

San Joaquin County Gentrification & Displacement Risk Assessment RFP Questions & Answers

The purpose of this document is to inform interested consultant(s) of questions received and responses by SJCOG staff that pertain to the RFP.

1. What is the anticipated duration of the project?

The project is funded with FY 19/20 SB 1 MPO Formula Sustainable Communities Planning Grant, which is administered by Caltrans. To meet grant deadlines, all project activities must be completed by February 2022.

2. What role will SJCOG play in facilitating connections to local and regional stakeholders?

SJCOG staff will work directly with awarded consultant team to identify and reach out to appropriate local and regional stakeholders on this project.

3. On page 4 of the RFP, there are two references that are hyperlinked, but the links are broken. Can you provide the link to these references?

Urban Displacement Project: <https://www.urbandisplacement.org/>

ARB Research Project: https://ww3.arb.ca.gov/research/single-project.php?row_id=65188

4. What kind of training does SJCOG expect from the consultant? What kind of materials, how many sessions, and proposed timeframe?

In addition to delivering a methodological toolkit as part of the project, SJCOG expects the consultant to provide an accompanying instruction manual or sample applications of the toolkit for users. This project assumes at the minimum 2 training sessions at 2 hours per session, spread over a 6-month period.

5. Will the consultant be expected to draft the actual anti-displacement ordinances, or just provide draft policy frameworks?

The consultant will be expected to draft policy frameworks to assist local jurisdictions, as well as SJCOG, in their planning and policy-making to address and/or mitigate displacement in San Joaquin County (e.g. environmental justice elements, housing elements, or RTP).

- 6. Will SJCOG provide a list of potential community-based partner organizations to work with? What roles will the partner organization be expected to take on (e.g. development and facilitation of working group, implementation of symposium etc.)?**

SJCOG will have a starting list that will be further developed with the assistance of the consultant team. We do not expect this activity to take more than 3 hours. SJCOG is looking for the consultant team to be able to form relationships with community-based organizations and leverage local networks. The degree and level of work delegated to a partner organization is up to the consultant.

- 7. The scope discusses convening 3 working groups. Will SJCOG provide a list of potential stakeholders and/or working group participants, or does the Consultant have to identify these groups as part of the scope of services. Does the consultant need to convene different participants for each working group, and how often will each group meet?**

SJCOG will have a starting list that will be further developed with the assistance of the consultant team. For clarification, the working group is envisioned as one group, meeting multiple times throughout the project timeline. SJCOG expects that the working group meet at maximum once a month. Frequency may vary from beginning to end of the project timeline (e.g. 8 meetings in Year 1 vs. 4 meetings in Year 2).

- 8. Can you clarify what it means to “Collect points of contact for facilitating focus group or key informant interview” in section 1.1 of the scope?**

From the list of stakeholders developed, SJCOG expects the consultant to utilize the list to gather names of potential focus group or key informant interview participants. The number of focus groups and key informant interviews will be defined with input from the working group.

- 9. Will SJCOG provide translation services for working and focus groups, as well as transcription services for working group transcripts.**

Rather than transcripts, SJCOG expects summary notes of key points discussed in meetings and focus groups. SJCOG will cover the cost for translation services as needs are identified throughout the project.

- 10. Regarding the symposium, will SJCOG provide and cover the costs of venue, catering and other pertinent logistics? How many attendees would be expected?**

The consultant team is expected to budget no more than \$100 for light snacks and refreshments. SJCOG expects no more than 100 attendees. SJCOG will provide venue, water and coffee, as well as support with event set up and audiovisual equipment.

11. Will SJCOG provide a list of preferred presenters/speakers for the symposium? More broadly speaking, will SJCOG provide any assistance in planning and implementation?

SJCOG will have a starting list that will be further developed with the assistance of the consultant team. Yes, SJCOG will provide staff support in the planning and implementation of this project.

12. Regarding the scope of the anti-displacement assessment toolkit and having some familiarity with the ARB study--that is an extremely sophisticated modeling approach (UrbanSim, PECAS, etc). Is that the kind of method/tool SJCOG is looking for?

SJCOG does not currently have a deterministic land-use allocation model such as Urban Sim or PECAS. We do have access to the REMI model, but have not yet used it for forecasting and had not anticipated it would be appropriate to use for this study, but could be open to a discussion of that. Land-use allocations for the SCS are made via a sketch-planning tool (Envision Tomorrow).

Our reference to the ARB study was to the conclusion to adapt off-model strategies as noted beginning on page 96 of the document:

In an effort to provide more streamlined and less resource-intensive modeling options, we present several different approaches to an off-model displacement assessment methodology. The off-model approaches build on the modeling results found in Chapter 2. All of the models are able to predict gentrification with results ranging from 50% to 86% accuracy.

Ultimately, we hope that this project, and any tool developed as a result, will be implementable by SJCOG for our upcoming 2022 RTP update. We will also welcome consultant recommendations for future study and/or more sophisticated tools for future adoption by the agency.

13. Could you clarify what “the output sheet and count report produced for each count location” refers to in the overview description on p.8?

Please ignore that request. “An example of the output sheet and count report produced for each count location” does not apply to this RFP and should have been removed.

14. Could you provide more detail on what “Identify proven methods applied to achieve successful consensus between opposing groups” means in the Detailed Work Plan description on p. 8? Which of the outline tasks or sub-tasks does this correspond to?

Please ignore that request. “Identify proven methods applied to achieve successful consensus between opposing groups” does not apply to this RFP and should have been removed.