



QUESTIONS AND RESPONSES: 87 E. Evelyn Avenue RFP

The following is a list of questions asked during the February 27, 2023 Pre-Submittal Conference related to the 87 E. Evelyn Avenue RFP and questions received prior to the March 17, 2023 deadline to submit questions.

Some of the questions were combined or edited for the sake of brevity or clarity. Additional questions can be directed to Deanna.Talavera@mountainview.gov.

1. Question	Is there a particular unit AMI mix/distribution that Mountain View is looking for based on internal data? Max AMI level is 80%. Are there a particular amount/percentage of 60%, 70%, 80% AMI units to meet the City's needs? Or is it preferred to have lower AMI units?
City Response	All proposals should achieve a density of at least 75 dwelling units per acre that provides 30% or more of the total units with affordability restrictions for extremely low-income households (incomes up to 30% of the AMI). All submittals should include multi-bedroom units to support larger families as well as supportive units for families or individuals who are unhoused or at risk of becoming unhoused. Maximum household income may be up to 80% AMI, but the project must achieve a weighted average below 50% AMI. Project units should target households with a mix of incomes meant to fill a diversity of needs and allow for a range of rents to support the long-term feasibility of the project.
2. Question	May you please confirm the name of the developers short-listed for the RFP process? Thank you!
City Response	Five development teams qualified through the RFQ process and have been selected to participate in the RFP process. The teams are listed below in alphabetical order: <ol style="list-style-type: none"> 1. Affirmed Housing 2. ALTA Housing 3. Bridge Housing 4. Charities Housing 5. The Core Companies
3. Question	Are there preliminary plans for 57-67 Evelyn?
City Response	The owners of the site at 57-67 Evelyn have not submitted conceptual or preliminary site plans to the City for review.
4. Question	On page 5 of RFP document, it mentions that this will not be a revenue-generating project, and that the City will retain ownership of the land. Could you expand on how the selected developer will be compensated for this project?
City Response	Like other City-owned sites for affordable housing, revenue generation for the City is not a priority for the VTA/Evelyn site. It is expected that the developer will be compensated, typically via a developer fee or a deferred developer fee to be paid back to the developer from future capital contributions, cash flow (rents), or refinancing proceeds after a project is placed in service.

5. Question	Should the # of management staff parking spaces be included in the "Residential Parking" column or "Non-residential Parking?"
City Response	Yes, the number of management staff parking spaces can be included in the residential parking column. Please feel free to include any notes for clarification.
6. Question	How will the selection of the General Contractor for this project take place? Is the developer in full control of choosing the builder of the project? Does the GC need to be "pre-qualified" by the City in any way?
City Response	The developer may select the General Contractor of their choice as long as they can meet City insurance requirements and project funding requirements (i.e., prevailing wage, etc.). The City does not maintain a "pre-qualified" list of General Contractors.
7. Question	Are you saying other developers that aren't on the short list are not eligible to pursue this RFP?
City Response	Correct. Only qualified development teams vetted through the Request for Qualifications (RFQ) process are eligible to submit a proposal through the RFP (Request for Proposal) process.
8. Question	Will there be team specific feedback provided as part of the RFP submittal round?
City Response	The City will not provide specific feedback prior to the RFP submittals. However, the City may ask clarifying questions to the teams during the RFP process. The City will hold developer interviews following the submittal date. Staff will ask each development team questions related to specific parts of their submittal.
9. Question	How detailed are the drawings meant to be? SD level as mentioned in the RFP?
City Response	The drawings should be as detailed as possible. The City does not require schematic designs, rather it is expected that site analysis diagrams and conceptual drawings will be included as part of the submittals. The City would like to have project elevations included in the submittal, as indicated in the RFP. If these drawings were submitted as part of the RFQ, please leverage those drawings in the RFP. To the extent that teams can clarify or add information that supplements their drawings, that would be helpful for staff as we conduct our review.
10. Question	Are developers not currently on the short-list able to enter into a JV partnerships with the short-listed developers to participate in this RFP?
City Response	Development teams may select their partners and may enter into partnerships. However, once the RFP proposal is submitted, we ask that no substantive changes to the partnerships be made as the development team description and qualifications are part of the City's evaluation and scoring criteria.
11. Question	Please confirm that 11X17 pages are acceptable in the Development Concept section, do they count as one or two pages?
City Response	11x17 pages are acceptable in the development concept section and would count as one page each.

12. Question	How important is it to show residential unit drawings? Or the stats enough or do you want to see some high-level detail to verify desirable design?
City Response	Residential unit drawings are not required. However, submittals may include the level of detail you feel is necessary to provide a competitive response.
13. Question	Since Charities already owns a site adjacent to the project site, will they be given priority in the selection process?
City Response	The RFP is an open, competitive, and equitable bid process which allows the City to select amongst a variety of proposals. The RFP announcement includes all the relevant information needed to apply, including: the minimum qualifications required to be considered, the evaluation criteria and the details on how and when to submit the proposal. Selection is based on criteria developed to measure the strengths of the proposals. The background and experiences of the respondents, proposed development concepts and financial capability must be included in the response package and are important factors for selection.
14. Question	For additions to the team do you want the entire development team section resubmitted or just the info on additional team members?
City Response	A complete resubmittal is not necessary, but any changes in the team should be noted.
15. Question	Is Seifel Consulting available for technical assistance on the required pro forma 1-1?
City Response	Seifel Consulting is a consultant for the City. If there are specific questions related to the proforma they may be directed to staff by the date indicated in the RFP.
16. Question	The RFP mentioned street improvements. Are there any city-provided updates to the site? Updated surveys, etc.?
City Response	There City has not conducted any additional studies of the site. The ALTA surveys are included on the project webpage at www.mountainview.gov/87evelyn .
17. Question	Relevant Development Experience is a significant selection criteria - confirm it is NOT required for RFP response.
City Response	Development Experience is a requirement of the RFP, however if a comprehensive summary was already included in the RFQ, the City will use that information as part of our review. Additionally, should the team configuration change between the RFQ and RFP process, please include updates to development experience as necessary.
18. Question	Which section would include the summary of relevant development experience?
City Response	Section E- Supplemental Information Regarding Applicant's Response to the RFQ. Developers may summarize any updates to the RFQ response that need to be made in order to maintain conformance with information submitted in response to this RFP regarding the proposed development concepts (RFQ Section B.4) and financial capability (RFQ Section B.5), if any. In addition, Development teams may also summarize any proposed changes or additions to the proposed development team (RFQ Section B.2) and provide supplemental information regarding their relevant development experience (RFQ Section B.3) or references (RFQ Section B.7).

19. Question	You mentioned there are no current improvement plans for E. Evelyn - to what extent are teams expected to provide design proposals for street improvements in the RFP response? This is difficult to do without input from the City on what is desired.
City Response	The City expects only conceptual designs at this point in the process. However, the City will work with the selected developer to ensure that all street design and improvements meet City requirements.
20. Question	Is there a page limit to Supplemental Section?
City Response	There is no page limit to the supplemental section, but staff ask that supplemental information be concise and reasonable in length.
21. Question	Will all short-listed teams be interviewed? or only a further short-list?
City Response	All eligible development teams who submit a response to the RFP will be interviewed.
22. Question	Can you please confirm if the turnout in front of the site along E. Evelyn is currently being used as an active public transit or local shuttle service stop, and/or if there are any plans to operate a transit stop at this location in the future?
City Response	The turnout is not currently being used as an active public transit service stop. The City is not aware of plans to operate a transit stop at this location.