

BALBOA PARK UPPER YARD RFQ QUESTIONS AND ANSWERS RECEIVED BY MAY 2, 2016:

Q1. Can the project size for the Minimum Required Experience for the Developer, Architect and Property Manager be revised to be 70 units rather than 75 units?

A1. Yes, the project size for the Minimum Required Experience for Developer, Architect and Property Manager is revised to 70 units or larger rather than 75 units or larger.

Q2. Are financing plans and architectural plans required to be submitted per the submittal checklist?

A2. No, financing and architectural plans are not required to be submitted under this RFQ since MOHCD is only seeking development team qualifications and not a full development proposal. A revised RFQ Submittal Checklist has also been posted on the MOHCD website on the Upper Yard RFQ webpage.

Q3. Does the \$250,000/unit subsidy cap also include the community-serving uses?

A3. Yes. MOHCD will fund the shell for the community-serving use as part of its \$250,000/unit subsidy.

Q4. Is construction of BART's parking spaces supposed to be included in the housing's budget?

A4. No. Construction of the BART parking spaces will be paid for separately from the housing budget.

Q5. What is MOHCD's expectation for the open space?

A5. MOHCD desires an open space that compliments the housing and serves as a community asset at the same time. The open space should serve the pedestrian connection to the Balboa Park Station as well as serving as green buffer from the freeway. The open space will need to be designed with the community through a shared vision for the site.

Q6. Is the ground lease with BART going to be between the developer and BART?

A6. The Ground Lease will be between the City and BART for the BART parcel.

Q7. Will the sign-in sheet be posted?

A7. Yes, the pre-submittal meeting sign-in sheet has been posted on MOHCD's website on the Upper Yard RFQ webpage.

Q8. What is trauma-informed systems for property management?

A8. A trauma informed system for property management is one in which management acknowledges the impact of violence and trauma on homeless people's lives and the importance of addressing trauma in the provision of property management services to supportive housing populations. Property management providers must understand the dynamics and impact of trauma on people's lives, Individuals who have experienced trauma in their lives, and how it directly relates to housing security. Property Management must demonstrate experience with cultural sensitivity while incorporating evidence-based best practices and trauma-informed engagement in their property management services. The property management plan must demonstrate the RFQ respondent's ability to respond to tenants who have experienced the trauma of being homeless.