



Request for Affordable Housing Proposals Pacific, Oak and Pine Street Property

Issued: March 18, 2020

The City of Rocklin is seeking proposals from qualified firms (those having similar prior experience) that can design, construct, and operate a bona fide high density (minimum 24 units per acre) affordable housing project on City owned property in the downtown Quarry District.

The City is willing to donate the property (1.84 acres) valued at \$560,000 and contribute significant funds as indicated herein towards the project, predicated on entering into a development agreement with the selected firm by June 30, 2020.

Background:

The City owns five of the six parcels (APN 010-121-001, -002, -004, -005) and alley that comprise the property bounded by Pacific, Oak, and Pine Streets located within walking distance of Quarry Park Adventures. The remaining parcel (APN 010-121-006) is privately owned.

The parcels currently have a land use designation of (MU) Mixed Use and are zoned C-4 (Limited General Retail and Service Commercial). The City is processing a zoning change (at its cost) for the parcels to allow residential a minimum of 24 units per acre including the required environmental review as part of the City's RHNA (Regional Housing Needs Assessment).

A portion of the land (the western half) from the back edge of the alley towards the train tracks was originally granted through an Act of Congress the use of which is restricted and therefore will be retained by the City and used for public parking and landscaping. The City desires for the selected firm to design and construct the public parking at its cost and the City will maintain the public parking thereafter. A portion of the public parking and the surrounding public parking on Oak and Pine Streets can be utilized to meet the project parking requirement.

The City desires a project that results in a minimum of 33 affordable rental or for sale (deed restricted) units in accord with the following income limits:

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Placer County Area Median Income: \$83,600	Extremely Low	17600	20100	22600	25750	30170	34590	39010	43430
	Very Low Income	29300	33450	37650	41800	45150	48500	51850	55200
	Low Income	46850	53550	60250	66900	72300	77650	83000	88350
	Median Income	58500	66900	75250	83600	90300	97000	103650	110350
	Moderate Income	70200	80250	90250	100300	108300	116350	124350	132400

The City desires for the project to include some commercial space (if possible) but is not requiring any particular minimum square footage. There is water and sewer infrastructure adjacent to the property with adequate capacity to support the project.

Overview Map:



Incentives:

In addition to the City donating the property (including alley) and processing the zoning change including the required environmental review, the City is willing to provide the following commitments to the project (subject to negotiation):

- A maximum of \$2,600,000 of the City's low to moderate funds are available to be contributed to the project with a minimum of \$351,000 to be encumbered by June 30, 2020 and a minimum of \$703,000 by June 30, 2021 as follows:
 - \$1,300,000 for Extremely Low (30% or less AMI)
 - \$70,000 for Moderately Low (60% to 80% AMI)
 - \$1,230,000 for Remaining (59% or less AMI)
- Reduced parking requirement
- City maintenance of public parking a portion of which can be used by project
- Provision of already completed Phase I Environmental Site Assessment
- Provision of already completed Cultural Resource Study
- Provision of recent Appraisal and Title Insurance Report
- Expedited entitlement permitting

Submittal Requirements:

Firms interested in submitting a proposal should do so in letter format on company letter head executed by an officer of the company authorized to make such commitments **submitted by Wednesday, April 1, 2020 at 5:00pm** and addressed to the following:

Affordable Housing Proposal Pacific, Oak and Pine Street Property

City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677
Attn: Marc Mondell, Assistant City Manager
Copy via email: marc.mondell@rocklin.ca.us

The submittal letter should include the following:

- Proposed project (for rent or sale product, explain how affordability will be maintained)
- Proposed square footage (of all uses)
- Proposed number of units
- Number of buildings and description (ie. stories)
- Number of proposed parking spaces

- Requested City funds to be committed to the project with justification
- Proposed development timeframe
- Estimated total private investment
- Proposed financing approach

Proposals do not need to include a conceptual site layout or elevations but the selected firm will be required to provide such prior to contract award to be attached as an exhibit to the contract.

The parcels are located within the City's Quarry Architectural District and therefore the building design and architecture will need to comply with the adopted guidelines (see link):

<https://rocklin-architectural.herokuapp.com/quarry-district>

The City reserves the right to request clarification and/or additional information from any Respondent. The City reserves the right to find any proposal that is incomplete or otherwise fails to respond to all requirements of this Request for Proposals (RFP) to be non-responsive, and to give it no further consideration.

Any questions prior to proposal submittal can be sent via email to Marc Mondell, Assistant City Manager at the address above.

Selection Process:

The City Manager will appoint a Selection Committee comprised of internal staff to review the proposal and provide recommendation. The Selection Committee will review the proposals and request additional details (if required) within two weeks of submittal and provide its recommendation to the City Manager within one week thereafter. The final recommendation will ultimately be presented to City Council for review and approval.

Any contract awarded will be based on the proposal deemed to provide the best value to the City, as defined by the City's Selection Committee.

Except as provided, communication with the City, including without limitation its Selection Committee or any City Council member, with regard to the substance of this RFP is prohibited.

This RFP does not create any obligation whatsoever, either express or implied, for the City to award any contract.

END OF REQUEST FOR PROPOSAL