

AFFORDABILITY LANGUAGE

An initial target of 50 percent of the housing units being affordable, with express encouragement for the Project to seek additional funds to maximize the affordability percentage, even up to 100% affordable. The affordable units would be financed through a cross-subsidy from market-rate units, widely available funding sources for affordable housing (e.g., Low Income Housing Tax Credits, tax-exempt bonds), City affordable housing funds if available, and other innovative funding sources identified by the Developer in coordination with MOHCD that may be available during the PDA phase. The initial target and language to maximize affordability, up to 100% affordable, is the result of extensive conversations with stakeholders and City policy makers. While 50 percent is an ambitious though attainable initial target, the SFMTA encourages innovative approaches to design, financing, and project delivery for the Housing and Commercial Component that would deliver a greater number of affordable housing units and increase the affordable housing percentage, including moderate income housing, while fulfilling the Project Objectives outlined in Section 3.1. The RFP will define the evaluation criteria for proposals that demonstrate innovative solutions resulting in increases in the Housing and Commercial Component's percentage of the housing units being affordable above the initial target.

AFFORDABLE HOUSING DEVELOPER QUALS EDITS

Page #	Current Text	Proposed Text
40	Relevant experience in developing, financing, and managing affordable housing and mixed-use projects in San Francisco; and experience with TDM programs, CEQA, entitlement, zoning, and community outreach of real estate projects.	Relevant experience in developing, financing, and managing affordable housing and mixed-use projects in San Francisco, including in Districts 10 or 9; and experience with TDM programs, CEQA, entitlement, zoning, and community outreach of real estate projects.
41	Affordable Housing Developer and Key Personnel's relevant experience to successfully deliver the Project: Development, financing, and management of affordable housing projects in San Francisco, and experience with TDM programs, CEQA approvals, entitlements, and community outreach	Affordable Housing Developer and Key Personnel's relevant experience to successfully deliver the Project: Development, financing, and management of affordable housing projects in San Francisco, including in Districts 10 or 9, and experience with TDM programs, CEQA approvals, entitlements, and community outreach
41	Experience with multi-family and mixed-use affordable housing projects of similar size in the City, including working with SF Planning, and a track record of community engagement that delivers successful outcomes and experience with multiple levels of affordability and target populations (e.g., supportive housing, family housing, workforce housing)	[MAKE THIS THE FIRST CRITERION] A community-based nonprofit organization whose mission includes the development of multi-family affordable housing with multiple levels of affordability and target populations (e.g., supportive housing, family housing, low-income housing, workforce housing)
	SPLIT INTO TWO	A track record of community engagement, including in Districts 10 or 9, that delivers successful outcomes of building community support for similar projects
62	Each TS Form B must demonstrate the Affordable Housing Developer's experience in developing, designing, building, financing, managing, and maintaining affordable housing projects of a similar scope and complexity to the affordable portion of the Project's Housing and Commercial Component.	[SID NOTES TO MODIFY FORM B TO INCLUDE] Each TS Form B must demonstrate the Affordable Housing Developer's experience in developing, designing, building, financing, managing, and maintaining affordable housing projects, including projects in San Francisco's District 10 or 9, of a similar scope and complexity to the affordable portion of the Project's Housing and Commercial Component.