

Questions received on the MOHCD 1064-68 Mission RFQ by October 27, 2017

October 27, 2017

1. **Question:** Can we use projects under construction on in rehabilitation be submitted for developer/owner/property manager/architect/community outreach experience, or must representative projects be complete?

Answer: The representative projects submitted to meet minimum requirements and described in the narrative must be complete for Developer, Owner, Architect, Property Manager and Service Provider. For the narrative to be submitted to describe the development team's experience implementing community engagement plans for housing developments, please include experience from completed projects although you may also include projects that have completed their community engagement phase and are under construction or rehab.

2. At the pre-submission conference, there was this question and answer:

Question: Can a health clinic that would serve residents and the community be included on the ground floor?

Answer: The U.S. Department of Housing and Urban Development's Federal Property Assistance Program (FPAP) requires that the property solely serve persons who have experienced or are experiencing homelessness. If the health clinic only served residents and persons experiencing homelessness it may be a possible use of the ground floor but this use would need to be explored.

Could MOHCD clarify these FPAP requirements specifically if they prohibit PDR, retail, or any other non-residential non-services use? If available, could MOHCD provide a document or link to an FPAP summary?

Answer: The U.S. Department of Housing and Urban Development's Federal Property Assistance Program (FPAP) requires that the property solely serve persons who have experienced or are experiencing homelessness, in accordance with 24 CFR part 581 and section 501 of the Stewart B. McKinney Homeless Assistance Act (42 U.S.C. 11411). Title V allows unused, underutilized, excess or surplus Federal properties to be deeded or leased for free to eligible groups for the purpose of providing housing, services, storage and other benefits to persons experiencing homelessness. A non-homeless use, such as PDR or retail, would not be permitted. For more information on the program, see:

<https://www.hudexchange.info/programs/title-v/>

For the HUD Notice about this specific site, see

<https://www.federalregister.gov/documents/2017/01/27/2017-01545/federal-property-suitable-as-facilities-to-assist-the-homeless>

The Department of Health & Human Services (HHS) must approve all proposed uses.

3. **Question:** The RFQ requires the submission of Attachment 5 – Service Provider Residential Experience under section E. Service Provider but does not specify guidelines

around a narrative. Are we permitted to submit a narrative to describe the service delivery experience? If yes, please specify any page requirements.

Answer: Yes, in addition to completing Attachment 5 – Service Provider Residential Experience for the proposed service provider, please provide a narrative describing the service provider(s) experience addressing the bullet points listed under Section III C. (e) Service Provider. There are no page length requirements for the narrative sections.

4. Question: Who can sign the Attachment 6-Disclosure Form? Does it have to be the CEO/ED or an officer of the corporation, or could an organization’s director of Asset Management sign this?

Answer: Attachment 6 – Disclosure Form should be signed by the “Respondent”, meaning respondent to the RFQ regardless of legal form, and applying to individuals, sole proprietorships, joint ventures, unincorporated associations and partnerships, etc., as noted in the footnote of that attachment. The individual who signs the form must be authorized to enter into legal agreements on behalf of the Respondent.

5. Question: If we have multiple service providers as partners, can we create an attachment 5 for each?

Answer: Yes, if multiple service providers are proposed, please submit an Attachment 5 for each one.

Questions received as of October 25, 2017

October 11, 2017

1. Question: We are trying to understand the requirement in the RFQ for having two new construction developments of approximately 150 units. Is this requirement for 150 units each project? Do these have to be completed developments?

Answer: The requirement is 150 units between two affordable housing developments that are both high density infill sites. So two 75 unit projects would meet the requirement. They should be completed developments.

October 13, 2017

2. Question: We are looking at Attachment 5 for the RFQ. We understand that the subject RFQ is for one building housing formerly homeless adults and another for formerly homeless seniors. Attachment 5, however, refers to “experience serving low-income families” and “experience serving homeless families.” In preparation for working with our partners, we wanted to confirm if we should be presenting experience specifically for formerly homeless adults and seniors rather than families as indicated in Attachment 5.

Answer: Yes, the form will be updated to reflect “Formerly Homeless Adults” and “Formerly Homeless Seniors.” Please reflect service experience for the target population.

October 19, 2017 from Pre Submission Meeting

3. Question: Please clarify services funding levels and how Health Homes can be utilized at this site for services funding.

Answer: We are working with the Health Plan to look at how Health Homes can be used in supportive housing in San Francisco. HSH will ask providers to create a services plan that is consistent with a 1/25 case manager to client ratio, and to include clinical supervision, housekeeping support, and planned connections to medical/nursing care.

4. Question: How is Health Homes and Medi-Cal reimbursement compatible with the Tier 5 payment rate?

Answer: Tier 5 applies specifically to the case management and community services within the building. We anticipate that additional support will be needed for the NPLH population. We are asking providers to demonstrate knowledge of and capacity in Medi-Cal reimbursement options.

5. Question: Will MOHCD own or lease the site?

Answer: MOHCD will acquire the site after the project is able to provide evidence of property-specific financing commitments to complete the development. Until that point, MOHCD will lease the site from the General Services Agency (GSA), subject to the approval of the Department of Health & Human Services (HHS). Once MOHCD owns the site, MOHCD’s standard ground lease terms will apply for the developer/owner, which will be subject to the approval of HHS (all of the project loan documents will be subject to the approval of HHS).

6. Question: Does 250 units reflect the maximum that may be built?

Answer: Yes, the Environmental Assessment to acquire the property reflects a proposed project up to 250 units and this is the maximum density we calculated for the site based on what we have presented to HHS and community stakeholders.

7. Question: Are there any restrictions around underground site work?

Answer: We are not aware of any, however, it will be the selected developer’s responsibility to learn about any restrictions imposed on site work.

8. Question: Does MOHCD want specific modular systems referenced in the responses? Will that be reflected in the scoring?

Answer: Respondents are welcome to reference particular modular systems, however, this specificity will not be a rating factor in the scoring.

9. Question: Is there a green requirement for these buildings?

Answer: All MOHCD-financed and SF built projects have green building requirements independent of the modular component.

10. Question: Is there a rationale for the buildings' orientations depicted in the RFQ? Is there flexibility around the site configuration?

Answer: The rationale is that the high density would be broken up by having the two developments with separate entrances off of different streets. There will be some flexibility around the site configuration once the selected developer starts predevelopment work, design and project planning. The development program objectives are a starting point.

11. Question: Why is community serving open space specified?

Answer: There has been feedback from some community groups that open space is greatly needed in the surrounding blocks and a request for it to be considered in the site and program configuration. This community benefit is described as to the extent feasible.

12. Question: Do all of floors 2 and above need to be residential or can they include offices and spaces serving the residents?

Answer: Floors 2 and above must all be residential serving the building's target population but community spaces, laundry and offices that serve the tenants may be included.

13. Question: Can a health clinic that would serve residents and the community be included on the ground floor?

Answer: The U.S. Department of Housing and Urban Development's Federal Property Assistance Program (FPAP) requires that the property solely serve persons who have experienced or are experiencing homelessness. If the health clinic only served residents and persons experiencing homelessness it may be a possible use of the ground floor but this use would need to be explored.

14. Question: Is there a preference for local modular consultants?

Answer: There is not a specific preference for local modular consultants in the scoring criteria of the RFQ. However, the selected developer will need to comply with City and Federal procurement requirements, including the City's Small Enterprise (SBE) participation goals in the development of the project as monitored by the City's Contract Monitoring Division (CMD). While such goals will be set at a later date, identification of SBE participation in the development team is encouraged in the RFQ response.

October 20, 2017

15. Question: Have specific dates been chosen yet for the developer team interviews scheduled for the weeks of November 27 or December 4?

Answer: No specific dates have been set as we are not sure that interviews will be needed.

16. Question: Will the slides from last Thursday's meeting be made available?

Answer: The slides from the Pre Submission Meeting will be provided on the website.