

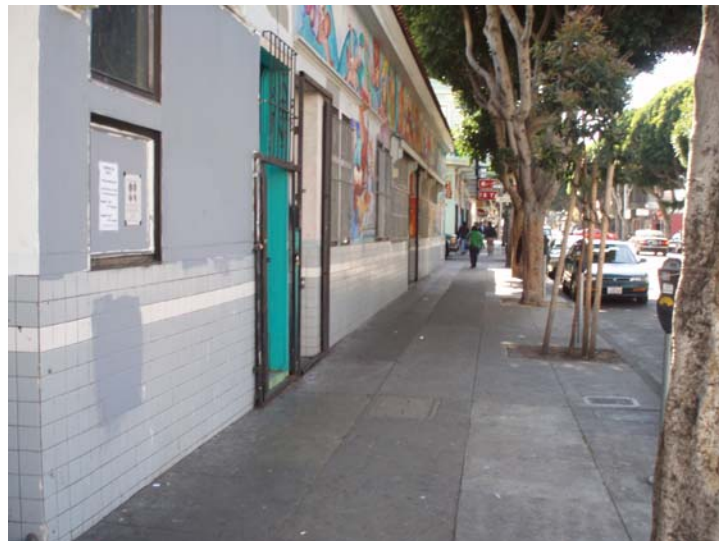


Mission Neighborhood Centers, Inc.

Request for Qualifications

For a Development Team for:

Casa De La Mision



Issue Date: February 2nd, 2009

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Objective of this R72

To find interested qualified developers who can partner with Mission Neighborhood Centers (MNC) in constructing a Mixed-Use facility at our 24th Street and Harrison site. Additionally, Mission Neighborhood Centers' intent is to form a long-term partnership that could assist in developing other Mission Neighborhood owned assets.

Our Project Objective

Mission Neighborhood Centers is looking to develop our property located in the Mission District of San Francisco at 3005 24th Street. Located on the 24th Street corridor between Harrison Street and Balmy Alley we envision a mixed-use project that reflects our namesake, a neighborhood center that serves the community.

MNC desires that the ground floor accommodate our four main programs: a Head Start Learning Center, a Youth Counseling and Development Services Center, facilities to support our Senior Program and the Cultural Arts Traditions/Travel Agency space. Additionally, all four programs will be integrated through a common Community Center space.

Furthermore, MNC would like to develop income-generating space consisting of two distinct types of revenue sources:

1. Affordable rental housing units for independent senior living above the ground level (floors 2 and above); and
2. A small Commercial Retail space to be contained on the ground floor independent of MNC's uses.

Mission Neighborhood Centers is seeking a qualified development company, or companies, to develop this project. MNC encourages environmentally friendly construction ("Green") methods and LEED certification. The currently occupied site is under Mission Neighborhood Centers' ownership and is approximately 8,000 square feet. Ideally MNC desires to retain ownership of the land and lease the air parcel to the developer that will entitle and construct the project. MNC will require ultimate architectural design, building program and usage discretion. A disposition and development agreement will be negotiated and entered into with Mission Neighborhood Centers for the project

The most competitive projects will include the following:

1. Consistency with the MNC vision for the site
2. Quality design and construction
3. A sound financing structure
4. Proven track record in rental Affordable Housing for Seniors

MNC at a Glance

Our Vision

Mission Neighborhood Centers, Inc. envisions a strong, healthy and more vibrant community that respects and celebrates its many rich, cultural traditions.

Our Mission

Mission Neighborhood Centers, Inc. delivers culturally sensitive, multi-generational, community-based services focused on low-income families. We develop and promote leadership skills that empower families to build strong, healthy and vibrant neighborhoods.

Our History

The history of the Mission Neighborhood Centers is woven into the fabric of the Mission District itself. In the late 1800's the Mission was home to struggling immigrants from across Europe. Two of those immigrants, sisters Eva and Rae Wolfson, founded the first settlement house in California in 1896 that served as a home for unwed, teenaged mothers. The settlement house the Wolfsons developed and nurtured is now MNC's Capp Street Center, home to Mission Head Start and a senior center location. MNC respects the vision and commitment of Eva and Rae Wolfson. We are proud stewards of this tradition of community service and leadership.

MNC was founded in 1959, resulting from a merger of the Capp Street Settlement House and two other community centers. Since its inception, Mission Neighborhood Centers has served the Inner and Outer Mission residents through social services with a strong focus on under-served immigrant children, adolescents and seniors.

Our programs are considered models by nearby communities. MNC is a leader in preserving the integrity of San Francisco's diverse cultures through coalition building and preventing ethnic isolationism. Most of our clients are Latino, but we also serve hundreds of African-Americans, Filipinos, Asian-Americans, and other ethnic groups.

Our Child Development Programs

MNC has been the Delegate Agency for the National Head Start Program since 1969. The Mission Head Start Program provides a comprehensive parent participation, early childhood development, and multicultural program, which includes an appropriate bilingual curriculum for 3-5 year old children from low-income families. Currently, 340 children and their families participate in the Head Start program.

Children in the Mission Head Start Program are provided an array of services including, as needed, Speech and Language Therapy, Occupational Therapy, and classroom observations through culturally competent mental health specialists that assist teaching staff to implement appropriate developmental practices in the classroom.

Through their participation in Head Start, children learn the following:

- Increased Communication Skills in their own language & English

- Intellectual and Conceptual Skills
- Motor Ability/Use of Large and Small Muscles
- Nutrition Education
- Positive Self Image
- Problem Solving & Social Skills

MNC also provides a Full Day Care Program for working families or parents in job training and education programs. Through a collaborative project involving four community-based organizations, MNC as the lead agency, provides comprehensive support services that include all-day childcare, training, and mental health services to families transitioning from public assistance to self-sufficient activities. Our Families in Transition (FIT) program blends private, public, and State funding to provide seamless and coordinated social services to families in need of assistance as they transition from welfare to work.

Our Youth Program

MNC's Youth Programs provide comprehensive quality programming to more than 1,200 youth ages 6-24 annually. Through a variety of programs, we empower youth to reach their fullest potential, instill leadership skills and develop them to reach educational goals. We provide cultural exposure and affirmation, and most importantly, give youth the tools they need to make positive informed decisions. We offer services at our Precita Center, Mission Girls (24th Street Center), Mission Beacon Center at Everett Middle School, and RecConnect at Garfield and Rolph Parks.

Our diverse youth services include:

- After school programs with academics enrichment
- Cultural arts
- Leadership development
- Health and fitness
- Recreation programs
- Organized evening programming
- Youth employment training
- Street outreach
- Home detention alternative to incarceration
- Spanish-language services
- Court advocacy services
- GED exam preparation
- Job placement and assistance
- Girls-only curriculum on health, violence against girls, and leadership topics, groups at the Youth Guidance Center
- Girls and young mens groups
- Case management
- Participation in special events including Carnaval San Francisco, Cinco de Mayo Celebration, International Women's Day, and other cultural holidays and celebrations.

Our Senior Programs

MNC provides a wide range of social services, education programs and recreational activities that target low-income and functionally impaired seniors. We offer programs at two sites: the Capp Street Senior Center and the Excelsior Senior Center. Together, they reach 700 bilingual, low income seniors every year.

Our services include:

- Daily hot, nutritious meals
- Educational workshops
- Citizenship classes
- English as a Second Language classes
- Social gatherings to promote interaction with others and prevent Isolation
- Monthly food distribution and weekly produce distribution
- Social services, referral and advocacy
- Activities and trips
- Health, fitness and nutrition classes
- Legal counseling and referrals
- Referrals for in-home supportive services for home-bound seniors to prevent institutionalization
- Community dances
- A monthly Senior Advisory Council to ensure that client input is provided in program planning and policy decisions

Our Cultural Arts Traditions

Mission Neighborhood Centers' is currently in the process of establishing a subsidiary non-profit, the Cultural Arts Traditions, which will produce *Carnaval San Francisco*, and *San Francisco's Cinco de Mayo Celebration* for the purpose of generating financial support and promoting the Programs and Services rendered to the community by MNC.

Carnaval San Francisco ®, is a fund development project of Mission Neighborhood Centers, Inc., and the largest multi-cultural celebration on the West Coast. It takes place Saturday and Sunday of Memorial Day Weekend. Over 400,000 spectators participate in the two-day festival and watch the Grand Parade wind its way through the Mission District. Marking its 30th Anniversary, *Carnaval San Francisco* seeks to promote the rich diversity of the greater Mission District of San Francisco by producing a shared cultural event that benefits the local community, fosters commerce, employment and health, as well as, preserving and showcasing the cultural and artistic talent of the Bay Area.

Parade participants represent cultures from Latin America, The Caribbean, Africa, and Asia. Also, the Festival Grounds provide the following venues;

- Ninolandia (Land of Children) a place for children and youth to explore and learn.
- Health Pavilion with free medical screenings, referrals and information.
- Live local and national entertainment on seven stages.

- Dance and Drum Pavilions with hands on and feet forward participation.
- Zona Verde (Green Zone) eco-friendly space.
- Arts and crafts from artisans and crafts makers from around the globe.
- Kiddie rides and jumpies for the small fry.
- Ethnic food from around the world.

The *Cinco de Mayo Celebration* is focused on showcasing the rich traditions of the Mexican, Mexican-American and Latino population living in San Francisco. This Festival is a family friendly, alcohol free event fostering traditional folkloric music, arts, crafts, and foods to our entire community.

Cinco de Mayo is a forum for MNC to promote our Educational Programs and Services to the community. With more than 1.3 million Latinos in the Bay Area facing barriers caused by language and cultural differences, we assert the importance of the benefits we provide in support services to address the needs of this growing community through culturally appropriate programs.

The new *San Francisco Cultural Arts Traditions* entity will require administrative Office space for, executive personnel, a meeting room, storage facilities and for the sale of Merchandizing. We envision a commercial retail space, which will combine the components of administrative offices, with a commercial street front presence, for Marketing and promoting CAT Venues and serve as the Mission Districts Tourist & Information Center for the general public. A convenient and attractive location on this site will maximize the high probability of financial success for all commercial ventures on many levels.

Submittal Requirements

1. Developer's résumé, identification of project team, and contact information-- The résumé should include experience with HUD 202 projects, mixing of HUD 202 projects (including financing) and Tax Credit projects. Also, any experience with joint ventures and mixed-use projects should be included.
2. Relevant Projects— Provide information on comparable projects completed, including detailed description, photographs and reference information.
3. Financial Capability— Provide evidence that the development team has the financial capabilities/capacity to carry out the proposed project and provide evidence that the team has secured or can assist in securing financing for the project.
4. Deal Structure— Provide a two paragraph summary of what the project's deal structure would be. Answer questions such as; Who holds ownership? What type of entity would be used? Who would be the property manager? MNC understands that this is not meant to be a formal and final structure, but rather an *example* of what could work for both the developer and for MNC.

Review and Selection Process

Representatives from MNC and others as deemed appropriate by MNC will constitute the evaluation team for selecting a developer for the project. Each submission must be received by the deadline and will be reviewed and evaluated based on all the established criteria outlined in the Submission Requirements above. Based on the evaluations, MNC may:

- A. Reject all responses to this RFQ/RFP.
- B. Invite a short list of development teams to submit a more detailed proposal and invite them to meet with an MNC designated committee.
- C. Enter into exclusive negotiations with one development team

The evaluation team may, at their discretion, interview the development teams, contact references, investigate previous projects and current commitments, and conduct any other type of inquiry and investigation necessary to determine the most qualified development teams. The evaluation team will likely select the top 3 respondents and request a more specific proposal to be submitted. The 3 proposals will be reviewed and the final selection of a developer will be made. The final decision is subject to approval by the full Board of Mission Neighborhood Centers, Inc..

The anticipated evaluation and selection schedule is as follows:

February 2, 2009	RFQ release date
February 23, 2009 @ 11:00 a.m.	Pre-Submission Conference
April 2, 2009 @ 3:00 p.m.	Deadline to Respond to RFQ
April 23, 2009	Top candidates selected and RFP initiated
June 26 th , 2009	RFP Deadline
July 31 st , 2009	Development Team Selected

Submittals

A pre-submission conference will be held on Monday, February 23rd, 2009 at 11:00 pm at the Mission Neighborhood Centers Inc. located at 3005 24th Street in San Francisco, CA, in the conference room on the first floor. Please RSVP to Judy Espino at: Judy.Espino@Mncsf.org by Thursday, February 19th, 2009 to confirm conference attendance.

RFQ's must be submitted to

Maria Bermudez
Mission Neighborhood Centers
Director of Operations
362 Capp Street
San Francisco, CA 94110

Three identical copies of submittal should be received no later than 3:00 pm on Thursday, April 2nd, 2009. Submittals received after this deadline will not be considered. If you have any questions prior to the mandatory pre-submission conference, please contact Maria Bermudez at (415) 206-7747 or maria.bermudez@mncsf.org.

Mission Neighborhood Centers reserves the right to reject any and all submission at its sole and absolute discretion. MNC has no obligation to enter into an agreement with any party in respect to purchase and development of the site as a result of their response to this offering.

The Request for Qualifications package contains a description of the site and other matters that are deemed accurate. However, MNC makes no representations in respect to any factors affecting the development of the site. Prior to entering into an agreement with MNC, it is assumed that prospective developers will complete their own due diligence investigation. This solicitation contains no information on the existing housing market conditions related to the development potential of the site.

The cost of preparing any response to this RFQ shall be borne by the respondents and will not be reimbursed by MNC.

Scope of Work (partial list)

The work to be performed by the selected developer may include, but is not limited to, the following:

1. Work with MNC in determining the best deal structure for the site including who would be identified as long-term 3rd party property managers.
2. Obtain all necessary entitlements including a possible rezone and Special Use District, resolve Historical Resource issues, work out and remedy issues with Balmy Association and muralist community. Work with community and neighborhood groups as part of the planning process
3. Construct required public improvements.

4. Comply with all applicable local, State and Federal laws, codes and regulations including environmental clearance requirements.
5. Work in collaboration with MNC on all aspects of the development including design, financing, construction, budgeting, pro-forma, and understanding the long term goals and objectives of MNC.
6. Work with MNC in securing adequate financing for the project.
7. Construct a high quality and aesthetically pleasing mixed-use Affordable Independent Senior rental project, preferably LEED certified.
8. Research, propose and be responsible for financing of the project

Site Details

APN 6522 001

5,623 Square Feet

3001-3021 24th Street

Zoning NCT (Recently approved as part of the Eastern Neighborhoods GPA)

Cross streets: 24th Street and Mission Street

Year Built: 1906

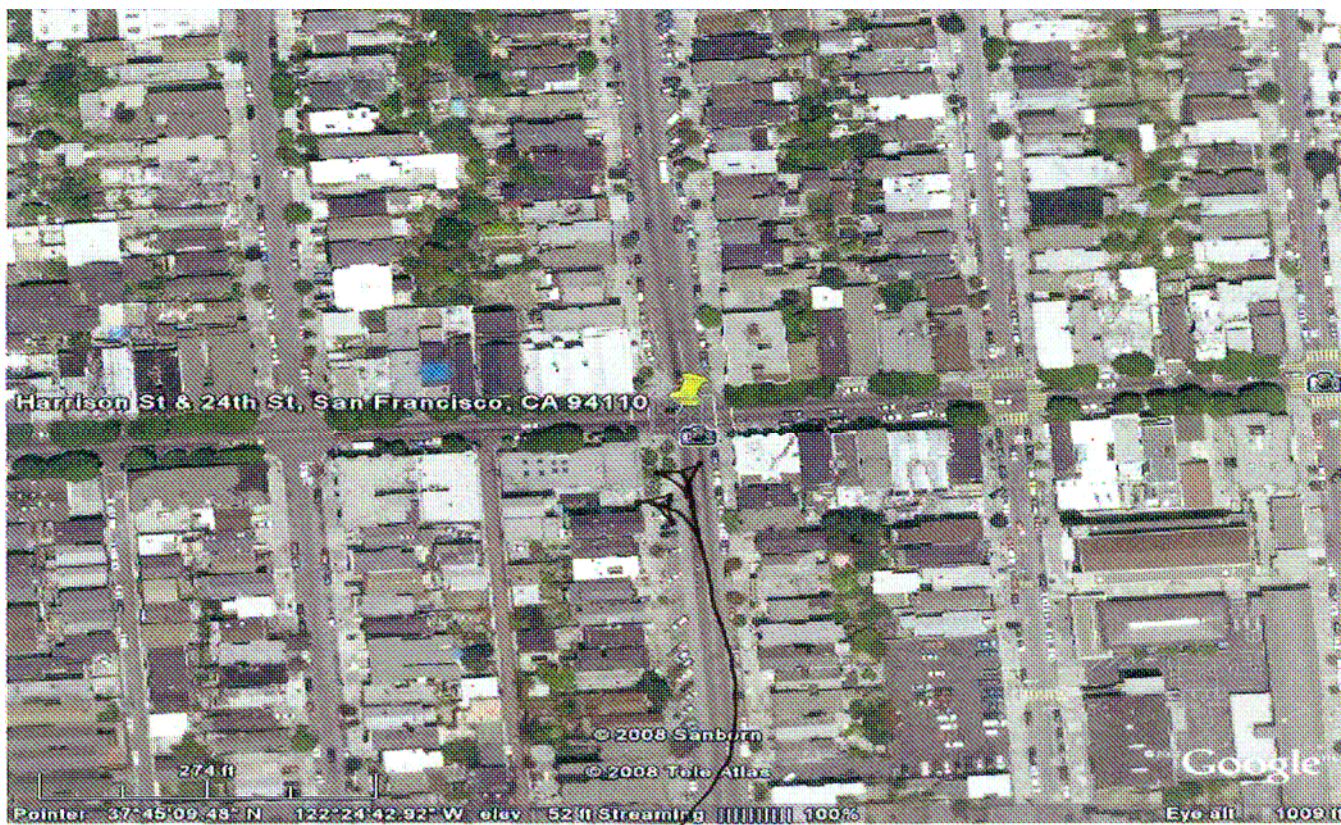
Construction Type D (Wood Frame)

APN 6522 003

2,809 Square Feet

0003-0005 Balmy Street

Zoning: NCT (Recently approved as part of the Eastern Neighborhoods GPA)

Exhibit A*Exhibit B*

Subject Parcels

Exhibit C



*Exhibit D***Mission Neighborhood Centers, Inc.**

<u>Owned Property</u>
24th Street - Mission Girls & Head Start 3001-3021 24th Street and Balmy – Residence 3-5 Balmy Alley San Francisco, CA 94110 Consists of two lots, with one lot having a residence, 4 bedrooms; 1 Bath. Square Footage: 8,120 interior and 800 exterior
Stevenson – Head Start 1330 Stevenson Street San Francisco, CA 94103 Square Footage: 1,300 indoor/750 ext.
Precita – Youth Program 534 Precita Avenue San Francisco, CA 94110 Square Footage: 6,700 indoor/3,500 ext.
Administrative Offices , Head Start & Senior Program 362 Capp Street San Francisco, CA 94110 Sq Footage: 10,000 indoor/1,100 ext.