

City of Chula Vista
Questions to RFQ
7/29/10

Logistics

QUESTION 1

The RFQ calls for four (4) bound copies Will 3 ring binders suffice, or must they be spiral bound?

RESPONSE

The bound copies can be bound in any fashion, binders are fine.

QUESTION 2

Will Financial Statements remain confidential?

RESPONSE

Any information deemed confidential or proprietary should be clearly identified by the Respondent as such. It may then be protected and treated with confidentiality to the extent permitted by State law. (Page 12)

Submittal Requirements

QUESTION 3

Submittal requirement #2 (Comparable Development) calls for descriptions of up to 5 affordable rental housing developments not older than 5 years, but later sections (References, Operations, Lease-up, Resident Services) call for 3 of those 5 projects to have been completed for at least 3 years. This limits the array of projects highlighted, can the number be expanded from the limit of 5?

RESPONSE

It has been noted that because later sections call for 3 projects that have been completed for at least 3 years, the maximum of 5 projects is limiting in showing a broad range of projects, particularly more current projects. We have changed the maximum number of projects in #2 Comparable Development from 5 to 7 in order to allow Respondents to opportunity to showcase older, recently completed and project under construction. We have also changed the maximum number of years these projects must have been completed from 5 to 7 years to allow a broad range of descriptions. The new requirement will call for up to 7 projects completed, under construction, and/or planned within the last 7 years.

QUESTION 4

Submittal requirement #2 (Comparable Development) calls for a list of project descriptions where the developer served as owner or managing

general partner. Will this limit for profit developers who have served as Administrative General Partner, since generally a non profit partner serves as the managing general partner?

RESPONSE

It has been noted that requiring a developer to have served as the Managing General Partner, may limit for profit developers who have served as Administrative General Partner. We have changed the language to refer to General Partner to not exclude for profit developers.

QUESTION 5

Submittal requirement #2 (References) calls for references for 3 projects provided in Comparable Development, which have been in operation for at least 3 years. Please confirm that 3 projects for references must be 3 of the projects provided in Comparable Development, and must have been in operation for at least 3 years, within the last 5 years.

RESPONSE (see also RESPONSE to QUESTION 3 above)

Yes, the references are for 3 projects included in your descriptions under Comparable Development. We have changed the maximum number of projects in #2 Comparable Development (up to 7 within the last 7 years) in order to allow Respondents to opportunity to showcase older, recently completed and project under construction. We are also changing the requirement that references for projects should be for projects that have been in operation for 2 years. You should provide references for 3 of the 7 projects provided in Comparable Development. These 3 projects should be operational for at least 2 years, and not older than 7 years. These 3 projects will be the subject properties you will also submit operational information on in #3.

QUESTION 6

Submittal requirement #3 (Project Operations) calls for operating information on each project listed above. Can you confirm which section- the 5 projects in Comparable Development or the 3 projects in References?

RESPONSE

Please provide operational information for the 3 projects provided under #2 References. The RFQ has been amended to state so.

QUESTION 7

Submittal requirement #3 (Lease-up/Occupancy) calls for occupancy information on each project listed above. Can you confirm which section-

the 5 in Comparable Development, the 3 in References, or all projects under ownership?

RESPONSE

Please provide occupancy information for the 3 projects provided under #2 References. The RFQ has been amended to state so.

QUESTION 8

Submittal requirement #3 (Resident Services) calls for resident services information on each project listed above. Can you confirm which section- the 5 in Comparable Development, the 3 in References, or all projects under ownership?

RESPONSE

Please provide the information for the 3 projects provided under #2 References. The RFQ has been amended to state so.

General

QUESTION 9

The RFQ speaks specifically to rental housing. Is the City interested in also producing homes for low income ownership? Perhaps HOME funds would be a way of creating both rental and homeownership opportunities?

RESPONSE

This RFQ is specifically designed to create more affordable rental housing. The City is interested in offering a range of housing from homeless individuals to moderate income buyers. In doing so, we try to match funding opportunities with the right product type and population. As we have recently provided homeownership opportunities through other means, this particular request is to meet the demands of low income renters. We certainly welcome discussions about future homeownership opportunities.

QUESTION 10

Will this rental housing provide any housing for special needs populations?

RESPONSE

This RFQ is designed to create more affordable rental housing in general. We do not have any sites or proposed projects at this point. This process may identify qualified respondents by a variety categories (geography, acquisition/rehab, new construction under 50 units, new construction over 50 units, special needs, etc. (p. 4) This process will help us match the right developer with the right site and project.