If government entities are allowed to submit an application, would it effect the cities annual allocation under the Urban County Agreement? Would it be considered double dipping?

**Answer: There was an error with what organizations were eligible. It has been corrected with Addendum 1. Non-profits are eligible. Government entities are not eligible.**

5. What kinds of people or organizations are on the ranking committee?

**Answer: Performance Evaluation and Ranking Committee (PERC) - The Performance Evaluation and Ranking Committee (PERC) is a group of funders and subject matter experts in the**

community that are responsible for reviewing applications received in response to an RFA. In certain emergency circumstances (i.e. natural disasters, urgent need projects, declarations of states of emergency or public health crisis) HVS may choose to forgo the use of the PERC for ranking applications, and instead may form an ad hoc committee made up of County staff. The PERC must have at least five (5) members present and voting. PERC membership may only include representatives from the organizations below, so long as they do not have a conflict. A conflict is constituted by a committee member who is employed by or on the board of an organization who has submitted an application for funding consideration.

**Current PERC:**

- United Way
- City of Cape Coral
- City of Fort Myers
- Collaboratory
- Veterans Affairs
- Florida Gulf Coast University
- Lee County
- Individuals with Lived Experience and/or Low-Mod Income
- Subject Matter Experts

6. Explain performance measures.

**Answer: The RFA has the following under the Performance Measures section:**

**“Performance Measures Lee County has developed the following performance measures to ensure that funds are strategically used to produce intended outcomes:**

- 1. Number of low / moderate persons assisted; and**
- 2. Number of Non-Profit Facilities assisted.**

**Proposed projects that include innovative and effective best practices and those that adhere to evidence based program models are encouraged. Lee County is seeking ‘out of the box’ applications. Projects may be proposed that incorporate different component types and include additional partners (with an established, formal agreement for the proposed project) to provide a specific service as part of an overall project application.”**

7. New construction is eligible?

**Answer: No, new housing construction is not eligible for this RFA. Per the RFA, these things are eligible: The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements of public facilities owned by non-profit organizations. The public facilities must be open to the public during normal working hours. •**

**Acquisition/Construction/rehabilitation to facilities for persons with special needs such as: homeless or domestic violence shelters, transitional living; nursing homes, group homes for the disabled or children in foster care. • Eligible costs associated with eligible activities may include: o Energy efficiency improvements; o Handicapped accessibility improvements (including improvements to buildings used for general conduct of government); and o Architectural design features and other treatments aimed at improving aesthetic quality**

8. Does this RFA cover Transitional living/Sober Living?

**Answer: Yes, transitional living facilities are eligible. Please see page 11 of this document about eligible activities. [https://www.hud.gov/sites/documents/DOC\\_17133.PDF](https://www.hud.gov/sites/documents/DOC_17133.PDF)**

9. Would a conditional offer on property be acceptable to prove plans to use the money to acquire the land?

**Answer: Yes, written agreements are acceptable.**

10. Good morning, I have a question regarding the RFA. Are renovations to a Single Family Dwelling allowable? CASL offers permanent supportive housing units for special populations in Single Family units, clients lease the individual bedrooms and share the common spaces. If this is not an eligible type would duplexes qualify as they are considered multi family per zoning.

**Answer: Yes, single family dwelling unit renovations in this situation are allowable. Sorry for delay. CDBG Chapter 3-19 and also Chapter 2-40 for reference.**

11. Will grant funds support the purchase of both supplies and labor for rehabbing our market?

**Answer: Yes, if using the money for a rehab, the costs necessary for the rehab are eligible. Additional staffing for normal operations is not eligible.**

**Eligible costs associated with eligible activities may include: – Energy efficiency improvements; – Handicapped accessibility improvements (including improvements to buildings used for general conduct of government); and – Architectural design features and other treatments aimed at improving aesthetic quality (e.g., sculptures, fountains). ¶ If the assisted facility is owned by a nonprofit, the CDBG regulations stipulate that the facility must be open to the public during normal working hours. <https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-6-Public-Facilities.pdf>**

12. Will grant funds support the purchase of updated equipment that would be used in our rehabbed market, like new refrigeration for example?

**Answer: The following activities may not be assisted with CDBG funds unless authorized under provisions of § 570.203 or as otherwise specifically noted herein or when carried out by an entity under the provisions of § 570.204.**

**(1) Purchase of equipment. The purchase of equipment with CDBG funds is generally ineligible.**

**(i) Construction equipment. The purchase of construction equipment is ineligible, but compensation for the use of such equipment through leasing or depreciation pursuant to 2 CFR part 200, subpart E, as applicable for an otherwise eligible activity is an eligible use of CDBG funds. However, the purchase of construction equipment for use as part of a solid waste disposal facility is eligible under § 570.201(c).**

**(ii) Fire protection equipment. Fire protection equipment is considered for this purpose to be an integral part of a public facility and thus, purchase of such equipment would be eligible under § 570.201(c).**

**(iii) Furnishings and personal property. The purchase of equipment, fixtures, motor vehicles, furnishings, or other personal property not an integral structural fixture is generally ineligible. CDBG funds may be used, however, to purchase or to pay depreciation in accordance with 2 CFR part 200, subpart E, for such items when necessary for use by a recipient or its subrecipients in the administration of activities assisted with CDBG funds, or when eligible as fire fighting equipment, or when such items constitute all or part of a public service pursuant to § 570.201(e).**

13. How many quotes on construction do we need?

**Answer: While I am not allowed to advise specifically on applications and budgeting, once an organization is awarded funds Federal Procurement Rules apply. Additionally, during the contracting phase of an award, our Contracts section will provide Lee County procurement requirements also.**

**<https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-14-Procurement.pdf>**

14. We accessed the Florida Statutes and the text associated with 393.063(12) FS does not appear to be relevant to the RFA (see below and at <https://www.flsenate.gov/laws/statutes/2011/393.063> ). Is there an alternative reference to the Special Needs definition?

**Answer: The regulations specify that facilities that are designed for use in providing shelter for persons having special needs are considered to be public facilities (and not permanent housing), and thus are covered under this category of basic eligibility. Such shelters would include nursing homes, convalescent homes, hospitals, shelters for victims of domestic violence, shelters and transitional facilities/housing for the homeless, halfway houses for run-away children, drug offenders or parolees, group homes for the developmentally disabled, and shelters for disaster victims.**

**Nonprofit entities frequently hold title to and operate facilities such as senior centers, centers for the handicapped and neighborhood facilities. When such facilities are owned by nonprofit entities, they may qualify for assistance under this category only if they are made available to the general public. Where applicable, facilities owned by a nonprofit must be open for use by the general public during all normal hours of operation. Reference: §570.201(c)**

**[https://www.hud.gov/sites/documents/DOC\\_17133.PDF](https://www.hud.gov/sites/documents/DOC_17133.PDF)**