

## REQUEST FOR INTEREST

### ADAPTIVE REUSE OF DOWNTOWN COMMERCIAL BUILDINGS

#### QUESTION AND ANSWER LOG

This second posting includes additional questions and answers from the optional Wednesday, July 19, 2023 information session.

The deadline for substantive written questions was Wednesday, July 12, 2023. However, you may continue to submit technical or non-substantive questions (e.g. "How should I format the attachments?") to [AdaptiveReuseRFI@sfgov.org](mailto:AdaptiveReuseRFI@sfgov.org) until the submission deadline and we will respond as soon as possible.

Please submit responses to this RFI by **Friday, August 4, 2023** via email to [AdaptiveReuseRFI@sfgov.org](mailto:AdaptiveReuseRFI@sfgov.org). Rolling submissions may be accepted after this target date *if capacity allows*. Please email [AdaptiveReuseRFI@sfgov.org](mailto:AdaptiveReuseRFI@sfgov.org) if you anticipate submitting a response after August 4th.

Any future updates regarding this RFI will be posted online at <https://sf.gov/resource/2023/request-interest-rfi-adaptive-reuse-downtown-commercial-buildings>.

#	Answer Date	Question	Answer
1	7/17/23	To whom should RFI responses be addressed?	Responses can be addressed to "OEWD and San Francisco Planning".
2	7/17/23	Why doesn't the RFI show up on the SF City Partner Portal?	This RFI is not a request for bids or solicitation for goods or services, so is not listed on the SF City Partner Portal. Registration as a City vendor or bidder is also not required at the time of submitting a response to this RFI.
3	7/17/23	Is the City of San Francisco receiving funding from the California Department of Housing and Community Development for the conversion of commercial and	No, the City has not received dedicated funding from the state that is intended to be distributed through this RFI. Projects seeking City support

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		office buildings into affordable housing that is intended to be distributed to applicants of this RFI?	on future state or federal funding applications should indicate the specific program(s) under consideration in their response.
4	7/17/23	If we participate in this RFI, does this put the project in higher priority to get financial incentives?	Through this RFI, OEWD and the Planning Department seek to identify downtown adaptive reuse projects that could be accelerated or enhanced through regulatory modifications, financial incentives, or other types of assistance permitted under existing or future laws. This could take the form of Development Agreements or other mechanisms. The City may reach out to individual respondents for further discussion, however participation in the RFI will not result in “higher priority” if the City develops programs or makes funding opportunities available in the future.
5	7/17/23	Given responses are “subject to public inspection” (per the RFI), how would the portion of responses we submit that are not marked as trade secrets / confidential be possibly accessed by the public? i.e. will they be on a website that the public can access?	<p>The City does not intend to publish individual RFI responses. Depending on the number of responses received, OEWD and the Planning Department may report on aspects of the responses, including general location and the types of adaptive reuse challenges described in the responses, in an aggregated form.</p> <p>Nevertheless, as described in the RFI, “[r]esponses are subject to public inspection and copying under California Public Records Act (Cal. Govt. Code Section 7920.000 et seq) and San Francisco Administrative Code Chapter 67 unless exempt from disclosure under federal, state or local law, including laws protecting trade secrets. Therefore, it is important for respondents to clearly identify in their responses those records or other information that the respondent in good faith determines to be a trade secret or confidential proprietary information protected from disclosure under applicable law. To the extent permitted by law, the City will attempt to reasonably maintain the confidentiality of such information.”</p>
6	7/17/23	What is the approximate timeline going forward for a response and supplemental info gathering from OEWD and the Planning Department?	The City currently anticipates that it will be able to complete its review of all responses and initiate follow-up discussions by the end of September, however this schedule may be adjusted depending on the number of responses received. OEWD and the Planning Department are not committing to communicate individually with all respondents.

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7	7/17/23	Can we denote and mark other information we provide (not just what is denoted in 8.c of the RFI) as proprietary data? Examples are the narrative, project schedule, etc. We consider this info proprietary also.	The RFI refers to clearly marking “any financial records <u>or other information</u> that the respondent in good faith believes to be a trade secret or confidential proprietary information protected from disclosure under applicable law. To the extent permitted by law, the City will attempt to maintain the confidentiality of marked Proprietary Data”. The City understands that aspects of the project narrative, including detailed project schedules, might fall into this category of information.
8	7/17/23	As noted in the RFI, there is a wide array of types of commercial buildings downtown (vintage, size, etc.). Is there a focus towards a certain vintage, size, etc. that the OEWD and Planning Department would like to focus on as an initial target?	There is no particular vintage, size, or location that has been identified as an area of focus for this RFI, other than what is listed in the RFI. The City seeks responses through this RFI that address the unique challenges to adapting a variety of building types, ages, and sizes.
9	7/17/23	Would the intention be for OEWD and the Planning Department to identify one or multiple projects that can be accelerated or enhanced?	The goal is to identify how the City’s assistance could accelerate or enhance downtown adaptive reuse projects. There is not a specific number of projects identified.
10	7/17/23	Will property taxes be subject to a reassessment once the conversion from office to residential is completed? If so, how would the value be calculated? Does adding square footage to the property result in a reassessment?	OEWD and the Planning Department have not conducted a detailed analysis of how the assessed value of typical properties may change as a result of a project that includes conversion from office to residential use. Aspects of such projects such as change in ownership, increase in square footage, change of use, or major rehabilitation may impact future property taxes due, pursuant to state and local law. Projects that include Mills Act contracts will also be assessed differently, for the term of the contract.
11	7/19/23	Will the City synthesize the information received in the RFI and use that to develop additional incentives for adaptive reuse projects?	Through this RFI, the City seeks to identify specific downtown adaptive reuse projects that can be accelerated or enhanced. The City also seeks to learn specifically what regulatory modifications, financial incentives, or other types of assistance would help make those projects feasible.
12	7/19/23	If a developer submits a project with a fast time frame to the RFI, is the goal to address specific issues individually or to use the information to develop City wide policies that may take more time?	The City is interested in both things – understanding the needs of individual projects that could be accelerated or enhanced through City assistance, and also understanding common challenges of projects that could be addressed through new citywide programs or policy changes. The City is open to a variety of methods both regulatory and financial to address the needs of individual projects, including Development Agreements that might bundle multiple different forms of assistance.

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13	7/19/23	Is the City's ultimate goal to allow [adaptive reuse] projects to apply on a by-right basis moving forward, or will there always be an application process that involves Planning Commission review?	The goal of recently approved legislation (Planning Code Section 210.5) was to waive most existing Planning Code barriers for commercial-to-residential adaptive reuse projects. This would mean the project can be approved through an administrative process, thus by-right, and a Planning Commission hearing is not needed. However, all projects will need to file an application and be reviewed under CEQA. We have removed the requirement to have a Planning Commission hearing for qualifying projects which will speed up the approval process. The more specificity you can provide in your response about the type of CEQA challenges you are anticipating will help the City pursue conversations with the State and others on this topic.
14	7/19/23	Do we need to have secured funding or a plan for securing financing at the time of RFI submittal?	Projects can be at any stage of planning, design, or development in order to respond to the RFI.
15	7/19/23	What are the inclusionary affordable housing requirements that will be applicable to adaptive reuse projects in the C2 and C3 zoning districts?	Projects will use the law at the time of a project application as the baseline. Projects that anticipate seeking a reduction from applicable requirements should specify that in their response to the RFI. The City is currently considering a reduction in the citywide inclusionary rate ( <a href="#">Board File 230769</a> ) and changes to development impact fees ( <a href="#">Board File 230764</a> ) – it would make sense for respondents to consider those potential changes when preparing a response to the RFI.
16	7/19/23	Can you elaborate on the RFI timeline? What happens after the August 4 deadline?	Depending on the volume of responses, we may review responses on a rolling basis that come in after August 4. For the initial responses received by August 4, we currently anticipate that we will be able to complete the review of those by the end of September and follow up with individual projects with any questions.
17	7/19/23	I saw in the [Info session presentation] a reference to December 2028. What is that deadline?	There is a five-year provision to take advantage of recently approved Planning Code changes for commercial to residential adaptive reuse projects (Planning Code Section 201.5). This provision is separate from the RFI timeline.