

City of Oakland
Department of Housing and Community Development
Wood Street RFP
Amendment 3: Updates to RFP (July 6, 2018)

I. Questions Regarding RFP

Q: What definition of Special Needs applies for this project?

A: The definition of special needs as it may apply to this project can be found in the City of Oakland's 2017-2019 NOFA. It reads as follows:

"Special needs units" are defined as units reserved for populations including the following: veterans, developmentally disabled, survivors of physical abuse, persons with chronic illness including HIV/AIDS or mental illness, displaced teenage parents (or expectant teenage parents), individuals exiting from institutional settings, youth exiting foster care, chronic substance abusers, or another specific group as approved by the City of Oakland.

Q: What is the current status of the Community Facilities District?

A: The resolutions authorizing the creation of the Community Facilities District will be uploaded to the Wood Street RFP page at the City of Oakland's website shortly. The Community Facilities District is still in the process of being formally implemented.

Q: For the fair share improvements associated with the project, please provide:

- A list of the remaining fair share improvements to be completed.
- An accounting of the costs of completed improvements the selected applicant will be asked to contribute.

A: Unfortunately, we cannot provide an accurate accounting of the present status of fair share improvements in advance of the RFP submittal deadline. We rely primarily on the area's master developer, Holliday Development, to give us current information for cost sharing improvements. They were unable to provide information in a timely manner due to the complexity of analyzing the status of the Central Station PUD as well as the requirements laid out in the Wood Street Zoning District. With the significant amount of development that has happened, the fees are changing for each parcel/unit owed as proportional in the larger PUD/Zoning District. In addition, there are a number of fair share agreements on pocket parks, shared land, and other maintenance that would have to be researched.

In the absence of current cost estimates, we recommend that developers refer to City Council Resolution #80642, which contains tables of cost estimates for various improvements. Please bear in mind that the estimates included in the resolution were made in 2007 and that a cost escalator should be applied to these estimates.

We understand that development cost estimates will need to be revisited once more information becomes available regarding the cost of improvements.