

City of Lafayette's Senior Housing Request for Qualifications
Questions raised at the Bidder's Conference
August 23, 2006

1. It appears that some of the housing sites in the City's list contain lots that are under different ownership? Is that correct?

Yes. Some of the potential housing sites identified by the City contain multiple lots under different ownership.

2. Has the City solicited the cooperation of the property owners?

When the Senior Housing Task Force was reviewing the inventory of sites in the City's housing element, it sent two letters to the property owners informing them that their properties were identified as being potentially suitable to accommodate senior housing. A third letter was recently sent to owners of properties on the final list to inform them that they may be contacted by a developer to determine interest in voluntarily selling their property.

3. Can we look at sites other than the ones on this list?

Yes. However, it is recommended that only those sites that are zoned to allow higher density housing be considered at this time.

4. Can the RDA use all of its housing set aside funds on a senior housing project given the proportionality requirement?

Yes. The proportionality test currently requires jurisdictions to spend no more on affordable housing for seniors than the percentage of the lower income population that seniors represent. Based on current statistics available through the US Census Bureau and the Housing and Urban Development Department, the amount of redevelopment money Lafayette can apportion to senior housing is approximately 44%. Further, State law says that a redevelopment agency that has deposited in the Low and Moderate Income Housing Fund over the first five years of the period of an implementation plan an aggregate that is less than two million dollars (\$2,000,000) shall have an extra five years to meet the proportionality requirements. This means that Lafayette could potentially have an additional five years to ensure the completion of non-senior housing, aggregated over the implementation plan period (for a total of 15 years). In this scenario, the City could spend all of its currently existing redevelopment housing funds for a senior project now in the amount of approximately \$2 million, as long as it has spent \$2.5 million on other housing by the end of the implementation plan, plus five years, or about 2020.

5. Is there a need in Lafayette to provide for seniors the 50%-80% of AMI range?

As stated in the RFQ, the City's objective for the project is to provide housing to seniors in the 80% of median income level or below category. The City will also consider projects that include mixed income housing development but its subsidy will be limited that the portion that is restricted to lower-income households.

6. What is the "use it or lose it" dead line for the RDA housing funds?

On June 30, 2007 it is expected that the City will have deposited a total of about \$2.2 million in the Low and Moderate Income Fund. By that date, the City must commit anything over \$1 million in order to beat the "use it or lose it" provisions. In other words, the City must at least commit \$1.2 in its LMI fund by June 30, 2007.

7. The project timeline will depend on the sellers' willingness to sell, the negotiations process and the City's entitlement process. Will the City be willing to take all this into consideration when evaluating the RFQs?

Yes. The City is committed to remaining as flexible as possible in developing the overall timeline for the project; however, an important constraint is the "use it or lose it" deadline discussed in #7 above.

8. Why doesn't the evaluation criteria emphasize previous senior housing experience?

The RFQ does request information about senior housing development experience, which is a key consideration in selecting a developer for this project. However, in an effort to attract as many developers as possible with the broadest range of experience, the City has not limited response from only those developers with experience in senior housing.

9. Will the City consider the property management company's experience in managing senior housing projects (over, say, family housing)?

The City does not current have weighting criteria that would evaluate one kind of experience over another.

10. Can we request a waiver of processing or impact fees?

As noted in the RFQ, the City will consider any proposed incentive the selected developer deems necessary in order to make the project "pencil."

11. How will the City facilitate the entitlement process?

In accordance with the General Plan, the City will fast track projects that contain affordable housing units. Additionally, the City Council may hold a pre-application application joint meeting with the Planning and Design Review Commissions to provide general direction on the application.

12. Is attending this meeting a prerequisite for submitting and RFQ?

No.