

2023 Homekey & R2H2 RFP Q&A

1. Where are the threshold requirements located?

- a. The threshold requirements are located in the Homekey/R2H2 RFP beginning on page 8. The RFP is available on the City's website here: <https://www.oaklandca.gov/topics/city-homekey>

2. If I already own a property - can I transfer to a SPV entity and when would that be appropriate to do? How would I indicate that in the pre application or full application? Or after awarding?

- a. If you are a property owner interested in selling or leasing your property to a Homekey project, you would need to partner with a team who would like to use your property for their project. You can fill out the Seller Expression of Interest form on the Homekey website: <https://www.oaklandca.gov/topics/city-homekey>. You will need to work to develop a team to submit an application. Your application will not be considered complete until you have all entities of a team: Developer/Owner, Service Provider, and Property Manager.

3. When must projects complete construction? 12 months from award of funds, or funding of funds?

- a. Projects must complete all applicable construction and/or rehabilitation within 12 months of the date of State Homekey award.

4. Is the scoring rubric already available someplace for review?

- a. Scoring Priorities are available on Page 9 of the RFP at: <https://www.oaklandca.gov/topics/city-homekey>

5. Are Oakland Contract Compliance requirements suspended for R2H2 similar to HK3?

- a. Teams must comply with the following City of Oakland employment and contracting programs: Payment of State prevailing wages (Homekey & City requirement), City of Oakland Living Wage Ordinance, City of Oakland Equal Benefits Ordinance, Electronic Certified Payroll Submittals. The City has waived City Requirements for Local and Small Local Business Enterprise (/SLBE) Program, Local Employment Program, and the Oakland Apprenticeship Program due to strict timelines imposed by State HCD.

6. I'm a property owner, but I don't want to sell. Which expression of interest form would I use?

- a. Since you are interested in partnering, you would fill out the Sponsor Partnership Expression of Interest form on the Homekey website:

<https://www.oaklandca.gov/topics/city-homekey>

7. Is this NOFA open to projects that would combine two or three housing tiers, such as Interim and Perm, or TH and Perm, or all three?

- a. Yes, the City would be open to this model.