

PROPOSAL EVALUATIONS: from Ouray County Housing Authority (11 Sep 2009)

Please Score Each Proposal from 1-5, 5 for best represents our needs & Cite pages you would like to note as strong examples of what we are looking for from the study

Proposal Evaluation Criteria	EPS	RRC	Venturoni
1) Qualifications of the project manager and consulting team in working on similar projects with government entitlement recipients.	5	5	5
2) Proposed design approach of the Housing Needs Assessment components, ability to produce a product for both regions, and compliance with state regulatory requirements.	4	4	3
3) Overall proposal quality, clarity, feasibility, and potential effectiveness in addressing the purposes described in the RFP.	3	4	3
4) Prior experience of the firm gathering and analyzing data, conducting interviews, facilitating stakeholder meetings, and framing sensitive issues as they relate to the production of housing and housing choices.	4	5	3
5) Firm's demonstrated knowledge of programs which subsidize housing assistance or development in order to propose strategies to remove regulatory barriers, utilize resource allocation and development, generate new local policy, or programmatic changes .	4	5	unk
6) Experience of the Consultant in working with regions with similar compositions.	5	5	5
7) Cost and schedule of the plan development.	3	3	3
Total Points	28	31	22

Please add any additional comments about any consultant or proposal you want to convey for San Miguel County to consider (attach an additional sheet if necessary):

OCHA appreciates the efforts on behalf of SMRA to expand this needs assessment opportunity into a regional effort, including Ouray County. We are excited and grateful for this participation. The greatest need at this time in Ouray County seems to be for current commuter and rental data, special needs populations, and an update to existing data, whereby there is a strong look at the region and our commuter housing relationship, opportunities, and challenges. We also feel that it should be part of the contract to be able to access the raw data as appropriate as it may prove helpful in our future endeavors.

As you are aware, Ouray County completed a Needs Assessment in 2008 with EPS and a County-wide Action Plan for Affordable Housing in 2009 with Rees Consulting and RRC, during which time some of the housing needs data was updated. The 2008 Assessment incorporated a questionnaire in 2007 and

updated census data from 2006. The Town of Ridgway is in the midst of a community survey that includes the Town and surrounding areas of the County, and the Area Chamber has also recently completed a survey. There is also some independent effort at this time toward residential energy conservation and as such significant data is being analyzed in both counties on the number of residential structures, locations, year built, etc. We understand there are some parameters within which the consultants will need to collect and analyze data such that they are comparing apples to apples in each community for the assessment, although there is some concern that much of the information in Ouray County is readily available and needs a simple update as opposed to a completely new effort. Likewise, there is some concern about the number of proposed surveys in both the EPS and RRC proposals, given the 2007 needs assessment survey and other recent surveys in the region. Employer surveys in the county have not received significant attention in the recent past. The primary concern is an apathetic community response to the 4 different surveys, although we understand and agree that some surveying is required to obtain the necessary information. We recommend that the consultants take a very strong look at the recent surveys, the 2007 Assessment, and the 2009 Update with the Action Plan and utilize the existing data to the extent possible so as to avoid lengthy surveys and perhaps minimize the number of surveys, in order to achieve a desired response rate. At this time, Ridgway is having good success with the online community survey.

Overall the proposals from EPS and RRC appear very similar although the timelines do not appear to be the same. Both entities have experience with San Miguel and Ouray Counties. The Extended Stay portion of the RRC proposal (page 15) seems significant to the success of the assessment in order to engage in the community, obtain first hand information, and would be a new, engaging approach for our area. This notion is compatible with prior experience with this particular consultant, although on a lesser scale.

We hope this information is helpful to SMRA during the selection process. It appears there may be room to decrease the overall expense of the assessment by maximizing exiting datasets and information. Please do not hesitate to call or follow up with OCHA if you desire clarification or additional information regarding these comments. Again, we are grateful for the opportunity to join SMRHA in this process and look forward to much more collaboration for our region in the future.

San Miguel County will make the final selection based on the input of all the jurisdictions. Thank you for taking time to review-Please Email form to Shirley@smrha.org by Sept. 14th