Mayor's Office of Housing and Community Development
City and County of San Francisco

London N. Breed
Mayor

Kate Hartley
Director

February 8, 2019

Stanyan Request for Proposals (RFP) questions received to date:

Q: What kind of proposals will stand out?
A: We can't advise you about what kind of proposal to submit. We suggest you look at the weighting of the evaluation criteria and do outreach in the community for guidance.

Q: Is there any plan to include any local residents on the committee to review the Request for Proposals?
A: MOHCD's standard practice is to select, at our discretion, a community representative to sit on the selection committee. In the past, and because we fund housing, our practice was to include a local resident from an affordable housing development located in the respective district or another local resident. Given that the interim uses will not involve housing, we have identified another individual who lives in the neighborhood and is available to sit on the panel.

We anticipate seating the selection committee with one representative from each of the following city departments, in addition to the community representative:

1. Mayor's Office of Housing and Community Development (MOHCD)
2. Department of Public Works (DPW)
3. Mayor's Office of Economic and Workforce Development (MOEWD)
4. Department of Homelessness and Supportive Housing (HSH)
5. Recreation & Parks Department (Rec & Park)
6. Real Estate Division (RED)/ San Francisco Public Library (LIB)

Q: Is there any news about incoming responses to the RFP for interim use?
A: Responses to the RFP are due by Thursday, February 28, 2019. We will announce the selected proposal in April.

Q: Is the final date for submission still 2-28-19?
A: Yes, the final date for submission is February 28, 2019.

Q: Do I understand correctly that the property was bought (15.5k) with MOHCD's affordable housing fund from offsite payment fees?
A: MOHCD used a combination of funds to fund the acquisition. The primary source was federal CDBG funds along with funds from the Citywide Affordable Housing Fund, which is a fund created to hold fees paid by entities creating market-rate housing and commercial units.

Q: Will the construction of the building also come out of that fund or will it be financed by HUD?
A: We anticipate the interim uses will be in place for 3 to 5 years. During this period, City resources will probably change as new sources become available and old sources are exhausted. It's hard to tell the exact makeup of the future resources, however, the source of funds for the construction of future permanently affordable housing is likely to be a combination of local sources such as inclusionary fees and affordable housing bonds. These will be combined with state and federal sources of financing such as tax exempt bonds, low income housing tax credits, HOME/CDBG, and low-interest loans from the State of California.

Q: Approximately how many affordable housing projects are in line for the same funds, be it off-site funds or federal HUD funds?
A: I'm attaching a copy of the MOHCD Dashboard report dated September 2018. The report details pipeline projects and shows "Milestone Date" to give you an idea of the current projects under construction and those sites that are anticipated to begin construction soon. This report is currently under revision and the revised report will be posted on the Stanyan website once it's available. Projects for which construction funding isn't currently identified, like the Stanyan site, will be put on the active pipeline once resources are identified.

Q: Is there any change in the estimated 3-5 year interim period?
A: No. This estimated interim period is based on our assessment of how long it will take to complete all of the pre-construction activities associated with the development of permanently affordable housing, including identification of construction/permanent sources of funding.

Q: Has the City done a Phase One or Phase Two environmental study on the site?
A: A Phase I was completed prior to acquisition and will be posted on the website. A Phase II is in progress and when completed will be posted on the website.