**Questions received by the MOHCD on the 600 7th St Interim Use RFP by July 5, 2019.**

Received on June 25, 2019:

1. Question:Is it required of the respondent to have secured funding to implement the proposed interim use at time of submission?

Answer:No, it is not required for the applicant to have secured funding to implement the proposed interim use at time of submission. Respondents must demonstrate that funding is available to implement the proposed interim use as part of their submission and that funds will be available by the anticipated start date of the lease for the proposed interim use of January 2020. In addition, as part of the scoring criteria, respondents will be scored on their financial capacity to operate the proposed interim use.

Questions received at pre-submission conference meeting on June 26, 2019:

1. Question: The Attachment 4 – Interim Use Proposal Summary Sheet requests for substantial information that may exceed one page. Should we fill this out, with the anticipation the Summary Sheet may be multiple pages long?

Answer: Yes, please fully complete Attachment 4 – Interim Use Proposal Summary Sheet. Respondents are welcome to state on the Summary Sheet that additional information can be found on the optional supplemental written narrative (which should be no more than two pages).

1. Question: The financial statements requested as part of the minimum qualification requirements may involve attachments, can that be submitted?

Answer: Yes, we anticipate that financial statements may include multiple pages, so it can be included as an attachment.

1. Question: For the proposed rent, is the City looking for a flat rate rent? Ramping of rent? Is there a minimum?

Answer: In the case of responding to this RFP, MOHCD does not have any restrictions on a respondent’s proposed rent.

1. Question: What is the proposed start date for the proposed interim use(s)?

Answer: We anticipate the start date for the proposed interim use to be January 2020. This is after selecting respondent(s) by the end of August, negotiating a lease(s), and receiving approval from the Board of Supervisors to enter into the lease agreement(s) with the leasee(s).

1. Question: Is parking a permitted use for the site?

Answer: Yes, the site is located in the Urban Mixed Use zoning district, which permits vehicle parking as a use, subject to the criteria outlined in Section 843 of the Planning Code.

1. Question: Is it expected that all service utilities like sewer, water, and electricity are accessible on the site?

Answer: At the moment, yes. We anticipate that all service utilities to be accessible on the site. Existing utility conditions are illustrated on the ALTA survey provided on the RFP webpage here: <https://sfmohcd.org/600-7th-street-interim-use-rfp>.

1. Question: Is there a curb cut on the site?

Answer: Yes, there is a curb cut on the site.

1. Question: Is the current site secure? Can we enter the site before the submission deadline to assess the site to make submission assumptions?

Answer: The site is secure, currently with perimeter fencing and a locked gate. However, entering onto the site will require formal authorization from the City, with proof of insurance coverage, which meets the City’s minimum insurance requirement. An ALTA survey for the site is provided on the RFP webpage to help with submission assumptions regarding the existing conditions. The perimeter fencing is not screened, so a visual inspection of the site from the sidewalk is feasible without having to actually enter it.

1. Question: Are there easements on the parcel? Are there any site restrictions?

Answer: No. However, it is anticipated that an easement with the neighboring property at 855 Brannan related to access to the paseo/pedestrian open space will be entered into during the predevelopment period for the permanent use. There will be a Declaration of Restrictions as part of the imminent affordable housing development.

1. Question: Who is on the selection panel for the 600 7th St RFP?

Answer: City staff will be on the selection panel.

1. Question: Is the City prioritizing a community benefit use or monetization of the land for the interim use?

Answer: In the scoring section of the RFP, after determining that a respondent meets minimum qualifications, the selection panel will assess the benefit that proposed interim use will bring to the surrounding neighborhood. The highest proposed rent is therefore not the highest priority for selection, though ability to pay rent is a consideration.

1. Question: Will the lease be considered a vested interest? In other words, will the respondent be responsible for payment of real estate taxes?

Answer: No.

1. Question: Was a Navigation Center proposed for the site?

Answer: MOHCD cannot speak on behalf of the Department of Homelessness and Supportive Housing, the City agency which implements Navigation Centers, but the City generally asks other City agencies if there is interest in an interim use for the site before opening it to the public.

1. Question: Is there a base line for a respondent’s financial capacity to submit a response?

Answer: No.

1. Question: If a respondent demonstrates having secured funding from other City agencies for the proposed interim use, will their proposal be ranked high?

Answer: No, the type of funding source will not play a role in the scoring of a submission. However, respondents must demonstrate that funding is available to implement the proposed interim use and available by January 2020, the anticipated start date of the lease for the proposed interim use(s).

1. Question: Can we submit architectural plans or renderings?

Answer: No, the narrative response and other items requested in the RFP will be the sole basis of consideration, and any renderings / plans submitted will not be reviewed by the selection panel to ensure an “apples to apples” comparison of all proposals received.

Received on July 5, 2019:

1. Question: As we inspected the site last week, we saw that both of the previous curb cuts (Brannan was used for Offsite leasing office and 7th Street was used for construction vehicles) have been filled in. Will the city re-instate these cuts and have they been appropriately approved by the relevant departments? Will it be the responsibility of the selected Tenant or the City to re-establish those curb cuts if desired for the proposed interim use? Will the City allow the curb cuts to be restored? Can both or only one of the curb cuts (and which one) of them can be restored?

Answer: Yes, the curb cuts have been appropriately approved by the relevant departments. The City isnot intending toadd curb cuts at our own expense. It will be the sole responsibility of the selected Tenant to re-establish the curb cuts if desired for the proposed interim use. The City would support the request for the curb cuts, if required to facilitate interim use of the site. The City reserves the right to determine if both or only one of the curb cuts can be restored, once the interim use and tenant is selected.

1. Question: On Brannan Street, there are at least two parking meters immediately in front of the curb cuts. Will those be removed?

Answer: At this time, the two parking meters will not be removed.

1. Question: In the response to Question #12, you mention “vested interest”. The original question was actually asking if a “possessory interest” would be created. And if so, would the Tenant be responsible for the payment of this? And what is the formula to calculate the possessory interest tax?

Answer: A possessory interest will not be created at this time. The selected tenant will not be responsible for payment of this, nor is there a calculation for the possessory interest tax.

1. Question: You mention that January 1, 2020 would be the anticipated start of the interim use. Would the selected Tenant be allowed to have possession prior to January 1st to begin any improvements that may be needed for their specific use?

Answer: The selected Tenant may be allowed to have access to the site prior to January 1st *only if* the selected Tenant received board approval to enter into a lease with the City, executed a lease with the City permitting the site improvements, and the City received the proper insurance requirements in order for the selected tenant to access the site.