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.
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)**

<table>
<thead>
<tr>
<th>Incorporation of DCP’s Design Principles</th>
<th>Pedestrian First</th>
<th>360° Design</th>
<th>Climate Adaptive</th>
<th>High-Quality Design</th>
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</thead>
<tbody>
<tr>
<td>Points available</td>
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- **Cost (Cheaper)**

<table>
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<th>Cost per Unit</th>
<th>&lt;$300K</th>
<th>$300-400K</th>
<th>$400-500K</th>
<th>&gt;$500K</th>
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<td>4</td>
<td>2</td>
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- **Replicability and Innovation (Faster)**

<table>
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<th>Construction Time</th>
<th>&lt;12 months</th>
<th>12-14 months</th>
<th>14-16 months</th>
<th>16-18 months</th>
<th>&gt;18 months</th>
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<td>4</td>
<td>3</td>
<td>2</td>
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Additional points were available for providing additional supporting documentation.
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.
<table>
<thead>
<tr>
<th>Item</th>
<th>Weingart</th>
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<tbody>
<tr>
<td>A.</td>
<td>Provide Required Documentation</td>
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<td>B.</td>
<td>Financial Capacity</td>
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<td>C.</td>
<td>Compliance with HHH Regulations</td>
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<tr>
<td>D.</td>
<td>Community Benefits</td>
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<td>F.</td>
<td>Design</td>
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<td>G.</td>
<td>Cost</td>
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<td>H.</td>
<td>Replicability and innovation</td>
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<tr>
<td>I.</td>
<td>Other Considerations</td>
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<td>TOTAL</td>
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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
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.