

**Questions received on the MOHCD Laguna Honda Hospital Campus RFQ by 4:00 p.m. on
December 9, 2019.**

Received on December 2, 2019 at Pre-submission Conference:

1. Question: Is the site zoned P – Public?
Answer: Yes, but MOHCD does anticipate that the project will take advantage of new zoning provisions following the passage of Prop E.

2. Question: Are there any other available sites on Laguna Honda Hospital Campus?
Answer: Yes, there is an adjacent alternate site on the Laguna Honda Hospital Campus that will be explored as a potential site for development. Please see revised Exhibit 1. Also, please note that site/concept design is not requested under this RFQ.

3. Question: Does MOHCD anticipate that homeless supportive services will be an element of any of the proposed on-site programming?
Answer: Yes, it is possible that homeless supportive services may be an element of the affordable housing and possibly for the other components of the project.

4. Question: Does MOHCD anticipate or assume that the assisted living provider will be part of the ownership structure?
Answer: As currently contemplated, the assisted living facility would be a separately owned and operated facility from the independent senior component, so the assisted living provider would not be part of the LP for the senior affordable housing. However, the selected developer may suggest alternate ownership structures as part of the feasibility analysis.

5. Question: May a non-San Francisco based consultant be part of the development team?
Answer: Yes.

6. Question: Is there a reason the site dimensions were not provided?
Answer: Site/concept design is not requested under this RFQ.

7. Question: The purpose of the RFQ is to qualify the development team and discuss the development team’s process for moving through the conceptual ideas of an independent affordable senior housing site that includes affordable assisted living?
Answer: Yes, the purpose of the RFQ is to qualify the development team. We want the development team to consider and explore possible development scenarios of affordable independent senior housing and affordable assisted living.

8. Question: How is assisted living looked at in this RFQ in terms of management, services, developer, and design?

Answer: While the experience and vision points are each granted 50 points, an assisted living developer and/or consultant is awarded up to 10 points in experience.

9. Question: How many RFQ's has MOHCD completed to date under this current system?

Answer: To date we have published four RFQs, including this RFQ for Laguna Honda Hospital Campus.

10. Question: Any discussion for OCII to move to an RFQ process?

Answer: MOHCD does not know. Please contact Jeff White, OCII's Housing Program Manager, at Jeffrey.white@sfgov.org.

11. Question: Will the master developer be involved in procuring the assisted living provider?

Answer: Yes.

12. Question: Is this the first time DPH has given land for affordable housing or given land for an affordable housing development of this type adjacent to a DPH facility?

Answer: This is the first time DPH has provided land on a DPH owned campus for this type of project.

13. Question: Can we receive a copy of the sign-in sheet?

Answer: The sign-in sheet will be distributed to those that submitted Attachment 2 – RFQ Registration Form by 9:30A on December 2, 2019.

Received on December 4, 2019:

1. Question: What is the actual parcel to be developed?

Answer: Please see the revised Exhibit 1 attached here which shows both the original and potential alternative development site.

Received on December 9, 2019:

1. Question: Please clarify that assisted living means a Residential Care Facility for the Elderly (RCFE), licensed by the State Community Care Licensing Division of the Dept. of Social Services.

Answer: The purpose of this RFQ is to select a development team with 1) experience in the development of affordable senior housing (independent living) and 2) consulting expertise to advise MOHCD and DPH on financially feasible options for providing assisted living beds and/or units to low income seniors who have higher needs than what is typical for independent living facilities. This assisted living component may be in the form of a licensed RCFE. However, should an affordable licensed RCFE prove to be financial infeasible, then we would expect the

development team to propose alternative models of development for the assisted living component of the program. We recommend that RFQ respondents review *Supporting Affordable Assisted Living in San Francisco* published by the City and County of San Francisco Long-Term Care Coordinating Council Assisted Living Workgroup in January 2019. The report may be accessed at the link provided <https://www.sfhsa.org/about/commissions-committees/long-term-care-coordinating-council-ltccc/assisted-living-facility-alf>.

2. Question: Please clarify the difference between “assisted living units” and “residential care beds” as mentioned in Section I. Does “residential care beds” mean licensed adult residential facility beds?

Answer: See previous response.

3. Question: What is the minimum age for people to reside in the assisted living units.

Answer: The minimum age will depend on the development and financing scenarios that the development team will be responsible for analyzing.

4. Question: If “MOHCD may elect to separate the Assisted Living component as an independent project” at what point would MOHCD make that decision known to the developer? How far into the project might the developer get before learning that the assisted living component will be separated out? What criteria would MOHCD use to make the decision to separate the Assisted Living component?

Answer: The principle criteria for evaluating the assisted living component and its relationship to the independent senior housing will be financial feasibility. MOHCD will work with the selected developer and assisted living consultant to establish appropriate milestones for reviewing design and financing options, and based on the options presented, will provide direction to the development team.

5. Question: Please correct the checklist to include 2.e Minimum Assisted Living Developer/Consultant Experience.

Answer: The checklist has been updated. The revised Attachment 1 has been added to the website and follows this narrative.

6. Question: In order to incorporate the Assisted Living Developer/Consultants experience, should we submit 5 projects?

Answer: No. Please submit four (4) Qualifying Projects. The Attachment 4 has been revised to include Qualifying Project for the Assisted Living Developer/Consultant. The revised attachment has been added to the website and follows this narrative.

7. Question: Where should we list the financing terms for the Assisted Living Developer/Consultants Qualifying Project?

Answer: Please use Attachment 5A Financing Terms for Assisted Living Consultant/Developer Qualifying Project. The new Attachment 5A has been added to the website and follows this narrative.