

Request for Proposals for Innovative Supportive Housing



Objectives of this RFP

- Solicit proposals for supportive housing that is **better** designed, **cheaper**, and **faster** to build than the traditional affordable housing project.
- Identify a better, cheaper, faster model of supportive housing development that can be replicated on other City-owned sites.
- Select a developer whose proposal best embodies these goals.

Proposition HHH Commitment

- Prop HHH requirements were embedded in the RFP to allow for immediate award with the developer selection, valid for two years.
 - At least 50% of the units must be supportive housing, with at least 50% of those being for the chronically homeless.
 - Residual receipts loan up to \$140,000 per unit of supportive housing or \$100,000 per unit of affordable housing.
 - Loan up to a maximum of \$16 million.

Scoring Better, Cheaper, Faster

- Design (Better)

Incorporation of DCP's Design Principles	Pedestrian First	360° Design	Climate Adaptive	High-Quality Design
Points available	2	2	2	9

- Cost (Cheaper)

Cost per Unit	<\$300K	\$300-400K	\$400-500K	>\$500K
Points available	6	4	2	0

- Replicability and Innovation (Faster)

Construction Time	<12 months	12-14 months	14-16 months	16-18 months	>18 months
Points available	5	4	3	2	0

Additional points were available for providing additional supporting documentation.

Innovative Proposals

- HCIDLA received four proposals in response to the RFP. Proposed innovative ideas for better, cheaper, faster supportive housing development include:
 - Traditional construction with modular kitchen and bathroom pods that could be “plugged into” the building frame.
 - Automatic stacked parking to reduce the footprint and cost of parking.
 - Use of a scalable, modular, and prefabricated toolkit.
 - New funding models that do not rely on tax credits.

Total Score for Recommended Proposal

	Item	Weingart
A.	Provide Required Documentation	5
B.	Financial Capacity	10
C.	Compliance with HHH Regulations	8
D.	Community Benefits	5
F.	Design	19
G.	Cost	16
H.	Replicability and innovation	19
I.	Other Considerations	10
	TOTAL	92

Recommended Proposal: Weingart & Valued Housing

Proposed Development:

- 50 studio units of supportive housing + Manager's Unit
- Target population of seniors and senior veterans
- 6 stories including parking podium



Weingart & Valued Housing *Design*

Proposed amenities include:

- Roof deck
- Outdoor patio
- Community room
- Reading room
- Gym
- Pet amenities



Weingart & Valued Housing *Cheaper, Faster*

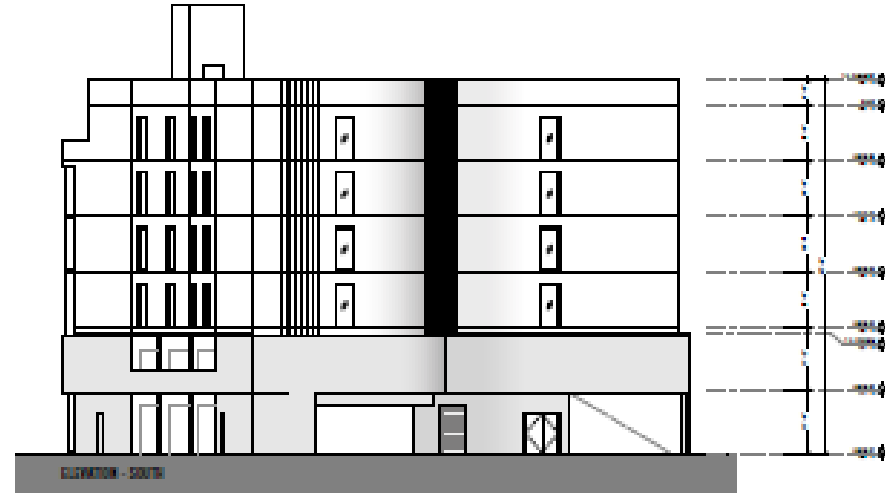
Cost

Total Development Cost: \$19,943,017

Cost per unit: \$391,039

Financing plan:

- HHH (\$7 million)
- 4% tax credits + bonds
- HACLA project based vouchers
- permanent loan



Innovation and Replicability

- Estimated **eight** months from beginning of construction to Certificate of Occupancy.
- Prefabricated modular units from Silver Creek, an HCD-approved manufacturer based in Perris, CA
- Each module will contain two units and the corridor that separates them.
- Units will arrive on site fully finished.
- Exterior portions of building will be constructed on site to allow for architectural flexibility.

Conclusion

- The proposal submitted by the recommended developer best met the collective goals of better, cheaper, and faster supportive housing development.
- HCIDLA recommends the City select them to develop supportive housing on this City-owned site, and commit HHH funds for the proposed development.