

City of South Gate

HOME-ARP RFP Workshop

1. **Can you confirm the total amount of funds available is \$2,196,863 and of the \$2 Million, they are HOME-ARP funds?**
 - Yes, that is correct.
2. **Did you say there needed to be 2- mail in or in-person applications, correct?**
 - That is correct.
 - RFP responses are due by Thursday, May 23rd by 5:00 p.m. PST

Mail or Hand Deliver to two (2) copies:

City Clerks Office
ATTN: HOME-ARP
8650 California Ave.
South Gate, CA 90280
3. **Can the CHDO be the developer but not the ongoing owner operator?**
 - Yes, the CHDO can be the developer and NOT the ongoing owner operator.
4. **Does the City have non-HOME funds available for the project?**
 - The City only has HOME-ARP and HOME funds available.
5. **How will the City be a champion with the zoning and permitting of these parcels?**
 - The City welcomes affordable housing developments. The City Council and the community are supportive of affordable housing units and are looking forward to receiving and reviewing development proposals. A concern with developments is traffic generation and parking. An advantage with the City of South Gate is the proximity of bus stops and may have the ability to adjust the parking requirements.
6. **I see two vacant lots owned by the housing authority on Longe Beach Blvd. Are those available by SLA?**
 - These properties are no longer available for development.
7. **Can you speak a little bit about the relationship you are looking for between developers and supportive service providers?**
 - The City of South Gate does not currently have any support services available. We are in the process of partnering with three other cities. It is preferred that the developer enters into an agreement with a supportive service provider who can provide on-site services.
8. **Can you discuss more of the narratives specifically Experience of Respondent? Would you like items A through D answered or just one of those items?**

- We would like all narratives to be addressed. Addressing all narratives will allow you to earn all 20 points.

9. Can you please restate the available City owned lots?

- 13050 Paramount
- 4909 Mason
- 2703 Tweedy
- 5821 Firestone

10. If we exceed the page limit, will we be penalized?

- There is no penalty for exceeding the page limit, however we strongly encourage you to try adhering to the recommendations outlined in the RFP.

11. Would South Gate Housing approve Section 8 families in danger of being homeless qualify?

- We are opening the Housing Choice Voucher (HCV) waiting list, which is a lottery-based system which will take place from May 27 – June 10, 2024, to allow 2,500 families to be added to our waiting list.

12. Are you offering Project Based Vouchers for this project?

- Yes, we are currently working on an application to convert some of the Section 8 Vouchers to PBV. The City is in the preliminary stages of establishing a PBV program.

13. Do you know how many PBV's and when we will receive notification?

- The City of South Gate can apply for a maximum of 113 PBV. The City will work on the process once the Section 8 waiting list and PBV programs are established.

14. When would we be notified if we were awarded?

- We anticipate reviewing all responses and notifying Proposers within 20-30 days.

15. Will you prefer projects that can be finished more quickly, rather than LIHTC?

- The City prefers quicker projects to better serve the community and demonstrate to HUD our ability to complete projects and expend funds in a timely manner. The sooner we get projects completed the better, we need to expend funds as well.

16. What is your HOME-ARP spending deadline?

- September 2030

17. What is your spending deadline for HOME?

- September 20, 2024 - \$ 354,147.75
- September 30, 2025 - \$ 182,713.35

18. Can you clarify the local commitment. Is that committed funds from the City?

- [HOME Matching Contribution Requirements](#)