

RFP NO. 20220215

South Bay Cities Council of Governments

Accelerating Redevelopment of Commercial Parcels into Sustainable Housing
Regional Early Action Planning (REAP) Project
March 4, 2022

RFP NO. 20220215 QUESTIONS AND ANSWERS

1. *What depth and range are you looking for regarding housing and zero emission mobility strategies? Do you want people who understand market dynamics and Proformas and can put together renderings?*

SBCCOG seeks a consultant with expertise and skills that will help us provide decision-grade information to member cities. The selected consultant will develop tools to identify underperforming commercial segments and areas with potential for redevelopment into housing with zero emission mobility options. The tools will be provided to participating cities and should be adaptable for SBCCOG-wide use with other South Bay cities that may consider commercial redevelopment with zero emission mobility to satisfy local housing needs. Proposers are encouraged to submit a scope of work to develop high-quality tools within the RFP's budget range.

2. *How do you see this process interacting with current Housing Elements Updates where local jurisdictions were supposed to have already thought about land availability, rezoning, and higher RHNA targets?*

SBCCOG is aware that the Southern California Association of Governments (SCAG) is appealing to California Department of Housing and Community Development (HCD) to extend the deadline for Housing Element updates for local jurisdictions including South Bay cities. Given the REAP program's funding requirements and deadlines, this project will proceed with the current timeline, and we will keep participating cities informed on findings as the project progresses. Although cities may have thought out their land availability and rezoning, this study may provide new information that will allow cities to reevaluate whether there are other parcels they can consider.

3. *Is there any additional information that can be given on RHNA numbers in the six participating cities?*

Regional Housing Needs Assessment (RHNA) allocations for the participating cities are accessible at the websites of SCAG and HCD as part of the 6th Cycle Housing Element Update.

4. What type of firm do you see as being the prime consultant for this project?

The selected consultant will have the expertise and skills to lead this complex, multi-faceted research and planning project. Among many qualities, knowing the realities of housing development and limitations is important. The selected consultant will understand these considerations, teach SBCCOG about commercial redevelopment and commercial reorganization, and create tools for our cities to identify commercial segments and areas that are viable for housing redevelopment. Tools should be adaptable for long-term use accounting for changing conditions such as property ownership, assessed value, etc.

5. This project will examine commercial land but there is a variety of commercial land types. Are you already thinking about priority uses to target, or is this project identifying priority uses?

The RFP identifies strip arterials, regional malls, office buildings, industrial parks, and other underperforming commercial uses as priority areas for investigation. Other commercial types not expressly noted could still qualify for this project. A key consideration is how the selected consultant defines “underperforming” commercial to identify potential segments and areas for housing redevelopment. The project will be conducted in collaboration with participating cities currently working on Housing Element updates to inform on housing redevelopments with zero emission mobility as a component. As part of their Housing Element updates, cities may identify commercial segments or parcels of interest for redevelopment.

6. Because each city has its own Housing Element, is prioritization defined by the SBCCOG or each city? Who is the final decision maker for prioritizing sites?

SBCCOG provides cities with decision-grade information to inform their policy and planning. This project will provide the participating cities tools to identify segments and areas with potential for commercial redevelopment into housing, and information to determine the viability of their segments and what factors they should consider for redevelopment. Ultimately, the participating cities will prioritize redevelopment activities in their jurisdictions. Cities may already have identified commercial segments and areas of interest for redevelopment as part of their Housing Element updates.

7. Will each city have its own approach identified in the final report given to SBCCOG? Is the consultant submitting one broad final report for all the cities, or one final report that has tailored options for each city?

This project will develop an analytical strategy and tools for identifying places that would be conducive for commercial redevelopment into housing. Pursuant to the RFP, the final report will rank priority areas by readiness for redevelopment

organized by participating city. Participating cities will be able to use this information for implementation at the local level. The cities would decide any actions to take on potential redevelopment sites for housing.