

87 E. Evelyn Request for Qualifications (RFQ)
Pre-Submittal Conference Questions and Answers
August 24, 2022
10:00 AM

1. What is the timeline for re-zoning the Evelyn VTA site?

The rezoning is being considered concurrently with the Housing Element, which is tentatively scheduled for adoption in December. Since it requires an ordinance, the rezoning will need a second reading, which cannot take place until January. The effective date of the rezoning will therefore (tentatively) be in February.

2. Will there be a minimum commercial use requirement in the rezoned site?

No. Considerations of commercial use would be part of the entitlements process. The site is tentatively planned to be re-zoned as high-density residential (R4), which does not allow most commercial uses (except childcare). Other commercial uses could be considered as a potential density bonus concession, or through another zoning change.

3. Could you please talk more about the existing tenants? Will we need to relocate them (temporary or permanent)? Also will they get priority for the new units?

The current site is being used for a City and County funded safe parking program. There are several safe parking sites operating in Mountain View. The participants in the parking program are not considered tenants and we have made it clear to the non-profit that runs the program, as well as the current participants, that this program will no longer operate at this site prior to construction beginning on this development. The participants are working with case workers to apply for and pursue housing at other affordable housing developments that in Mountain View and elsewhere. The City is very interested in finding opportunities to help these households obtain permanent housing. The City would like to explore with the selected developer potential pathways for participants to find housing at the future development. Currently, there is a mix of both families and single-person households on the site.

4. Is a Phase I/II available?

Yes. The Phase I and II are posted to the project website www.mountainview.gov/87evelyn.

5. What is the desired term (length) of the contemplated ground lease?

While not yet finalized, the City anticipates that the ground lease will likely mirror the other loan terms, typically 55 years with the possibility for extensions.

6. What is the status of the Charities project next door?

Charities has acquired the site and is studying the use of it for affordable housing. The City has discussed the potential for collaboration and master planning the two sites once a preferred developer is selected. Charities is continuing to move forward with their considerations for their site. Interested developers can reach out to Charities directly for any additional information beyond what is publicly available.

7. Does the Charities site also require a change of zoning?

Yes, the City Council provided direction to staff to rezone the site as part of the Housing Element. There are a total of three sites that are anticipated for future affordable housing that the Council directed staff to rezone” the VTA site at 87 E. Evelyn, the neighboring Charities site and another site in Mountain View that has been acquired by an affordable housing developer. The City Council provided direction to rezone all three to high intensity residential as part of the Housing Element.

8. Will a list of attendees to this meeting be published?

The list of attendees will be posted to the PlanetBid portal as an addendum to the RFQ.

9. Are there scoring points allocated for each of the sections?

No, there are not. The selection committee will meet and discuss all aspects of the submitted proposals against the evaluation criteria and make recommendations. Scoring criteria will be included as part of the RFP process.

10. Is it possible to share the presentation?

The presentation and a link to the recording has been posted to the project website at www.mountainview.gov/87evelyn

11. On the website, it shows the environmental assessment review would be posted on 8/15. I still don't see it.

The environmental assessment was added to the project website at www.mountainview.gov/87evelyn

12. Do you have the attendance list from the mandatory meetings last week?

The attendance list was added to the PlanetBid Portal as an addendum.

13. Can project examples included for Section 3 be in development or do they have to be complete?

Project examples can be in development or complete, but the City's preference is to see examples of recently completed projects.

14. Can more than three examples be provided if the section doesn't exceed page count limits?

Yes, more examples can be provided so long as the page limit is not exceeded.

15. Can the Site Analysis Diagram for Section 4 be in 11x17 format?

Yes, diagrams may be included in 11x17 format.

16. Is there a minimum number of rapid rehousing units either required or desired by the City? Would a proposal that includes substantial PSH but no RRH units (or vice-versa) still meet the City's priorities?

At this stage, the City is open to reviewing proposals for Rapid Rehousing (RRH) and Permanent Supportive Housing (PSH) either combined or individually. However, it should be noted that a significant percentage of unhoused Mountain View residents qualify for RRH units. The City is not prepared to suggest a minimum number of RRH or PSH units during this RFQ period, but it may be included as part of the Request for Proposals (RFP) process.