



**City of
Santa Clara**
The Center of What's Possible

Housing & Community Services Division
1500 Warburton Avenue,
Santa Clara, CA 95050
(408) 615-2490

REQUEST FOR PROPOSALS

**For
2330 MONROE STREET / SAN TOMAS AND MONROE**

**Questions and Answers
Addendum**

April 23, 2018

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Housing & Community Services Division
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General

1. Can you clarify whether it is due Thursday, May 31, 2018 or Friday June 1, 2018?
 - A. To be considered, proposals must be received at the address in the above paragraph by 4 p.m. on Thursday, May 31, 2018.
2. What specific Development Team members need to be identified in the RFP response?
 - A. Developer, Architect, and General Contractor. If the General Contractor has not been selected yet, please provide a short list of contractors that the Respondent has experience working with and would potentially bid on the project
3. Are any approvals needed from the Successor Agency Oversight Board?
 - A. No.
4. Will prevailing wages be required?
 - A. Nothing in the transfer of real property inherently triggers payment of prevailing wages; however, there are a number of factors specific to the development proposal, which may trigger prevailing wages. Ultimately, the Respondent should assess if prevailing wages are mandated by the California Labor Code or are otherwise exempted.

Zoning

5. Will the City consider an application for a Planned Development Rezoning?
 - A. Yes.
6. As part of the RFP process, will the City consider a project proposing density bonus units as permitted by City's Density Bonus regulations and the State Density Bonus Statutes?
 - A. Redevelopment of the site will require a General Plan Amendment and Rezoning to the density that is proposed in the submission. Respondents should refer to Exhibit 2 – Community Visioning Report for guidance on appropriated site densities.
7. Does this site still qualify as an In-fill parcel (i.e. Class 32 Categorically Exemption)?
 - A. No. The site will require a rezoning.

Public Process

8. How much influence do the neighbors have over the refine approval and appeals process?
 - A. Staff has prepared Exhibit 2 – Community Visioning Report to help Respondents address some of the concerns that might be raised during the approval and appeals process. The community will be part of the selection process and Staff hopes to provide a recommendation to City Council that has community support. Our City Council has ultimate decision making authority.

Site Transfer

9. The RFP notes the City's intent for a ground lease for the site. Has a fee title transfer to a non-profit developer been completely ruled out by the City?
- A. No. Respondent may submit an alternative funding proposal with a fee title transfer. Respondent should make clear what advantages a fee title transfer brings to the project and what value is returned to the City under such a structure.
10. Can we purchase the property outright?
- A. A Ground Lease is strongly preferred. Respondent may submit an alternative funding proposal with a fee title transfer. Respondent should make clear what advantages a fee title transfer brings to the project and what value is returned to the City under such a structure.
11. Does the City have any preference or recommendations for the structure of the ground lease?
- A. The City is open to a variety of ground lease structures that best fit the project's overall financing proposal. The City's goals are to establish a stable source of cash flow that supports affordable housing production and ensures long-term affordability at the site.
12. Is the City open to a ground lease note with repayment through residual receipts?
- A. Yes.
13. Will the City consider an application for a tentative map or condominium map?
- A. Yes.

Financing

14. Is there an appraisal available for review?
- A. No.
15. Will a 100% affordable housing project on this site be exempt from the City's Park Fee Ordinance and payment of Park Mitigation Fees? As a nonprofit organization targeting the very low income population, can the school and park taxes be waived by the City?
- A. All Respondents should assume fees that comply with existing ordinances.
16. Is a pdf of the "excel-based" pro-forma appropriate for the submission, or is the City requesting it in excel format?
- A. Respondents should provide an excel based pro-forma that includes sources and uses, development budget, rents and income, operating budget, and cash flow analysis that demonstrates project feasibility for a term of 30 years.

17. Has the City identified the amount of local subsidy that will likely be available to the project? Will the City have additional funding sources – such as HOME, former redevelopment agency funds, etc – available to contribute to the project, either through a NOFA or other process?
- A. Respondents can assume up to \$75,000 per DU from the City in the form of a low interest rate loan. Preference is given to Submissions that limit City subsidy and leverage other local and Federal subsidies.
18. Would Santa Clara or Santa Clara County offer any soft money or other forms of gap financing for this development? Does the Housing Authority have Project-Based Vouchers available to contribute to the project?
- A. Respondents are encouraged to explore partnership opportunities with the County and Housing Authority.
19. Would Santa Clara be willing to provide tax abatement on the entire project, or just the tax credit eligible units?
- A. The City does not provide tax abatement or exemption incentives for projects.

Site Conditions

20. Have there been any environmental studies of the site? If so, what were the findings?
- A. No.
21. Are there existing utility hook-ups on the property?
- A. No.
22. What offsite improvements, if any, are required for the development?
- A. All utility lateral connections to storm drain (SD), sanitary sewer (SS), water, etc. are needed. A SS model run and a SS monitoring report would be required to determine if there is enough SS conveyance capacity in the system to accommodate the development. SD calculations would also be needed to determine the SD conveyance capacity. Other entities that would need to be contacted include AT&T, Comcast, SVP, and PG&E for gas.
23. What other infrastructure additions are needed?
- A. Completed sidewalk, ADA compliance, and landscape improvements along the entire frontage of the site. Based on the Traffic Report for the development, there may be traffic improvements needed.
24. Does the State plan to expand the sound wall on the San Tomas Expressway side?
- A. The City is not aware of any County plans to expand the sound wall. Construction of a sound wall would likely be a Community Development Condition of Approval.