

ADDENDUM I

TO THE REQUEST FOR PROPOSAL (RFP) FOR **AFFORDABLE HOUSING PROJECTS ON CITY-OWNED SITES**

Site #1: Sunny and Myrtle Avenues APN: 006-181-001

Site #2: 8th and G Streets APN: 001-155-005

Site #3: 6th and M Streets APNs: 001-233-006 and -007

BID No. 2020-16

To all potential Responders on the Request for Proposal referenced above, the following information, and questions and answers, are provided for your information:

UPDATED PROPOSAL DEADLINE

The Proposal Deadline listed on the RFP cover page (posted on our website) indicates proposals are due Friday, September 11, 2020, and an error on page 2 indicates proposals are due Tuesday, October 20, 2020, which is the tentatively scheduled Award Date at City Council. Additionally, due to the Corona Virus, City Hall is closed on Fridays.

As a result, **THE PROPOSAL DEADLINE HAS BEEN CHANGED TO MONDAY, SEPTEMBER 14, 2020, NO LATER THAN 4:00 P.M.**

All other dates in the RFP remain unchanged.

Please mail/deliver proposals to the FINANCE DEPARTMENT on the first floor of Eureka City Hall, 531 K Street, Eureka, CA 95501, no later than 4 p.m. Please see RFP page 22 for complete submission requirements.

- I. **QUESTION:** Does the City have additional funding to allocate to these projects in order to compete for 9% credits? How about operating subsidies in the form of project-based section 8?

ANSWER: The City is willing to partner with housing developers to pursue funding for affordable housing, such as the Low-Income Housing Tax Credit (LIHTC) program, and can provide technical assistance through the entitlement process, as outlined in the City's 2019-2027 Housing Element *IMP H-16: Maintain and Establish Relationships with Low Income Housing Developers and Subsidized Housing Developers and Pursue Funding for Affordable Housing*. Although the City currently has no additional funding to allocate to these projects, the City has been successful in partnering with developers to pursue funding, including tax credits, in the past for projects such as *The Lodge at Eureka* (428 8th Street) which provides senior affordable housing, as well as, the *Carson Block Building*

in Old Town Eureka, which restored a historic three-story building built in 1892 and provides retail and office spaces. These projects were achieved using Program Income (CDBG and HOME) and grants, and although the City no longer has available Program Income, it is willing to work with a selected developer to pursue any available funding to achieve its goal of building affordable housing.

The Housing Choice Voucher Program (Section 8 housing) is administered by the Housing Authority of the City of Eureka, which is an independent agency with operations separate from the City of Eureka. However, the City encourages the Housing Choice Voucher Program and will support the Housing Authority in acquiring rental subsidy and rental assistance programs as they become available, per the City's 2019-2027 Housing Element implementation tool *IMP H-29: Support Rental Subsidy and Rental Assistance Programs*.

2. **QUESTION:** According to the RFP, respondents will receive up to 40 points for the “Understanding and Conceptual Site Plans” category. Within this category is the “Conceptual Plans” item, which requests the Developer’s proposed conceptual plans that include the site plan, preliminary grading plan, landscape plan, and wetland impact and mitigation plan among other requirements:

For each individual site proposed for development, provide the following for each site:

3. Understanding and Conceptual Site Plans (40 points):
 - a. Understanding: A brief summary of the Developer’s understanding of the development the City is seeking. This section should include a summary of Developer’s understanding of how this PROJECT will affect various stakeholders, various sectors, and citizens of the City of Eureka.
 - b. A Summary of the proposed development.
 - c. Conceptual Plans: Conceptual plans showing the Developer’s proposed project. Plans must include the following at a preliminary conceptual level: site plan, plan view, total floor area, height, preliminary grading plan, preliminary landscape plan, preliminary traffic access and circulation plan, pre-construction vegetation management plan, wetland impacts and mitigation plan, and preliminary utility connection plan. Elevation and profile drawings are strongly encouraged but not required.

These plans are typically items that come after site control given the substantial cost and time associated with developing these plans. Can you please confirm 1) if all items within the Conceptual Plan category are required and 2) the point total for the Conceptual Plans category?

ANSWER: 1) In order to receive the full 40 points for the Understanding and Conceptual Site Plans section of the RFP, the conceptual plans noted in the RFP, or an explanation of why the plan is not applicable to the site, must be provided. For example, a wetland impact and mitigation plan might not be required for Site #2 or Site #3, but the response would need to explain why the plan was not included. Conceptual plans do not need to be drawn by an architect or engineer and they should not be full design documents. The City is merely seeking general, conceptual-level drawings that clearly demonstrate the respondents’ understanding of the project, that the envisioned project is viable, and also provides reviewers with an image of what the project will look like. 2) There is no breakdown for specific points associated with item 3.c.

3. **QUESTION:** Confirm the open space requirements for each of the three RFP project sites. Are there private useable open space and group useable open space requirements per unit?

ANSWER: Each site is regulated by Eureka Municipal Code [EMC] Title XV: Land Usage, Chapter 155: Zoning Regulations. There are no requirements for private useable, or group useable, open space for any of the sites. However, as described on RFP Page 19, EMC § 155.328 requires landscaping at each site, unless the buildings are constructed on the front lot line(s) without any setback.

4. **QUESTION:** Has the City determined land value for sale or annual lease . . . if yes, are appraisals available?

ANSWER: Yes, an appraisal report for each site is included in the RFP as Attachment C Appraisal Report of (3) Lots owned by the City of Eureka, dated May 29, 2020, and beginning on RFP Page 113.

5. **QUESTION:** Are any local funds (City/County) available for development of any or all of the parcels? If not currently available, but available within 2-3 years? Would City be willing to forward commit funds or funding stream for debt service?

ANSWER: Currently, funding is not available for development of any or all of the parcels as described in the answer to question 1. However, the City is committed to building affordable housing on these sites, as well as the other nine (9) sites (12 total) identified in the City's 2019-2027 Housing Element *IMP-34: Affordable Housing on Publicly-owned Properties* Program, and will consider developing a funding program to enable the City to contribute funding in the future.

6. **QUESTION:** Is City willing to contribute the parking lot land(s) to the project? And, are additional adjoining lands available which could be used for development or stormwater mitigation?

ANSWER: The City is willing to consider contributing the parking lot land (at reduced- or no-cost) to support a preferred project concept; however, there are no available lands adjoining the 8th and G, and 6th and M sites, which could be dedicated to support development activities. Additionally, a 20' alley easement adjoins the Sunny and Myrle site, but it is a vegetated hillslope which acts as a suitable buffer to the adjoining wetland complex south of the site.

7. **QUESTION:** Strategic Growth Council (SGC) and Affordable Housing Sustainable Communities (AHSC): a) Has City met with SGC staff to discuss AHSC funding? And, b) Is City open to working with the Humboldt Transit Authority to develop a transit-oriented plan for all City owned sites?

ANSWER: a) The City has not met with SGC staff to discuss AHSC funding; however, the City is willing to meet with them to discuss funding opportunities, and willing to partner with a developer to apply for this or any other available grant funding. b) The City has and will continue to work with the Humboldt Transit Authority regarding public transportation and the City would consider developing a transit-oriented plan to facilitate development of affordable housing. However, a transit-oriented plan may not be necessary as each site is already located near public transit, and the City's Zoning/Development Standards promote dense development, and allows reductions and alternatives to automobile parking to encourage walking, biking, transit, or car sharing.

LINKS TO YOUTUBE VIDEOS OF EACH SITE:

Site #1: Sunny and Myrtle Avenues: <https://youtu.be/CGvII TpPINY>

Site #2: 8th and G Streets: <https://youtu.be/ibSkv3UF93Y>

Site #3: 6th and M Streets: <https://youtu.be/CirvRKQQ3eM>

LINK TO ORIGINAL REQUEST FOR PROPOSAL:

<http://www.ci.eureka.ca.gov/depts/pw/engineering/bids.asp?pageID=244>

LINK TO CERTIFIED HOUSING ELEMENT:

<https://www.ci.eureka.ca.gov/civicax/filebank/blobdload.aspx?BlobID=17570>

LINK TO HOUSING ELEMENT TECHNICAL ELEMENT:

<https://www.ci.eureka.ca.gov/civicax/filebank/blobdload.aspx?BlobID=17571>

For Information, please contact:

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END OF ADDENDUM #1