**Questions received on the MOHCD 180 Jones St RFQ by June 5, 2019.**

Received on May 20, 2019:

1. **Question:** Will MOHCD consider including permanently affordable ownership housing at this site? **Answer:** MOHCD’s vision is for permanently affordable family rental housing and we are not currently considering homeownership housing at this site.

Received on May 28, 2019:

1. **Question:** Qualifying Project characteristics, page 10: in the description of MOHCD's expectations for 600 7th Street on page 3 of the RFQ, there are multiple references to the family units being 1-3 bedroom units. However, the Qualifying Project requirements on page 10 refer to a building with "majority multiple bedroom" units. Should we assume that this requirement for Qualifying Projects means "majority 1-3 bedroom units," consistent with the expectations for 600 7th Street?
**Answer:** Yes, please assume the requirement for a Qualifying Project means a majority 1-3 bedroom units.
2. **Question:** Minimum Development Experience, page 10: there is a reference to Type I construction. Should this be replaced with Type III or Type V over Type I construction, consistent with the expected construction type for 600 7th Street?
**Answer:** Yes, a Qualifying Project to meet the Minimum Development Experience should be new construction and Type III or Type V over Type I construction type OR Type I construction type.
3. **Question:** Evidence of Authority, page 17: may this authorizing Board Resolution be submitted after the due date for receipt of submittals on June 26th? (Our next board meeting happens to be the evening of the 26th.)
**Answer:** The executed Evidence of Authority may be submitted to MOHCD’s office at 1 S Van Ness, 5th floor by 4:00pm, Friday, June 28th. Please e-mail an electronic version to joyce.slen@sfgov.org and deliver 1 original and 6 copies to MOHCD’s office by the time stated above.

Questions received at the pre-submission conference meeting on May 29, 2019:

1. **Question:** Am I correct in reading that MOHCD is asking Respondents not to submit any architectural drawings or a proforma? Does MOHCD have any expectations down the line for an additional fit test to be done?

**Answer:** Correct, submissions should not include any architectural drawings or a proforma. At this time, MOHCD is not requesting a licensed architect to do a fit test nor will MOHCD reimburse any architectural cost incurred by a Development Team in preparation to respond to the 600 7th Street RFQ.

1. **Question:** MOHCD mentioned 600 7th Street would ideally be a Type III or Type V over Type I construction type. Would MOHCD consider Type III or Type V over 2-3 floors of Type I construction type for 600 7th Street?

**Answer:** Yes. MOHCD reserves the right to consider all construction options, given that 600 7th Street is a very large site.

1. **Question:** Will you restate the targeting objectives that MOHCD envisions for 600 7th Street? The Project would need to be at least 75 studio units for formerly homeless adults (based off the 150 units minimum), with an unsolicited number of formerly homeless families with dependent children, and the balance of the units for low-income families ranging between 30-80% MOHCD AMI?

**Answer:** 75 studio units for formerly homeless adults is a minimum target for 600 7th Street. The family units must range between 1-3 bedroom size and serve both formerly homeless families, that will receive a rental subsidy, and extremely low-to low--income families (30-80% MOHCD AMI), who will not receive a rental subsidy.

1. **Question:** The low-income and extremely low-income families without the rental subsidy will not be referred through the Coordinated Entry System, correct?

**Answer:** Correct, the low- and extremely low-income families will be selected through MOHCD’s lottery system process, with required tenant preferences included.

1. **Question:** I want to make sure that I understand the goals for the community spaces at 600 7th Street--will you elaborate on the project goal to establish a building design that creates distinct wings for the formerly homeless adults and families? Is MOHCD’s preference to have separate community spaces for the adults and families, but a shared lobby?

**Answer:** This will be up to the developer to determine what design is best to serve both the formerly homeless adults and families. MOHCD’s initial assumption for 600 7th Street is that it would be beneficial to have separate shared building amenities (spaces for delivery of resident services, for example, and spaces for group gatherings, for another example) for each target population (adults and families with dependent children) that are easily accessible to residents living on each side of the building.