

Attachment A: City Homekey RFP Proposal Summary and Recommendations

STAFF RECOMMENDATIONS	APPLY TO HOMEKEY				APPLY PENDING OHA/OTHER OPERATING SUBSIDY RESOURCES		DECLINE AT THIS TIME
	Kingdom Builders Transitional Housing Program	The Phoenix	Piedmont Place	Coliseum Way	8400 Edes Avenue (Radisson)	BACS Project Reclamation	36 Foot Coop
City Homekey RFP Score	228	208	200	184	161	155	144
Developer/Owner	Kingdom Builders Transitional Housing Program	East Bay Asian Local Development Corporation	LLC formed by Memar Properties, Inc. (MPI Homes) and BACS	Danco Communities	Shangri-La Industries, LLC	BACS Housing Corp	Arcspace/BACLT/ USF Architecture and Community Design Team/ BDE/ Unity Council?
Property Manager	Kingdom Builders Transitional Housing Program	East Bay Asian Local Development Corporation	BACS Housing Corp	Danco Property Mangement	Step Up On Second Street, Inc.	BACS Housing Corp	Tiny Logic/ Neighborhood
Service Provider	Kingdom Builders Transitional Housing Program	Abode/Allied	BACS Housing Corp	Operation Dignity, Inc.	Step Up On Second Street, Inc.	BACS Housing Corp	Idev Data/ BACLT/Landless People's Alliance
Project Address (Address, City, State, Zip)	2317 International Blvd, Oakland, CA 94601	801 Pine St. Oakland, CA 94607	55 MacArthur Blvd, Oakland CA 94610	4801 Coliseum Way, Oakland, CA 94601	8400 Edes Avenue, Oakland, CA 94621	TBD Oakland	3550, 3565, 3600, 3614 Foothill Ave.
Project Type	SRO Transitional Housing for Formerly Incarcerated Homeless Individuals	Modular new construction	Acquisition of Existing Hotel in Piedmont Ave area	Acquisition of existing hotels in the Coliseum area	Acquisition of existing hotel near Oakland Airport	Acquisition of scattered site single family homes	Rapid new modular construction of permanent housing on City owned site at 36th and Foothill
Target Population	Homeless Youth, Chronically Homeless, Formerly incarcerated homeless individuals	Chronically Homeless	Chronically Homeless	Chronically Homeless, Homeless Special Needs	Chronically Homeless	Chronically Homeless	Homeless (no additional targeting)
Total Units	34	101	45	37	290	50	82
Total Homeless Units	34	52	44	36	287	50	82
# Chronically Homeless Units	24	52	44	6	287	50	82
# Homeless Youth Units	10	0	0		0	0	
# Currently Occupied Units	34	0	0	0	0	0	0
Homekey Capital	\$ 5,921,000	\$ 15,402,355	\$ 12,980,000	\$ 10,020,000	\$ 60,740,000	\$ 9,876,715	\$ 24,396,568
Homekey Operating	\$ -		\$ 1,893,706	\$ 1,326,900			
Capital matching funds requested from City of Oakland	\$ -	\$ -	\$ 3,300,000	\$ 4,200,000	\$ -	\$ -	\$ 6,491,273
Capitalized local operating subsidy requested	\$ -	\$ -	\$ 4,391,582	\$ 8,547,900	\$ 30,669,067	\$ 3,353,000	\$ -
Construction Budget	\$ 457,500	\$ -	\$ 1,000,000	\$ 2,456,741	\$ 24,885,483	\$ 200,000	\$ 26,286,048
# Months Construction	2	-	2	3	7	-	12