

RFP for Midway/Bayshore Redevelopment Project

Potential Applicant Questions / Staff Responses

Updated as of 9/18/2017 (all new or updated DOH responses re are in RED)

Staff Clarifications (from Pre-Submission Meeting 7/20)

¹ **ELI and Homeless unit Requirements.** When calculating the number of units needed to meet the requirement for ELI units (10% of the units at/below 60% AMI) and homeless units (5% of the units at/below 60% AMI), these requirements **do not apply** to the 150 existing Midway Village units. The requirement **only applies to additional units** at/below 60% of AMI over and above the 150 existing units. However, note that the requirements for ELI and Homeless units are cumulative (the Homeless requirement is in addition to the ELI requirement).

² **Childcare Center Lease.** For the Childcare Center Lease assumption (in the table on pg. 28) of \$10 per square foot, this refers to an annual lease amount.

Questions (from Pre-Submission Meeting 7/20):

Questions (from Pre-Submission Meeting 7/20):	DOH Response:	DOH Follow-Up Action:
Questions Regarding the Project Overall /Financing / Selection Process		
¹ Are there other County funds (in addition to the \$8 million in capital subsidy provided by the Housing Authority described on pg. 13) that could be available to support the Project?	Yes. The selected Developer will be able to apply for County AHF and other funds (e.g. HOME / CDBG) administered by the Dept. of Housing.	
² Is the assumption of \$1 million in City fees the total for the entire Project, or for each phase?	Please use \$1 million in City fees as the total for the entire Project. This is just for purposes of the proposal; the actual amount may be different.	
³ In terms of the 150 Project-based vouchers that will replace the existing PBVs, should we use the straight 100% of FMR?	Yes.	
Is there a maximum number of units for the Project?	No, arriving at the actual number of units to be included will be part of the PD process.	
⁴ Is homeownership a possibility for this Project?	Yes, although we have been envisioning rental housing as the most likely form of tenure. We think homeownership models are fairly challenging, but are open to creative proposals that might include some homeownership	
⁵ Is there a desire for senior housing?	DOH has recently supported a number of senior developments throughout the county. Therefore, we are trying to balance the portfolio to include family projects. However, even though senior housing is not necessarily a priority, we would definitely be ok if senior housing was considered as part of the mix for the Project.	

6	Will the 5% Homeless requirement satisfy any AHF funding requirement for a 5% homeless component?	Yes.	
7	On page 28 of the RFP, it says the homeless requirement is 8%. Is this a typo?	Yes, it should have said 5%.	
8	Will representatives from Daly City participate in the selection process?	No, a Daly City representative will not sit on the selection panel. The City has provided feedback on sections of the RFP pertaining to zoning and planning.	
Questions Regarding Midway Village Residents			
9	If some current Midway Village residents port out, will there still be 150 Project-Based Vouchers available for the Redevelopment Project?	Yes.	
10	Are the 4-BR units fully occupied? Is there much demand for these?	Yes, the 4-BR units are fully occupied, and there is a great demand for these. There is a long wait list for these larger units. The greatest demand is for the 2-BR's; the 3-BR's are also in demand, but not quite as much as for the 2-BR units.	
11	What sort of services do the current residents receive? What services are desired?	Midway offers no direct services aside from a lunch program during the summer. Residents have expressed interest in (and there is a need for) ESL classes, nutritional classes, and parenting classes.	
12	Can you describe the demographic breakdown of current residents?	40% Hispanic; 15%-20% Asian; 15% Pacific Islander; 10% Arabic; 15%-20% African-American. Also, 75% of the tenants are employed. There are 30 senior households.	
13	Do you have occupancy requirements that would make you move over- or under-housed households to larger/smaller units?	Overhoused households are moved into an appropriately sized unit when it becomes available. Underhoused households can stay in their unit as long as they like. Because there is very little turnover, it can take 1-3 yrs before an appropriately-sized unit becomes available.	
14	Have concerns about contamination been expressed by residents?	When it was first discovered, all the residents were notified. Everyone was offered a voucher to relocate, which few used. Residents have not expressed concern about contamination in recent years.	
Questions Regarding the Childcare Center			
15	Should we assume that the outdoor space for the childcare space is what is given in the RFP?	Please use between 12,400 - 13,400 square feet as the estimated outdoor space that should be assumed. (the minimum required outdoor space is 12,400 for a center of this size).	
16	Can the outdoor space for child care center be used for more than just that one purpose?	During school hours the outdoor space cannot be used or shared with community children. However, after school hours, this space could be used by residents.	

17	What proportion of the Childcare Center students are Midway residents?	Out of 109 children served in the Childcare Center, 6 are from Midway Village.	
18	Does the Childcare Center use the park and playground?	Yes, in a limited fashion. There is a use agreement with the City for some use of the small city-owned playground next to the childcare center.	
	<i>Questions Regarding the Site and Site Planning</i>		
19	How much parking current is on-site?	There are 279 spaces total. All but 15 are assigned. There are no visitor parking spaces. Tenants are assigned 1 space, and can request an additional space if there is a 2nd driver. Parking for visitors to the Childcare Center, Park and Midway offices is a problem.	
20	What are the transit options?	There is bus service on Geneva Ave.	
21	What height will be allowed for the new site?	Most likely 2-4 stories, with the 4-story components away from the surrounding residential.	
22	Is there a topographical map / survey available?	<p><u>Staff was able to obtain the CAD documents for the Record of Survey.</u> <u>These have been posted to the DOH website as of 8/3.</u></p> <p>Regarding a <u>topo map</u>, HACSM does not have a detailed topographic map of the site; however, applicants may examine the topo maps included in the Phase 1 environmental assessment included as an exhibit to the RFP. Applicant teams should also keep in mind that HACSM seeks only conceptual designs (site plan and massing), and would expect applicants to mostly assume the existing site elevations with perhaps slight changes to grading. We would also expect that unknowns and variables, and their potential impacts on conceptual designs, may be explained in the design narrative. Teams may also submit more than one conceptual design scenario and explain the variables that would lead to one scenario over another in the design narrative.</p>	
23	Is there a geotech survey available? Will DOH provide this?	No, there is no geotech information currently, and DOH does not intend to do this survey.	
24	What will the parking requirements be for the new development?	We have not had a detailed conversation with the City about development requirements. However, city planning staff indicated that because developing the Park requires a PUD, they expect the entire development to be developed under a PUD. Therefore, the amount of parking will need to be worked out	

25	Will Daly City provide park parking within its section.	Yes, the Purchase Agreement with the City states that the Housing Authority will deed back to the City a "publically-accessible unimproved public park area and unimproved area for associated public parking spaces of comparable size to the current park property (approx. 3.8 acres)".	
26	Can we get a current site map with unit sizes? Can the unit size be overlaid on the specific units?	Posted on DOH website 8/7/17	Updated information as of 8/21/17: Regarding the square footages for the units: 4-BR units all have 2 full baths and are all the same square footage (1,556.25 sf); 3-BR units all have 1 full bath upstairs and 1/2 bath downstairs and are all the same square footage (1,229.5 sf); 2-BR units have only 1 bath and are all the same square footage (1,058.25 sf); and 1-BR units have one bath and are all the same square footage (800.5 sf).
27	Can we get a map showing the existing utilities?	On 7/28 Staff posted to the DOH website a "Bayshore Storm Drain Map" and "Record of Survey" maps (3) showing utilities easements.	
28	Are there any restrictions from the City on water connections?	City Community & Economic Development staff was not able to answer this question at this point. Please assume for the application that there are NO City restrictions on water connections.	
29	Should we assume a density bonus?	Yes, that would be OK for purposes of the conceptual proposal.	
30	Regarding the toxics, of all the potential remediation options outlined in the RFP, which is the most likely/anticipated?	DTSC has indicated that they will expect to see a more limited remediation plan, closer to the least expensive remediation option discussed in the SCS Engineers Feasibility Study. DTSC's concern is that the plan protects human health and prevents exposure to contaminants that may be present	
	Questions Asked During the Site Tour		
31	It was mentioned that the City wants to include a soccer field in the new Park space. What size soccer field would that be (professional? Recreational?)	The City wants a piece of land deeded back to them of roughly the same size as the current park so they can replace the existing facilities, particularly replacing the current soccer field.	
32	Are you ok with our Proposal assuming 9% tax credits? Some RFP's only want applicants to assume 4% credits.	Yes, we are ok with applicants assuming 9% tax credits, at least for a portion of the site.	
33	The current units all have laundry hook-ups. What assumptions should we make about laundry facilities in the new development?	We are NOT assuming there will be laundry hook-ups in individual units in the new development. The residents have been informed that new units likely will not have laundry hook-ups.	

34	What are the residents' views on, and concerns with, the redevelopment?	There have been several residents meetings where the redevelopment plan was explained and discussed. Residents did not raised objections to the idea, but are concerned about potentially being displaced out of the neighborhood during construction. Several residents expressed a "wish list" for the new units: a disposal, dishwasher, more closet space, etc.	
35	Is there a tenants council?	No. The tenant council was dissolved when Midway Village changed from public housing to a Sec. 8 project-based development.	
Additional Emailed Questions as of 8/3/17 :		DOH Response:	
<i>Questions about Midway Village Residents</i>			
36	Several developers have asked for as much detailed information as possible about the current Midway Village resident population, including current rent roll by unit showing: - household income - rent broken out by tenant portion and subsidies - household sizes; ages; race/ethnicity; number of children - unit size in square feet - type of unit (e.g. 4-BR/2Bath, 2-BR/1Bath, etc.) - housing assistance (project-based, VASH, or other type of voucher) - move-in date	Detailed information: - Tenant rent & Subsidy amt: See posted "Rent details_2 08.07.17" document - # of children at Midway: 187 children (18 and younger) - # of seniors at Midway: 60 seniors (62 and older) - Ethnicity: 198 Hispanic or Latino; 265 Not Hispanic or Latino; 7 No ethnicity selected (Total: 470) - Race: 221 White; 94 Black/African American; 11 American Indian/Alaska Native; 81 Asian; 58 Native Hawaiian/Other Pacific Islander (Total: 465) - Move-in dates for current households: Because Midway was converted from Public Housing to Project-based, HACSM uses the conversion date (Jan 2011) as their move-in date. However, a good percentage of the residents moved in prior to the conversion date, and some have been there many years.	
<i>Questions regarding the Project Overall / Financing</i>			
37	Is there any desire for market rate housing on site, or should we assume all units are at or below 120% AMI?	HACSM does <u>not</u> have an interest in including market-rate housing as part of the Project. Please assume all units are targeted at/below 120% AMI.	
38	What would the County do to proposals that provide more design drawings than what is specified in the RFP (e.g. colored renderings or site plans with landscaping)?	To confirm what is stated on page 30 of the RFP, HACSM will not accept other drawings, renderings, elevations, or models of any kind other than what meets the requirements stated on page 30. Proposals offering such additional design drawings will still be accepted, but the additional drawings will be returned.	
39	Should we assume a 20-year contract for the 150 project-based Section 8 vouchers?	Yes you may assume a 20-year contract. The HUD regulation was recently changed to allow 20-year contracts.	

40	Can we obtain a Capital Needs Assessment report for the existing Midway Village property? Are there any asbestos/lead/mold issues on the property? Any issues with the property or deferred maintenance, e.g. of systems, etc.?		Updated information as of 8/21/17: We do not have a current physical needs assessment. However, there are no issues with lead or mold, but there may be asbestos in some of the kitchens' flooring and in the property management office (popcorn ceiling). We do not believe there has been an asbestos survey conducted for Midway.
41	What is HUD's role in the project, if any?	HUD has no direct involvement with the Property. HUD funds subsidy payments for the Project-Based Vouchers through the Housing Authority and monitors the Sec. 8 project-based program through regulations. HACSM is responsible to ensure compliance.	
42	Is the abutting Toll Brothers property entitled? Can their proposal and site plan be shared?	Toll Brothers intends to begin demo of the site in the next 30-60 days. HACSM will report back regarding a site plan in the near future.	Staff will follow up regarding a site plan.
	Questions regarding Site Planning		
43	Parking spaces: please confirm that there are 279 spaces and 15 are not used. How many of the remaining 264 spaces are actively used on a regular basis vs. used for car storage/not actively used?	At this point, we can confirm there are 279 parking spaces and 15 are not assigned to tenants. We will make an effort to find out the additional information.	Corrected information as of 8/21/17: Midway has a TOTAL of 233 parking spaces. Currently there are approximately 25 unassigned spaces: 10 in front of the park, and 15 or so scattered in different courts. Every unit comes with one parking space whether they have a vehicle or not, and if the family has 2 drivers and 2 cars, they can request a second space. All vehicles must have a current car registration and must be operational to be able to park at Midway; there may be a handful of units that have classic cars that do not move their cars very often, but in general, most of the spaces are actively used.
44	Is the Soccer Field PDF that was uploaded the desired dimensions of the soccer field that the City wants back? Is there a preference among the two dimensions provided in the image?	We confirmed that the two dimensions shown on the Soccer Field PDF were created by our staff, and only for the purpose of showing a rough overlay of potential soccer field dimensions. For conceptual planning purposes applicants should assume that within the area to be deeded back to the city there is a grassy field area of 110 yards long by 70 yards wide.	
45	Can the proposals include the park acreage in the proposed project density calculations?	No, since the park acreage will be deeded back to the city, for conceptual site planning purposes applicants should use only the non-park acreage to calculate density.	

46	Would we be able to leverage the park as meeting a portion of any open space requirements for the housing?	Since the park acreage will be deeded back to the city, for conceptual site planning purposes applicants should use only the non-park acreage in considering open space requirements. However, based upon conversations with City Planning staff, HACSM expects the redevelopment will involve a PD which will involve discussion with the city regarding this type of issue	
Additional Emailed Questions as of 8/21/17:		DOH Response	
47	How many common area spaces are available to current residents and what are the square footages of those spaces?	The Community Room (where the Technical Assistance session was held) is the only common area available to current residents. While we haven't been able to confirm the exact size with the Property Mgr, please assume this space is approximately 1,500 square feet (including the kitchen area, meeting/flex space, restroom, and storage closets.	
48	Since there are specified City fees in the financial assumptions, would the County like proposals to assume specific per unit permit fees?	To keep parity between proposals in terms of City fees assumptions, please use the RFP-specified total City fees, even if this results in different per-unit City fees in different proposals.	
Additional Emailed Questions as of 9/1/17:		DOH Response	
49	Please confirm what the policy is for a Developer should s/he team up with another developer as it relates to Developer Experience, and Team availability. Specifically Attachments 3,4,5.	It's not clear what the nature of your question is. We feel the information in Sec. IV (E) (1) on pgs 24-25 of the RFP is fairly self-explanatory. If there is more than one developer, the lead Developer is the entity that must meet the "qualified" developer minimum experience requirements described on pg. 25. This would be the Developer who fills out Attachments 3 and 4. If the co-developer also has Bay Area affordable housing experience, we would certainly want to have that developer fill out Attachments 3 and 4 as well, or present their experience in whatever format seems best. The lead Developer would be the primary contact with HACSM, and we assume would be the primary entity negotiating with and entering into various agreements related to the development (with HACSM, the City, financing sources, etc.).	

<p>50 We just wanted to clarify the page limit restrictions. Does HACSM want to see single- or double-sides pages?</p>	<p>The page limits refer to the number of typewritten pages, regardless of whether these are presented as single- or double-sided (so a 3-page limitation means 3 typewritten pages). Regarding the format, we are ok with either double-sided or single-sided exhibits -- whichever you prefer.</p>
<p>51 Would it be possible to obtain the current operating budget, income statement, utilities data and whether there is any security or after hours presence? We are trying to understand how the current buildings operate</p>	<p>In lieu of the complete budget and income statements, please refer to the following information:</p> <p>Total Rental Income for FY 2017 was \$3,404,619; sum of tenant paid \$1,258,222 and HAP payments \$2,146,397. Total Rental Income for FY 2016 was \$3,404,328; sum of tenant paid \$1,124,518 and HAP payments \$2,279,810. However, please also refer to the response to question 52, below.</p> <p>Utilities for FY 2017 were: Water \$60,865; Electricity \$15,007; Gas \$1,125 and Sewer \$83,998 Utilities for FY 2016 were: Water \$56,971; Electricity \$14,091; Gas \$923 and Sewer \$82,108.</p> <p>Keep in mind that tenants pay their own PG&E bills directly. Maintenance materials for 2017 were \$68,233 and maintenance contract costs - pest control, grounds maintenance, etc. (does not include HACSM staff salaries) were \$137,705. Maintenance materials for 2016 were \$78,170 and maintenance contract costs were \$186,462.</p> <p>Regarding security, HACSM does not have security personnel or a security contractor, but we do have a resident that acts as site representative for after-hours issues such as, lock outs, parking issues, noise complaints and to investigate/evaluate other emergencies related to the property. Our maintenance staff is on call to respond to emergencies from 5:00 pm to 7:00am M-F and 24 hours weekends and holidays.</p>

52 Should we assume that the FMR rents for the 150 existing units would begin as soon as the new Property Management agent assumes management responsibility before any new units are built, or what is the alternative?	Please keep in mind that HACSM's direction to assume FMR rents for the 150 PBV units was simply to allow for comparison across applications. The actual treatment of the vouchers, existing and future tenants, and rents to be collected will involve future discussions between the selected Developer and HACSM. However, to answer your question, for purposes of this RFP, applicants may assume FMR rents beginning at the time of ownership transfer of the existing occupied buildings.
53 For the vouchers, may we place these on units restricted at any level? (i.e. Can we restrict the units at 30% AMI as needed to leverage competitive funding?) We have had experience with some housing authorities that don't want to restrict deeper than 50% AMI.	HACSM has no restrictions that would prevent PBVs from assisting ELI tenants. However, since existing tenants must be offered the first right to return to units with PBVs, and because vacancies in PBV units are filled through referral from a (project-specific) waitlist, applicants should not assume that new ELI tenants in new units above the current 150 will be directed specifically to PBV units.