



# COUNTY OF ALAMEDA

Questions & Answers

to

RFP No. PLN2025-001

for

## TRANSIT-ORIENTED COMMUNITIES HOUSING POLICY INITIATIVE

Networking/Bidders Conference Held on May 12, 2025, at 2pm.

This County of Alameda, General Services Agency (GSA), RFP Questions & Answers (Q&A) has been electronically issued to potential bidders via email. Email addresses used are those in the County's Small Local Emerging Business (SLEB) Vendor Database or other sources. If you have registered or are certified as a SLEB, please ensure that the complete and accurate email address is noted and kept updated in the SLEB Vendor Database. This RFP Q&A will also be posted on the GSA Contracting Opportunities website located at [Alameda County Current Contracting Opportunities](#).



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**County of Alameda, General Services Agency – Procurement  
RFP No. PLN2025-001, Questions & Answers**

Thank you for your participation and interest in the County of Alameda RFP No. PLN2025-001–TRANSIT-ORIENTED COMMUNITIES HOUSING POLICY INITIATIVE.

All the questions are taken verbatim from oral questions received during the May 12, 2025, networking/bidders conference or from written questions received via email. The County of Alameda shall be noted as “County” in the answers to these questions. The Q&A is the final stance of the County. Please consider this document in preparation for your bid response.

<b>Questions and Answers:</b>
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- Q1) Is the County looking for two ordinances, or can these be combined?
- A1) Staff are currently looking for two ordinances: one for the inclusionary zoning part of the policy, and then the other is for the ministerial review. One thing to mention is that the county is working on implementing one of our Housing Element programs which has ministerial review for certain properties listed in the sites inventory, and this ordinance would expand upon that. However, staff would be open to creative approaches. If there is a different approach other than two separate ordinances that County staff haven’t anticipated, we would encourage you to provide that for our consideration
- Q2) Can you clarify the budget?
- A2) \$200,000 is going towards this RFP. Of the \$400,000 allocated from the Metropolitan Transportation Commission (MTC) grant, \$200,000 is for this RFP, \$80,000 is for related staff time, and \$120,000 is for the development of another policy by the Alameda County Department of Housing and Community Development.
- Q3) Can the County disclose the timeline to obtain small and emerging locally owned business (SLEB) status?
- A3) Per the [Alameda County SLEB FAQ section](#), SLEB certification can take up to 45 days. This is dependent on whether or not additional information and/or documentation is required following the initial receipt of the application. It is recommended that small local emerging businesses begin the process and become certified prior to submitting bids or proposals.
- Q4) Did you say that the County is currently working on a ministerial approval process?
- A4) We have a ministerial approval process in existence, related to our recently adopted housing elements and State laws that require it. That’s why we see this RFP effort as an expansion of the existing process.
- Q5) Can you discuss the anticipated environmental review as the optional task? If a proposal does not include this element, will the County have the capacity to complete the environmental review?

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- A5) We do believe we'll have capacity. In an ideal world, we wouldn't need to have capacity — that's why we included it in the RFP. But it's listed as optional for that flexibility

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This Vendor Bid List is being provided for informational purposes to assist bidders in making contact with other businesses as needed to develop local small and emerging business subcontracting relationships to meet the requirements of the Small Local Emerging Business (SLEB) Program: [Small Local Emerging Business \(SLEB\) Program](#).

The following vendor bid list includes contact information for each vendor attendee at the Networking/ Bidders Conferences.

Business Name	Contact Name	Contact Phone	Areas of Expertise	Email
Urban Planning Partners	Nicole Monk			<a href="mailto:nmonk@up-partners.com">nmonk@up-partners.com</a>
Kimley-Horn	Brian Shaw	6282240043	Transportation, engineering	<a href="mailto:brian.shaw@kimley-horn.com">brian.shaw@kimley-horn.com</a>
Community Design + Architecture	Phil Erickson	5108394568 ext 231	Land use planning SLBE	<a href="mailto:phil@community-design.com">phil@community-design.com</a>
BAE Urban Economics	Stephanie Hagar		Real estate and land use economics	<a href="mailto:stephaniehagar@bae1.com">stephaniehagar@bae1.com</a>
M-Group	Heather		Long range policy planning and CEQA	<a href="mailto:Hgurewitz@m-group.us">Hgurewitz@m-group.us</a>
LWC	Lisa Wise	895-801-4115	Codes, housing, financial feasibility, and market studies	<a href="mailto:lisa@lisawiseconsulting.com">lisa@lisawiseconsulting.com</a>
Kearstin Dischinger and Street Level Advisors	Kearstin Dischinger	2679683500	Inclusionary Housing, MTCs TOC policy, Housing Policy, impact fees, land use, affordable housing,	<a href="mailto:Kearstinmd@gmail.com">Kearstinmd@gmail.com</a>
M-Group	Tom Ford	(510) 473-3078	Policy Planning and Urban Design	<a href="mailto:tford@m-group.us">tford@m-group.us</a>
Relational Notions LLC	Elsa Casanova	5105029403	Equity-Centered Policy Language & Elements and Community Engagement. I have experience developing and facilitating the adoption of tobacco control ordinances for the unincorporated area. Throughout the course of 5+ years, I cultivated good-standing working relationships with various stakeholders in the	<a href="mailto:elsa@relationalnotions.com">elsa@relationalnotions.com</a>

Business Name	Contact Name	Contact Phone	Areas of Expertise	Email
			unincorporated communities. I'm looking to subcontract to support policy drafting and/or community engagement.	