

ANTIOCH CALIFORNIA

2022 REQUEST FOR HOMEKEY QUALIFICATIONS

RFQ-08-1922

Addendum No. 1

The following changes to the RFQ are noted:

Description		Page Reference
RFQ Timeline	The deadline for the mandatory submission of an Intent to Apply is Friday, September 2, 2022 at 4PM <u>5PM</u> .	3
City Program Guidelines	<ul style="list-style-type: none"> • Outside of a potentially City owned site <u>or a site owned by a faith based organization</u>, applicants must acquire, develop and manage the proposed property. • <u>The City will consider proposals that incorporate a long term lease with a faith based organization, provided the lease aligns with the restricted use requirements and allows for necessary tenant improvements. Site control of the property is required as defined by Article III Section 300 of https://homekey.hcd.ca.gov/sites/default/files/2022-05/Homekey-2021Guidelines-NOFA-Amended-05-05-22.pdf.</u> 	6
RFQ Submittal Requirements	<ul style="list-style-type: none"> • Number of total units (projects under 30 units will not be accepted) 	9

Deletions are in red strike out. Additions are underlined. All other language remains the same.



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FREQUENTLY ASKED QUESTIONS (FAQ'S)

- Q.** Will the City support Homekey exemptions?
A. Yes, to the greatest extent feasible.
- Q.** Will the City alter the language of regulatory agreements to mirror HCD's Round 3 Homekey NOFA timelines and funding requirements?
A. Yes, both the City and the Developer Partner are expected to comply with any updated requirements in Homekey 3.0.
- Q.** Although the RFQ states that projects are to be completed within 12 months of Homekey award per the Round 2 timetable, the RFQ is silent on expenditure timelines. As the pass thru agency for HCD funding, will the City of Antioch release funds to a co-applicant in a timely manner consistent with HCD Homekey timetables?
A. Yes.
- Q.** Does the City have an approved list of NEPA consultants?
A. Yes.
- Q.** Will the City review or require copies of bid instructions, bid documents and/or bid analysis prior to award?
A. The City requires all materials that are the basis for a Homekey application submittal and will also need access to any documents related to compliance with use of local, State or Federal funds invested in the project.
- Q.** What, if any City insurance requirements apply to the General Contractor?
A. Homekey requirements apply (see Article VIII - Insurance Requirements at <https://homekey.hcd.ca.gov/sites/default/files/2022-05/Homekey-2021Guidelines-NOFA-Amended-05-05-22.pdf>), except when City's insurance requirements exceed State requirements. Please note that the City requires Commercial General Liability on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

- Q.** Could the Homekey project be proposed in any zoning designation?
- A.** Yes. The City intends to leverage the flexibility of Homekey to the greatest extent possible.
- Q.** Can the City provide clarification on manufactured housing requirements not in a mobile home park?
- A.** The Homekey NOFA favors structures with permanent foundations. See Homekey FAQ at <https://homekey.hcd.ca.gov/sites/default/files/2021-11/Homekey%20Round%20%20FAQ%20-%2011.18.2021.pdf>.
- Q.** What is the City's definition of interim housing versus permanent supportive housing? What is the length of stay for each type of housing?
- A.** Interim housing is non-congregate emergency shelter with no determined length of stay and consistent with Housing First principles. The goal is to transition participants from interim housing into permanent housing. Permanent supportive housing is permanent with no limits on length of stay. Rent cannot be charged to interim housing participants.
- Q.** With reference to prefabricated housing units, does the City's Project Stabilization Agreement (PSA) apply to assembly work off premises?
- A.** Per RFQ Attachment No. 2, Section 2.3, the PSA *covers any off-site work, including fabrication, necessary for the Project and traditionally performed by any of the Unions that are covered by a current Master Agreement or local Addenda to a National Agreement of the applicable Union(s).*
- Q.** Can the City's \$2M financial commitment be applied to pre-development costs?
- A.** Developer Partners are encouraged to propose the most effective use of the City's pledged resources. To date, the City's financial support has been described as part of project and program implementation. Should pre-development costs be requested, further City Council action is required.