



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

1064-1068 MISSION STREET REQUEST FOR QUALIFICATIONS

Pre-Submittal Meeting | October 19, 2017

INTRODUCTIONS

- **Mayor's Office of Housing and Community Development**
 - Daniel Adams, Deputy Director – Housing
 - Anne Romero, Senior Project Manager

- **Department of Homelessness and Supportive Housing**
 - Kerry Abbott, Deputy Director for Programs

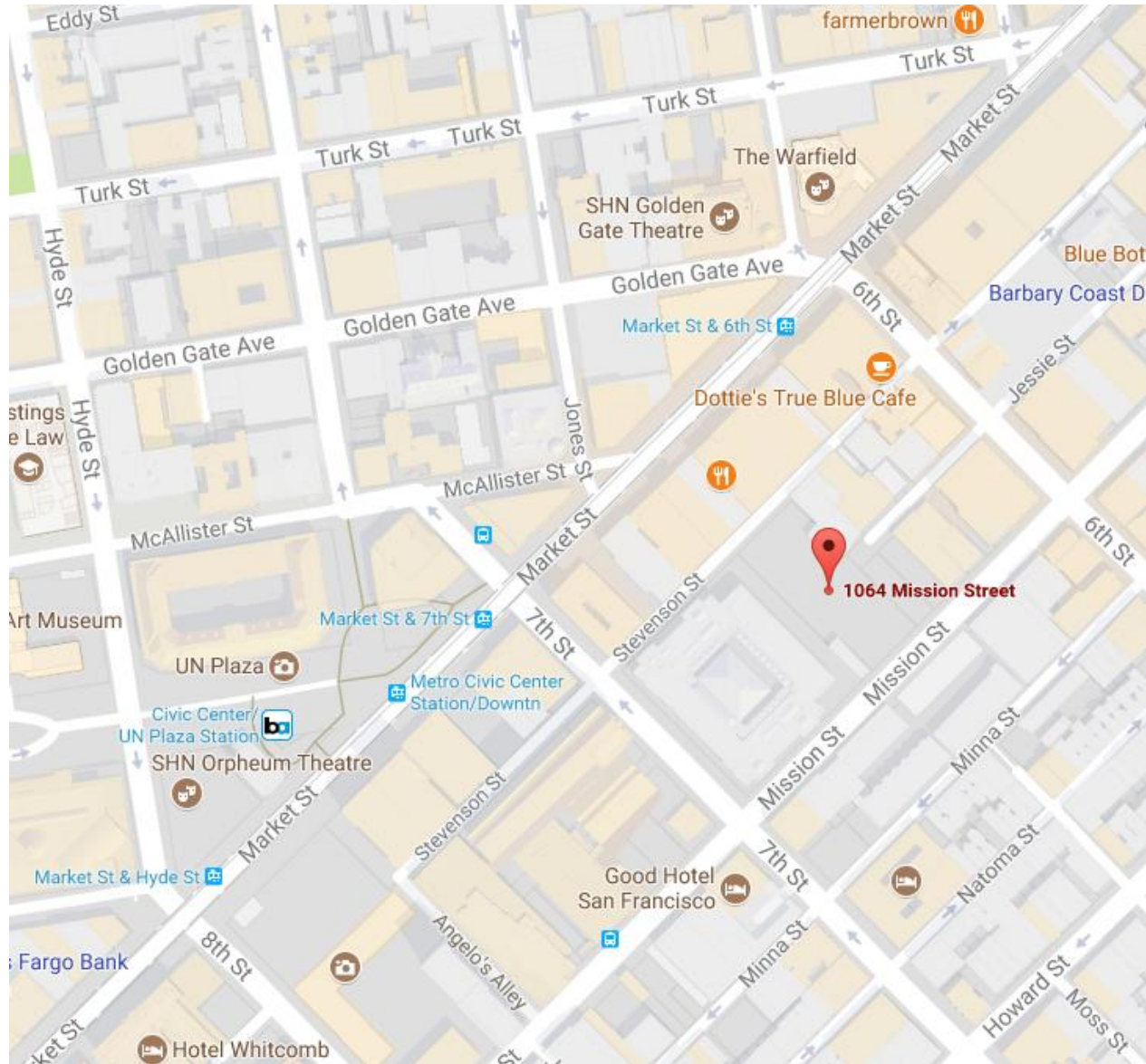
AGENDA

- **Welcome and Overview**
- **Target Population and Permanent Supportive Housing Model**
- **Unique Aspects of Project and RFQ**
 - Project Specifics
 - Schedule for Construction
 - Design and Construction
- **RFQ Timeline**
- **Minimum Requirements**
- **Scoring Overview**
- **Questions**

Target Population and PSH Model

- Two permanent supportive housing developments containing up to 250 units for formerly homeless adults (up to 150) and seniors (up to 100)
- Up to one half of the units – State No Place Like Home financing for adults with serious mental illness
- Coordinated Entry System
- Service provider expectations
- Questions

SITE LOCATION



Unique Aspects of Project and RFQ

- City acquisition and responsibilities through HUD's Federal Property Assistance Program
- Schedule for Construction
- Modular Construction Technologies
- Adjacency to the James R. Browning Courthouse

RFQ Timeline

RFQ available on MOHCD website	October 10, 2017
Pre-submission conference at MOHCD	October 19, 2017
Deadline for questions and requests for additional information	October 27, 2017
DEADLINE FOR SUBMITTING QUALIFICATIONS	November 13, 2017
Notification to developer teams who failed to meet submission requirements	November 20, 2017
Developer team interviews, if necessary	Week of Nov 27 or Dec 4, 2017
Staff recommendation to MOHCD Director	Week of December 11, 2017
Notification to developer teams	December 31, 2017

MINIMUM REQUIREMENTS

Lead Developer

- New construction of at least 2 affordable housing developments that are both high-density infill sites, with an aggregate unit count of approximately 150 units or more
- At least one PSH development for formerly homeless adults and/or formerly homeless seniors (new construction or substantial rehabilitation of an existing building)
- Use of Low Income Housing Tax Credit financing

Ownership

- At least one supportive formerly homeless project in SF for at least 5 years and experience with owning housing financed by Low Income Housing Tax Credit financing

Architect Experience

- Design and construction of at least one new construction high density residential or mixed use residential/commercial development
- Experience working in SF and designing affordable housing, preferably perm supportive housing

MINIMUM REQUIREMENTS Cont.

Property Manager

- Managed at least 3 PSH projects including at least one in SF, each for at least 36 months; experience with Low Income Tax Credit financed projects

Service Provision

- At least 36 months experience providing supportive services to formerly homeless adults or seniors in a residential setting
- Experience and capacity to bill Medi-Cal

Other Consultants

- At least one or more team members with experience successfully designing and/or constructing modular residential buildings

Scoring Overview

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|----|--------------------------------------|--------|
| a. | Development and Ownership Experience | 40 pts |
| b. | Architecture & Design | 20 pts |
| c. | Property Management | 20 pts |
| d. | Service Provision | 20 pts |
| e. | Community Engagement | 10 pts |
| f. | Modular Construction | 5 pts |

Questions

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.

Question: Attachment 5 for the RFQ references Service Experience Serving Low Income Families. Should it be formerly homeless adults and seniors?

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

THANK YOU