



## RFP FOR QUALIFIED AFFORDABLE HOUSING DEVELOPER(S), PROJECT CC21-051

March 17, 2021

### ADDENDUM #1

This Addendum constitutes additional information and serves to clarify questions and issues. This will be considered to be part of the City of Victorville “RFP FOR QUALIFIED AFFORDABLE HOUSING DEVELOPER(S)”, Project CC21-051.

Should you have any questions, please contact Celeste Calderon, Finance Specialist, at (760) 955-5082, Fax (760) 269-0045, or email: [cmcalderon@victorvilleca.gov](mailto:cmcalderon@victorvilleca.gov)

### QUESTIONS/ANSWERS

1. **Q.** Please confirm you are seeking at least two distinct proposals per applicant for separate projects on separate parcels.  
**A.** *This is correct. For example, bidders may select to submit one proposal for the properties on 7<sup>th</sup> & Forrest, and a completely distinct proposal for the property on 4<sup>th</sup> Street and A Street. Another example could be to submit a proposal for the property on 4<sup>th</sup> Street & A Street and just two of the properties on 7<sup>th</sup> Street & Forrest Avenue, such as APN 0478-105-08 and 0478-105-18.*
2. **Q.** Please confirm that each separate proposal requesting City financing contain at least two populations.  
**A.** *This is partially correct. Regardless of City financing or not, all proposals submitted must benefit two populations or more.*
3. **Q.** Please confirm that 100% senior affordable is unacceptable and that the max number of senior units is up to 50% of a project.  
**A.** *Pursuant to HSC 34176.1, the percentage of affordable housing units for seniors shall not exceed 50% of the total number of affordable housing units (deed-restricted rental housing restricted to seniors and assisted individually or jointly by the former RDA, City as Successor Agency) in the City of Victorville. For this RFP, the percentage of affordable housing units for seniors shall not exceed 50% of the total number of affordable housing units for each proposed project.*
4. **Q.** What City financing is available outside of land donation?  
**A.** *City funding is limited; however, some HOME and Neighborhood Stabilization Program Funds maybe be requested, but not guaranteed. My recommendation is to look to other funding resources.*
5. **Q.** It says properties must be developed by 8/27/22. Please clarify “developed”, as it would be almost impossible to get awarded an RFP site (or several), entitle them, create building plans, and begin construction in time to get a certificate of occupancy by 8/27/22.

- A. According to H&S Code 33334.16, 'physical development of the property' must have commenced by 08/27/22, otherwise the property(ies) shall be sold. "Physical Development" includes earth work, or pad preparation.**
6. Q. The list of eligible populations in the Overview section and section 3.d. seem to conflict. Can just one population be used? Also, is "general households/families" an acceptable population?
- A. All projects should attempt to address two populations. "General households/families" is an acceptable population however should be restricted to not exceed 80% AMI.**
7. Q. Please confirm its required to carry 15% hard cost contingency, as that is higher than industry standard.
- A. Due to many variables, a 15% hard cost contingency is required.**
8. Q. What defines "developed", does that mean we would have to start construction by then?
- A. Physical development of the property must have commenced by August 27, 2022. "Physical development" may include earth work or pad preparation such as grading, utilities, site work, over excavation.**
9. Q. If construction is required, would grading, or perhaps even just putting a fence around property suffice? Or does it have to be something more extensive than that to qualify as "developed"?
- A. Grading would be acceptable as "physical development"; however, a temporary fence would not meet this requirement. Please see #8, above, for more examples of "physical development".**
10. Q. What happens if the project isn't developed by August 27, 2022, does the property revert back to HUD or some other entity?
- A. If transfer of title has occurred and vesting has changed to the Developer and "physical development" has not occurred by August 27, 2022, or an earlier date as negotiated in a ENA or DDA, then the property would revert back to the City. Once under the City's ownership, the undeveloped properties will be sold.**
11. Q. Will the City accept proposals that do not follow the zoning designations on the property sheet? Specifically, we are interested in submitting a housing-only proposal for the D Street properties without the mixed-use component.
- A. The D Street locations requires first floor commercial storefronts, but the City is open to utilizing the area for community space and services that would typically be provided for the residents of the Project. Depth of the commercial space is 71' and can be found in the Old Town Specific Plan. Commercial is required on the ground floor of mixed-use projects fronting 7<sup>th</sup> and D Streets to a depth of 71 feet. As measured from the front property line (approximately ½ the lot depth).**

**RFP FOR QUALIFIED AFFORDABLE HOUSING DEVELOPER(S), PROJECT CC21-051  
ADDENDUM #1 (continued)**

**BIDDER ACKNOWLEDGEMENT**

Please confirm receipt of this Addendum #1, CC21-051, by attaching the signed acknowledgment to your bid proposal. *Failure to acknowledge receipt of this addendum may result in your proposal being rejected as non-responsive.* The undersigned acknowledges receipt of ADDENDUM #1:

Receipt acknowledged and conditions agreed to this \_\_\_\_\_ day of \_\_\_\_\_ 2021

Bidder: \_\_\_\_\_

By: \_\_\_\_\_

**CITY APPROVAL**

\_\_\_\_\_  
Lesyenia Marin-Pineda  
Economic Development Manager