INFORMATIONAL MEMORANDUM

TO: Agency Commissioners
FROM: Fred Blackwell, Executive Director
SUBJECT: Receipt of submissions for Request for Proposals for the development of very low-income family rental housing at 200 Sixth Street (formerly the Hugo Hotel), South of Market Redevelopment Project Area; Citywide Tax Increment Housing Program

EXECUTIVE SUMMARY

The property at 200 Sixth Street (the “Site”) is at the southwest corner of Sixth and Howard Streets in the South of Market Redevelopment Project Area. The Site is currently improved with the abandoned Hugo Hotel, a four-story building plus basement, which has been vacant since approximately 1988; its interior has been gutted since the early 1990s. The Site was acquired by the Agency through an eminent domain action concluded on November 12, 2009.

On May 27, 2010, the Agency issued a Request for Proposals (“RFP”) for the development of one, two and three bedroom units for households earning up to 50% area median income. Agency staff made extensive outreach efforts to attract submittals from qualified developers by the July 29, 2010 deadline. The Agency received five submittals, all of which met the minimum threshold requirements defined in the RFP. The five teams are as follows, in the order that the proposals were received:

- Mercy Housing California
- Tenderloin Neighborhood Development Corporation and Bridge Housing Corporation
- Chinatown Community Development Corporation
- Mission Housing Development Corporation
- Housing Affiliate of the Bernal Heights Neighborhood Center and Mid-Peninsula Housing Coalition

A selection panel has been identified and is comprised of one member of the South of Market Project Area Committee (“SOMPAC”), one member of the Mayor’s Office of Housing staff, and five Agency staff (the “Selection Panel”). The Selection Panel will review each proposal for consistency with criteria defined in the RFP. Interviews will be held in September, 2010. After the interviews, the Selection Panel will score each proposal based on criteria in the RFP and will recommend a developer team to the SOMPAC. Staff will present the recommended developer team to the SOMPAC in October, 2010 (the Commission will receive an Information Memorandum prior to the SOMPAC meeting), and the recommended developer team will present their proposed project to the SOMPAC at that time. Based on input from the SOMPAC,
a recommended developer team will be presented to the Commission to consider an authorization of an Exclusive Negotiations Agreement in November, 2010.

(Originated by Jeff White, Development Specialist)

Fred Blackwell
Executive Director

Attachment: Informational Memorandum, May 18, 2010

cc: SOMPAC w/o attachments