

**City of Culver City, California
Agenda Item Report**

Meeting Date: 11/22/2010		Item Number: <u>C-3</u>	
REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Authorization to Release a Request for Proposals for the Development of the Agency Owned Site located at 4044-4068 Globe Avenue			
Contact Person/Dept.: Tevis Barnes/ CDD		Phone Number: (310) 253-5782	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (E-Mail) Agenda and Meetings – Redevelopment Agency (11/17/10)			
Department Approval: Sol Blumenfeld: (11/02/10)		Agency General Counsel Approval: Murray Kane: (11/04/10)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (11/16/10)		Executive Director Approval: John M. Nachbar (11/17/10)	
<u>RECOMMENDATION:</u> Staff recommends the Redevelopment Agency Board (Agency Board) authorize the release of a request for proposals (RFP) for the development of the Agency owned site located at 4044-4068 Globe Avenue (Site). <u>BACKGROUND:</u> On March 17, 2008, the Agency Board reviewed and approved implementation of Years 1 and 2 of the Comprehensive Housing Strategy (CHS). The CHS identifies housing sites and development costs and allocates monies from the Housing Set Aside Fund in an effort to improve the City's affordable housing stock and meet housing production requirements under the Regional Housing Needs Assessment (RHNA) planning period. Under RHNA, over the next seven years, the City must create 504 units of housing with 224 of those units being designated for very-low, low and moderate households. The Agency owned site located at 4044-4068 Globe Avenue is one of three sites identified under Years 1 and 2 of the CHS*. On October 5, 2009, the Agency Board approved demolition of the seven homes located on the Site. <u>DISCUSSION:</u> Staff requests the Agency Board authorize solicitation of proposals from qualified housing developers to develop the Globe Site to effectuate the implementation of			

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Years 1 and 2 of the CHS. The Agency is seeking qualified real estate developers to develop, market, and monitor quality ownership housing designed to complement the surrounding neighborhood. Respondents must have demonstrated development experience in a multi-family ownership housing project. The successful developer can expect to enter into an Exclusive Negotiation Agreement (ENA) with the Agency for the purpose of negotiating a Disposition and Development Agreement (DDA) for the purchase and development of the site.

The deadline for submission of proposals is sixty days after the release of the RFP (expected to be 3:00 pm on January 20, 2011). The RFP will be published in newspapers of general circulation and trade journals and be issued to leading local affordable housing developers.

Submitted proposals will be evaluated by the criteria detailed below. The maximum total points a proposal can receive is one hundred.

- **Developer Experience:**
 - Development team qualifications and experience to effectively undertake, design, develop, manage and market the proposed Globe Avenue Project.
- **Project Financing Feasibility:**
 - The extent to which other financing sources (private and public) are committed to the proposed project and the amount and terms of such financing.
 - The amount and terms of Agency financial assistance requested for the proposed project relative to Agency assistance provided to other similar affordable housing projects.
 - The per unit development cost.
 - Evidence of the developer's ability to repay Agency Financial Assistance.
- **Project Design and Neighborhood Consistency:**
 - The extent to which the project design is compatible with neighborhood character.
 - Sustainable elements are incorporated into the proposed project.
 - The proposed project meets all City ordinances and requirements.
- **Outreach:**
 - Developer's proposal to engage the surrounding neighborhood including special methods to inform, gather input and obtain support for the proposed project.
- **Marketing/Selection/Monitoring:**

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- Methods proposed to advertise and market the proposed project to eligible first time homebuyers to assure a broad outreach to low and moderate income Culver City households.
- The proposal should also detail any special methods to select occupants in a fair and equitable manner and any special methods to engage the community in the development of the project.
- This criterion will also measure the Developer's experience in monitoring the proposed project after it is occupied to help ensure maintenance of property and foreclosure prevention.

Following review of the proposals relative to the above criteria and establishment of a short list of candidates, each proposer will be required to give an oral presentation of their proposed project.

FISCAL ANALYSIS:

Funds for the development of this site have been included in the Agency's Adopted Budget and will be funded from the Housing Set Aside Fund (Account Number - 55497410.613100).

ATTACHMENTS:

1. Copy of the RFP

MOTION:

That the Agency Board:

Authorize the Release of a Request for Proposals for the development of the Agency owned property located at 4044-4068 Globe Avenue.

*Note:

Years 1 and 2 of the CHS detail three Agency owned sites for development. These sites include: 4044-4068 Globe Avenue, 4075 Lafayette and 11054-11056 Washington Blvd. On July 26, 2010, the Board approved financial assistance in the amount of \$6 million dollar for the development of twelve affordable housing units located at 4043 Irving Place. The Irving Place Project replaces the 4075 Lafayette site. Additionally, the Agency has received an unsolicited proposal for the Agency owned site located at 11054-11056 Washington Blvd. (Pleasantview). The project has the potential to yield 33 units of affordable housing and approximate 12,000 sq/ft of retail/commercial space.