



**CITY OF REDWOOD CITY REQUEST FOR
PROPOSALS (RFP) BRADFORD
AFFORDABLE HOUSING
JUNE 19, 2015**

COMMUNITY DEVELOPMENT DEPARTMENT

PROPOSALS DUE: AUGUST 31, 2015

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INTRODUCTION

The City of Redwood City ("City") is pleased to announce the development opportunity of approximately 1.4 gross acres on Bradford Street ("Site") in downtown Redwood City. The City is seeking proposals for the development of a 100% affordable housing development with childcare and non-profit offices uses as a preferred option with publicly accessible open space adjacent to Redwood Creek. Development teams experienced in high quality, high-density affordable rental housing are invited to submit their proposals for the project ("Project").

Project proposals must include the design, development, financing, construction, ownership and management of affordable rental housing and any related commercial uses. The Project must conform to the Downtown Precise Plan (DTPP) available to view at the following web page (hard copies are available for a fee): <http://www.redwoodcity.org/phed/planning/precise/preciseplan.html>

The Project must include high quality design, materials, and construction. Its architectural character must meet community expectations by engaging the community both physically and aesthetically. The project must comply with the standards of architecture, materials, and construction defined in the Plan. Applicants are encouraged to consult with the Redwood City Planning Division with questions relating to the development standards.

The City reserves the right to use either its Charter powers to effectuate the conveyance of the publicly-owned properties identified in this RFP. A map showing the publicly-owned properties and the parcel configurations is attached in Appendix A of this RFP.

The City anticipates that the RFP process will take approximately seven months, after which time staff will recommend to the City Council one entity for negotiation of the appropriate development agreement. While the dates and schedule stated in this RFP represents the City's preferred timetable, it shall not be considered binding upon the City. In addition, the submission of a proposal in response to this RFP shall not be binding upon the City nor construed as a contract with or commitment by the City.

BACKGROUND

The parcel at 707 Bradford was acquired in 2004 with former Redwood City Redevelopment Agency (RDA) Low-Moderate Housing Set Aside (LMH) funds for 1.4 million and the parcel at 777 Bradford was acquired for 1.2 million with a combination of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and former RDA-LMH funds. The intention was to develop affordable senior housing and a childcare facility.

The City completed the demolition of an existing two-story office building on 707 Bradford and completed Phase I and II Environmental Site Assessments. Due to lengthy environmental assessment process a specific development project was not identified within the required federal CDBG and HOME program limitations. As a result, in 2009, the former RDA used its LMH funds to reimburse both the CDBG and HOME acquisition funds. This transaction removed federal funding from the Site and related

requirements. In 2011 the parcels were transferred from the RDA to the City. The use of RDA LMH funds requires the inclusion of below market rate housing in the Project.

These two contiguous parcels are located between two parcels already owned by the City and comprise the “Site”.

The City’s objectives in the identification and acquisition of viable sites for affordable housing development was to assist potential developers in the effective leverage and use of (limited) financial resources. The Site and development concept has been discussed at several public meetings before the Housing and Human Concerns Committee, the Planning Commission, and the City Council.

GOALS & OBJECTIVES

The City’s primary goal in the development of the Site is the development of a well-designed affordable housing project. Incorporation of ground floor daycare and/or non-profit services is a strong preference as well. The Project should include the long-term enhancement of both the economic and physical development of the Downtown. The City has identified several objectives in undertaking the Project and it is essential that these objectives be met.

100% Affordable Rental Housing

The goal of the City is to select knowledgeable, financially sound and experienced providers of affordable housing that will meet the current and future needs of low-income residents, produced at a cost that is affordable to the greatest number of very low to moderate income households. Although the City Council has expressed a desire for affordable housing for senior citizens or a multi-generational community, the City will consider all proposals that include a mix of residents types and below market rate affordability levels. The City expects to provide the land to qualified developers of the Site.

Publicly Accessible Park Adjacent to Redwood Creek

The Site is unique in that it is adjacent to Redwood Creek, a historically important, tidal-influenced waterway in Redwood City that connects to San Francisco Bay. The section of the creek adjacent to the Site is un-channelized and provides wildlife habitat but does not contain any public access points. The Project shall provide a publically accessible park area adjacent to the creek, containing environmentally sensitive, passive landscaping and park features, such as pedestrian pathways, bench seating, and lighting, as well as interpretive kiosks or signage that describe the historic importance of the creek. The park area should be a focal point of the development that is highly visible and easily accessible from adjacent streets and sidewalks. Buildings shall be setback a minimum of 25-feet from the top-of-bank line. All other site and building design elements shall be consistent with applicable sections of Redwood City Municipal Code Chapter 41 (Floodplain Management).

Childcare and Non-profit Service Uses

The City acknowledges the need for high-quality childcare services in the Downtown area. The City would prefer that the project include ground floor childcare space that would serve residents and employees within the Downtown area. Proposals may also include office and community services space for non-profit organizations that serve Redwood City residents.

High-Quality Development

The Project must include high quality design, materials, and construction. Its architectural character must meet community expectations by engaging the community both physically and aesthetically. The project must be consistent with the DTPP and comply with the defined standards of architecture, materials, and construction.

Sustainable & Energy Efficient

In addition to high-quality development, the City expects that the Project will achieve sustainability and energy efficiency goals that exceed the minimum requirements of the California State Building Code.

Downtown

Continuing its policy of promoting the quality and value of Downtown's housing and lifestyle opportunities, the City encourages the development of market-rate and moderate-income housing as well as more affordable housing, while recognizing the need to cluster housing development in order to build strong neighborhoods and reinforce Downtown living. The City's innovative Downtown Precise Plan land use designations facilitate the redevelopment of underutilized properties to create vibrant, walkable centers and corridors. New housing in this area is an integral part of the vision for Redwood City; and a balance of housing opportunities is essential to meet this goal.

Housing Element

The City of Redwood City is committed to ensuring new opportunities for affordable residential development. In September 2014, the City Council adopted the 2015-2023 Housing Element, which contains goals, policies, and programs that are intended to encourage the development of high quality affordable housing. The Project shall be consistent with the Housing Element. Proposals shall include specific findings of consistency with applicable Housing Element goals.

Compressed Timeline

The City seeks to have the project developed as soon as is practicable. Therefore proposals will be judged on the practicality of timelines and the Developer's demonstrated adherence to time schedules, as well as its ability to obtain all necessary plan approvals, and financing and construction commitments so that construction may commence as soon as possible.

MANDATORY REQUIREMENTS

Affordability Requirements

The site was acquired with former Redwood City Redevelopment Agency Low Mod Set Aside funds and the residential development on the site must comply with the City's affordable housing requirements.

The City expects a 100% affordable housing development. A mixed-income, below market rate development may be proposed if it facilitates the delivery of onsite community improvements and other project objectives.

Very Low Income, Low Income, and Moderate Income households are defined in California Health and Safety Code Sections 50105, 50079.5 and 50093, respectively. Refer to Exhibit 2 of this RFP for the San Mateo County 2014 Income and Rent Limits table.

Labor and Contract Requirements (Prevailing Wage)

The Site was acquired with former Redwood City Redevelopment Agency Low Mod Set Aside funds and is therefore subject to prevailing wage requirements that will be monitored and enforced by the City for the duration of the project development. The prime contractor is responsible for compliance of all subcontractors, including lower tier subcontractors, with prevailing wage provisions. The City requires the contractor and all subcontractors to file labor compliance documents with supporting documentation, including certified payrolls. The Prevailing Wage requirements are located on the State of California's website at http://www.dir.ca.gov/OPRL/statistics_and_databases.html

Non-Discrimination in Contracts

The City requires non-discrimination clauses in its contracts. This development, the subject of this RFP, is subject to the non-discrimination requirements of the California Health and Safety Code Section 33436, et seq. This provision requires that nondiscrimination and non-segregation clauses shall be included in all deeds, leases, and contracts relating to the subject development or property transactions.

SITE INFORMATION

Site Description

The site consists of approximately one acre spanned across four contiguous vacant parcels. The site is located in downtown Redwood City and is in the Downtown General use zone as described in the DTPP.

The Site is bounded to the north by a gas station at 990 Veterans Blvd, and an office building with an attached parking structure at 900 Veterans Blvd; to the south by Bradford Street and a gravel covered parking lot at the northwest corner of Bradford and Main Streets and a city owned storm water pump station; to the east by Main Street and a gravel covered parking lot at the northwest corner of Bradford

and Main Streets; and to the west by a paved parking lot between 707 Bradford Street and 599 Jefferson Street.

The three-story, Redwood City School District administrative offices are located immediately across the street from the Site. Kaiser Hospital, several restaurants, supermarkets, Courthouse Square, a movie theater, and the Redwood City CalTrain station are all within walking distance.

ADDRESS(S)	APN(s)	LOT AREA	
		SQ. FT.	ACRES
707 Bradford	052-372-200	9,810	0.23
777 Bradford	052-372-170	13,518	0.31
None	052-372-240	21,567	0.5
None	052-372-999	16,694	0.38
Total		61,589	1.42 acres

The buildable area of the site is approximately 0.7 acres after deduction of the creek and 25-foot creek setback area.

Development Standards – Downtown Precise Plan

The Downtown Precise Plan provides the development requirements for the Project. Applicants are encouraged to obtain a copy for review and consult with the Redwood City Planning Division with questions pertaining to the development standards.

The Downtown Precise Plan (Plan) is available to view at the following web page (hard copies are available for a fee): <http://www.redwoodcity.org/phed/planning/precise/preciseplan.html>

Floor area and residential density limits *are not* calculated on a site-by-site basis for properties in the Downtown Precise Plan Area.

Site Control/Property Disposition

The property is currently owned by the City of Redwood City. The City intends to sell and transfer the property with specific terms to be determined after a Disposition and Development Agreement (DDA) is executed with the selected developer. The City reserves the right to use its Charter powers to effectuate the conveyance of the publicly-owned properties identified in this RFP. A map showing the publicly owned properties and the proposed parcel configurations is attached to this RFP in Appendix A.

Site Condition/Environmental Conditions

After the City purchased the Site the existing office building was demolished. The Site is currently at grade vacant land with a perimeter chain link fence with privacy screening and gates.

Both a Phase I and a Phase II Environmental Site Assessment (ESA) were completed between 2004 and 2006. Testing did not show any unusual circumstances that would require substantial clean up or mitigation and remedial action is not warranted based on the results of the soil and groundwater investigation. The report recommends further natural attenuation and some soil removal once the Site is developed. The City expects the Developer to complete remediation after gaining site control. Copies of the reports or discussion with the City staff or environmental consultant can be made available if requested.

Entitlements

The Developer will be responsible for obtaining all necessary entitlements. The City will assist with the entitlement process to the maximum extent possible, recognizing that ultimate decision-making will be with the City Planning Commission and City Council. During the Exclusive Right to Negotiate, the City, in consultation with the Developer will determine and implement the appropriate CEQA and/or NEPA review for the project.

REQUEST FOR PROPOSALS (RFP)

This RFP represents the initial step in the development of the Site. Responses to this RFP should demonstrate the developer's understanding of the City's goals and specific expertise in developing high quality affordable housing projects. Respondents must disclose financial capability to undertake the proposed development. A thorough narrative of the development concept with a description of the respondents' approach to urban design and architecture that will meet the goals of this RFP is required.

Respondents should assume that the City owned parcels will be conveyed in as-is condition and left at grade. The selected developer will be responsible for obtaining all required approvals for their projects. However, the City will designate a project manager to work closely with the developer(s) during the predevelopment process, including permitting and public review. The project manager will help the selected developer coordinate with all City departments and applicable City commissions. This RFP and the selection process shall in no way be deemed to create a binding contract or agreement of any kind between the City and any respondent. It is expected that a DDA will be negotiated between the parties. All legal rights and obligations between the selected developer(s), if any, and the City will come into existence only when a DDA is fully executed by the parties and then approved by the City Council.

The legal rights and obligations of each party shall be only those rights and obligations which are set forth in the DDA and any other documents specifically referred to in that DDA and executed by the parties. Each respondent to this RFP agrees that the preparation of all materials for submittal to the City and all presentations are at the respondent's sole cost and expense, and the City shall not, under any circumstances, be responsible for any costs or expenses incurred by a respondent. In addition, each

respondent agrees that all documentation and materials submitted with a proposal shall remain the property of the City. Submittals will remain confidential until a DDA has been fully negotiated and executed.

Pre Submittal Meeting

A Pre-Submittal Meeting will be held for all interested respondents at 2:00 pm, Monday, July 13, 2015 at City Hall, City of Redwood City, 1017 Middlefield Road, Redwood City. Questions from potential respondents will be addressed by City staff or consultants at this meeting. Responses to the questions posed at the meeting will be summarized in writing. The written responses will be made available to all potential respondents who registered their attendance at this meeting.

Submittal Deadline

In order to receive consideration, Proposals must be received by the City no later than 5:00 p.m., Pacific Standard Time on Monday, August 31, 2015, at the address listed above. Five bound copies and one electronic copy of the proposal must be submitted; these items will not be returned. Proposals that are not received at the designated address by the specified deadline will not be accepted. Facsimile reproductions nor electronic transmissions of Proposals will not be accepted.

All copies of the Proposal must be enclosed in a sealed envelope or box. The face of the envelope shall reference "Bradford Affordable Housing RFP" and the name and address of the submitting organization(s). The City will not provide any pre-selection information concerning the status of Proposals other than the acknowledgment that they were received.

Submittal Requirements

Transmittal Letter

The transmittal letter shall include the following information:

- Name of the submitting company or entity.
- Name, title, address, telephone number, fax number, and e-mail address of the person designated as the primary contact for the submitting company or entity.
- Names and relationships of all companies and entities included in the Proposal (e.g., architect, and if known, property management, Proposers, consultants, builders, brands, etc.).
- The transmittal letter should specify the property proposed for development.
- Statement of acceptance of the Proposal requirements, or explanation of disagreement and alternative suggestions.

Development Team/Entity

a) Describe the development entity and identify the members, with names, addresses, and phone numbers of key representatives. Provide relevant qualifications and project specific experience of the principals of the developer(s). Identify the person or persons with the authority to represent and make

legally binding commitments on behalf of the development entity. Identify the contractual relationship among the any multiple developers, if appropriate.

b) Identify the known team members (e.g. architects, engineers, legal representatives, commercial tenants, property management, real estate brokers/marketing representatives, retail consultants, and contractor).

Development Project Experience & Qualifications

Describe the development team's relevant project experience, with a particular focus on high-density urban residential and mixed-use developments in downtown locations. Provide up to five examples that demonstrate successful projects in urban environments. If proposing mixed-uses, provide at least two examples of projects that incorporate residential with community-serving uses into the development. Please include the following information for each past project identified:

- a) Location and photographs.
- b) Identify the number of units, the mix of units, the unit sizes, the number of square feet of retail space, the retail/commercial tenant list and any customer survey/satisfaction information.
- c) For residential projects identify whether the project was a "for sale" or rental development, and whether below market rate units were included.
- d) Present the total development cost; identify the amount of debt and the amount of equity used to finance project, and economic return(s) achieved.
- e) For rental projects, identify the current management and owner; provide the most recent profit/loss statement; identify the lease-up period, historic and current vacancy rates, etc.
- f) Document the success achieved in the area of renter satisfaction regarding the period after the sale or leasing of the unit.
- g) Identify the lease-up period and commercial and/or retail tenants selected for the project.
- h) Describe the developer's relationship with retail tenant(s) and strategic and technical approach used to incorporating retail/commercial uses into the project, such as leasing strategy and physical accommodations such as venting, trash service, loading and parking.
- i) Describe the role that the respondent played in the project, identify any unique challenges associated with the project, and identify community outreach and working relationships with the neighborhood, and identify ways in which the project benefited the surrounding community.
- j) Describe the involvement of the public sector, including name and telephone number of a contact person.

- k) Identify the key development team members. If any team members are different from the team being proposed for this project, provide an explanation of why the new team member(s) were selected.
- l) Identify any community uses incorporated into the project, or other benefits to the community at large or the specific neighborhood, which were part of or resulted from the project.

Project Concept

Proposers shall thoroughly describe the conceptual design for the project. Please note that more than one concept can be submitted and will be considered. The following information shall be provided:

- Project Summary: Provide important project data, preferably in table form, such as gross floor area, floor area of individual building uses, number of residential units (broken down by unit type/size and affordability levels), number of parking stalls, building height, etc. Provide a summary of the proposed uses including the integration of all specified uses including pedestrian access. The summary should also contain information regarding the green building/sustainability program and the commitments proposed under this program. For other specified uses include space sizes, location within project, rents and target market.
- Site Plan: Include a conceptual site plan and building elevations that shows all parcels involved in the Proposal. Identify public streets, setbacks, pedestrian entrances, parking garage entrances, and loading areas. Site plans should show the design treatment of the streets and setbacks along the creek. Inclusion or exclusion of any properties not specifically part of the City's offering may be considered by the City. It is incumbent upon Proposer to demonstrate the benefits to the City of its individual project, including the urban design implications of including or excluding neighboring or adjacent properties.
- Floor Plans: Provide rough floor plans for the proposed project that show the arrangement of various uses and functions, including parking, pedestrian circulation, and active ground-floor uses.
- Section Sketches: Include section drawings that show the vertical arrangement of uses through the project buildings.
- Elevation Sketches: Include elevation drawings that show the architectural treatment of key elevations at a conceptual level of detail, heights of key building elements, and the arrangement of ground floor frontage treatments. If adjacent privately-owned parcels are not included in the Proposal, provide sketches of building elevations that face these parcels as well.
- Parking Strategy: Describe the strategy for providing and managing parking for all Site uses.

- Deviations from the Downtown Precise Plan: Any known deviations from the DTPP Guidelines in the Plan shall be identified, explained, and justified. Deviations from the Standards identified in the DTPP are not allowed.

Onsite Community Improvements

In addition to the City's primary goal of developing affordable housing, the project will also provide onsite community improvements for the benefit of the Downtown community and Redwood City as a whole. These improvements could include, but are not limited to:

- *Publicly Accessible Park Adjacent to Redwood Creek:* As described above, the project must provide a publically accessible park adjacent to the creek, containing environmentally sensitive, passive landscaping and park features, such as pedestrian pathways, bench seating, and lighting, as well as interpretive kiosks or signage that describe the historic importance of the creek.
- *Childcare Facilities:* The City strongly encourages the provision of childcare facilities with the development of the project.
- *Non-profit office and community service facilities:* Affordable office and public services space in the Downtown area is an identified need and could provide valuable services to residents of the Bradford site and the wider Downtown area.
- *Carshare Facilities:* Carshare facilities, such as those provided by "City Care Share" or "ZipCar" would be a valuable benefit for residents at all income-levels.

Offsite Improvements

The proposed extent and scope of offsite public improvements shall be identified, as shall the proposed method for funding them. Any offsite improvements that would not be undertaken as part of the Proposal shall also be identified and justified. Proposers must include a cost estimate for the construction of Site, and all appurtenant curb, gutter, sidewalk, street lights, and street trees, required either by the DTPP, CEQA, NEPA or municipal code.

Financial Capacity (ProForma)

Under separate cover, proposers shall submit a pro forma analysis, identifying anticipated construction costs, operating income, operating expenditures, capitalization rates, and other relevant information. The pro forma will be treated and reviewed confidentially and will not become a part of the public record. Submit a complete project pro forma and ten-year cash flow, which includes the following components:

- a) Estimated total development costs, including any project management or developer fees.
- b) Identify anticipated project lenders and proposed financing mechanisms. Please note previous experience with these lenders and financing strategies. Financing assumptions, including sources, estimated amount to be financed, interest rate, if applicable, and loan costs.

- c) Summary of gross rental income by use.
- d) Operating expense assumptions.
- e) Any estimated City subsidy requested indicating where the subsidy would be used.
- f) Provide full financial statements for the lead development company for years 2012, 2013 and 2014. Audited statements are preferred if available. Please list all long-term outstanding debt including lender, amount and date due. If the lead company is a subsidiary, please provide the financial statements of the parent company.

Property Management Experience

Provide a list of apartments, mixed-use buildings, or other relevant projects that the company currently manages. Include the project location, number of units, number of affordable units, number of years under company's management, name and address of the property owner and current vacancy rates.

Estimated Project Schedule (Milestones)

Proposers shall provide a detailed project development schedule through completion that contains time and performance benchmarks. Include all predevelopment activities, and any plans for phased development. The Project schedule shall address all phases of the project including acquisition, entitlements, design, construction, marketing, and tenant selection(s).

References

All the major members of the proposed development team shall provide references, which must include at least two from financial institutions, including lenders, and clients including a public agency from which the developer has received entitlements for a similar development. Please include name of contact, title, address and phone number.

PROPOSAL EVALUATION AND SELECTION

The City Council of Redwood City has ultimate responsibility for the selection of the preferred Proposer, with the assistance of City staff and consultants as needed. There is no guarantee that the City will select any of the respondents to develop the Project and any Proposals shall be submitted at the proposer's sole risk and cost. All Proposals must include the following information. The City of Redwood City reserves the right to reject any Proposals that do not address the following items:

Evaluation Criteria

In the selection process, emphasis will be placed on understanding of Redwood City's Downtown Precise Plan and goals for the project, the directly relevant qualifications and financial capacity of the respondent, and the financial terms being proposed. Submittals will be evaluated based upon the following criteria:

- The development concept for the Site that meets the City's Goals and Objectives including the value of each that are achieved by the development.
- A demonstration of creative approaches to mixed-use development, which include affordable housing.
- Experience of the developer and the developer's team in the successful construction of mixed-use infill-type projects that include affordable housing.
- Economic feasibility of the project, demonstrated ability to finance similar development projects and financial capability of the developer.
- Understanding of the regulatory approval process, as reflected in the developer's advisors and consultant team, business terms and conceptual development schedule.
- Demonstrated successful community outreach experience.
- Developer's acceptance of RFP terms, completeness of submissions and compliance with the submission requirements of the RFP.
- Establishment of clear lines of responsibility within the development team upon which the City can rely during negotiations and development of the Project.
- Ability of the developers to implement high quality development projects within budget and with timely project delivery, including a limitation on claims or delays that may affect project timeliness.
- Evidence of prior successful experience developing and managing high quality mixed-use projects.
- Evidence of and commitment to Green Building fundamentals and integration into the project design and construction.
- City subsidy, if any, required ensuring project viability, including subsidy required per affordable unit.
- Incorporation of onsite community improvements (onsite park, childcare/daycare, carshare programs, etc.)
- Other factors as appropriate.

Selection Process

The City will use a selection panel consisting of the City Council with advisors from the City's boards, commissions and committees to conduct the selection process. The City is the sole and final decision-maker regarding this selection, and it reserves the right to reject any or all submittals or proposals.

During the selection phase of the process, members of the City's selection panel and/or consultants retained by the City will evaluate the submittals. At their discretion, they may contact references and industry sources, investigate previous projects and current commitments, interview some or all of the development team members, and take any other information into account in their evaluation of the responses. The City reserves the right to request clarification or additional information from respondents and to request that respondents make presentations to the City Council, community groups or others. Based on their evaluations, a "short list" of developers will be prepared. The short listed developers would then be interviewed by the selection panel at a City Council study session meeting.

The City, pending approval by the City Council, will execute a DDA with the preferred developer. Prior to finalizing the DDA the City and the developer will discuss all issues relevant to the project. This would include the development schedule, project financing-including construction and permanent, management of the development-both housing and other uses, and design elements.

Selected developers will be responsible for obtaining all required approvals for their projects. This RFP and the selection process shall in no way be deemed to create a binding contract or agreement of any kind between the City and any respondent. If a developer is selected, it is expected that a DDA will be negotiated between the parties. All legal rights and obligations between the selected developer(s), if any, and the City will come into existence only when a DDA is fully executed by the parties and then approved by the City Council. The legal rights and obligations of each party shall be only those rights and obligations which are set forth in the DDA and any other documents specifically referred to in that DDA and executed by the parties.

Each respondent to this RFP agrees that the preparation of all materials for submittal to the City and all presentations are at the respondent's sole cost and expense, and the City shall not, under any circumstances, be responsible for any costs or expenses incurred by a respondent. In addition, each respondent agrees that all documentation and materials submitted with a proposal shall remain the property of the City. Submittals are public records subject to disclosure under the Public Records Act.

Limitations

The City, will select a preferred developer based on the responses to the RFP. If negotiations with the preferred developer do not proceed in a timely or satisfactory manner, an alternative developer may be selected or the City may reissue the RFP.

- The final selection will be made solely by the City of Redwood City. The City is under no obligation to select any set of qualifications or proposals submitted, and may at its discretion reject any and all qualifications.
- All materials submitted become the property of the City.
- The selected developer will be solely responsible for receiving all necessary approvals including financial, development and environmental from both the City and outside agencies. All approvals must be completed within the project schedule. The City will provide the developer with a reasonable period of time to obtain approvals. The City will make no guarantee about the granting of the requested approvals.
- The City reserves the right to select and compose a development team from those firms that respond to the RFP.
- Selection of the development team and entering into an ENR in no way obligates the City to enter into a DDA with the preferred developer. Agreements must be approved by City Council.
- All off-site and on-site predevelopment costs will be at the sole cost and expense of the developer, including, but not limited to gas, water, electric and sanitary sewer services, storm drainage, access, grading, all physical and environmental mitigation measures, and development impact fees.

Schedule

The dates and milestones below are tentative, and the City reserves the right to alter them as necessary to select the most appropriate Proposal. The City may, at any time, terminate discussions with either party, choose to not proceed with the project, or take other actions it deems in its best interest, without incurring any obligation to proposers. Proposers acknowledge that their participation and costs associated with that participation are borne solely by them.

Publication of RFP

June 18, 2015

The RFP will be published and Developer's will be invited to submit Proposals to the City. The RFP may be viewed, printed or downloaded from the City's website.

Proposal Submittal Deadline

August 31, 2015

In order to receive consideration, Proposals must be received by the City no later than 5:00 p.m., Pacific Standard Time on Monday, August 31, 2015.

Proposal Presentations

September, 2015

At separate meetings, each invited development teams shall present their Proposals to the City selection panel to review the proposals.

Selection of Preferred Developer

October, 2015

In October, City staff will provide the results of the selection panel and will recommend to the City Council a preferred Developer to begin negotiations for the appropriate development agreement. In making their final decision, the Council may consider, among other factors, the following information: qualifications of the proposers; the conceptual designs submitted in the Proposals; the likely stimulating effect of the uses proposed; the project objectives as described in this RFP; and the potential benefits for the City. The City reserves the right to choose whichever Proposer it prefers and is under no obligation to select either.

Development Agreement Negotiations

October - December, 2015

The City will enter into negotiations with the recommended Proposer a Development Agreement (or Disposition and Development Agreement). If the City and the recommended Proposer cannot agree to terms within a reasonable time, then the City may negotiate a development agreement with the remaining Proposer, or reconsider the process entirely.

Execution of Development Agreement

January, 2016

Upon the completion and execution of the Disposition and Development Agreement, the selected Developer shall proceed to the permitting process.

CONTACT/INQUIRIES

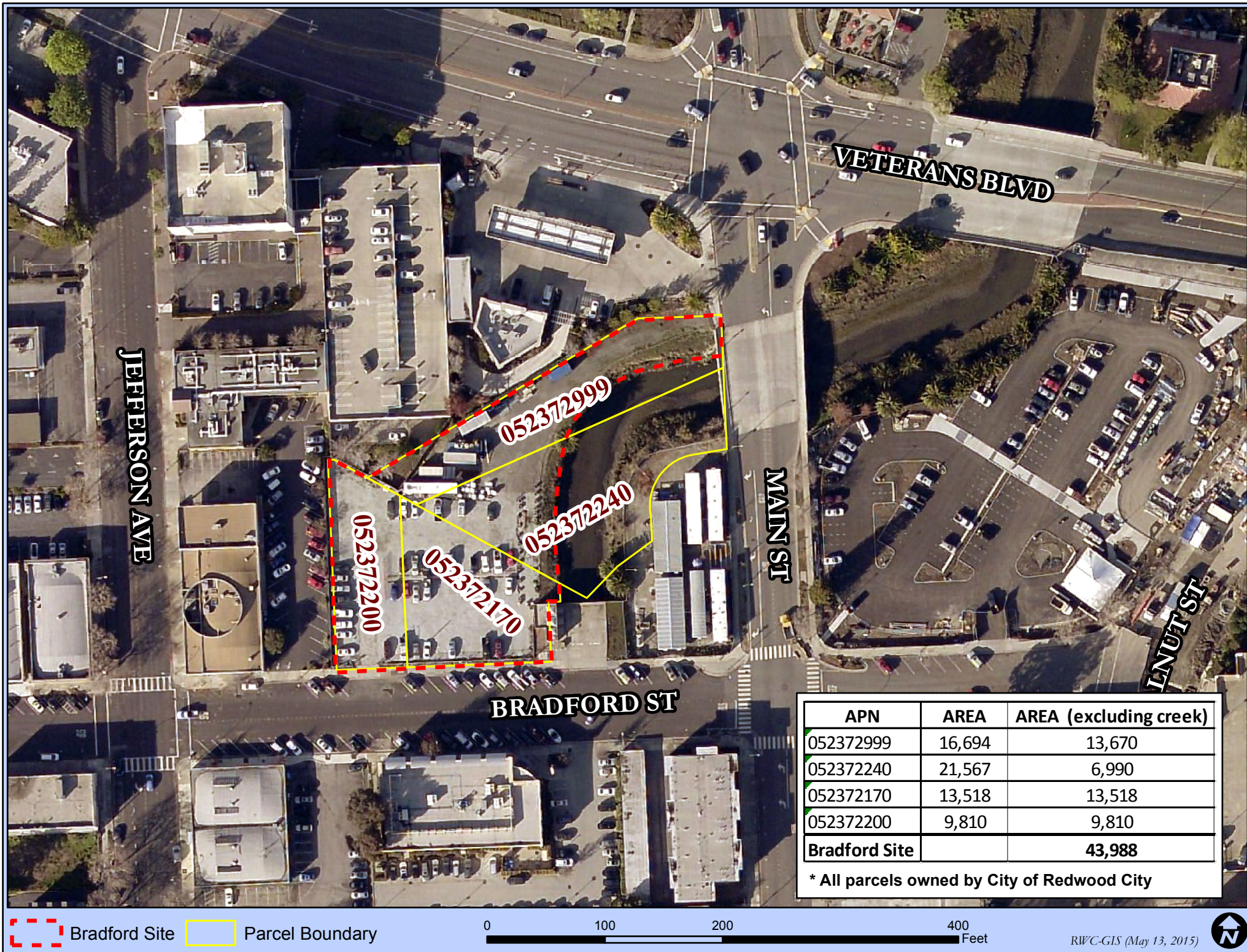
All questions regarding the RFP must be addressed in writing, addressed to Steven Turner, Planning Manager, as shown below. "Bradford Affordable Housing RFP" should appear on all correspondence.

City of Redwood City
Community Development Department
Attn: Steven Turner., Planning Manager
1017 Middlefield Road
Redwood City, CA 94063
(650) 780-7234
sturner@redwoodcity.org

ATTACHMENTS/EXHIBITS

Exhibit 1: Site Assessor Parcel Map / Site Aerial Photo

Exhibit 2: Income and Rents



2014 San Mateo County Income Limits

as determined by HUD - effective December 18, 2013

revised 4/1/2014

For HUD-funded programs, use the Federal Income Schedule. For State or locally-funded programs, you may use the State Income Schedule. For programs funded with both federal and state funds, use the more stringent income levels.

Please verify the income and rent figures in use for specific programs.

San Mateo County (based on Federal Income Limits for SMC)

Revised 3/19/2014 - HUD-established area median income **\$97,100** (based on household of 4).

Income Category	Income Limits by Family Size (\$)							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI)	23,250	26,600	29,900	33,200	35,900	38,550	41,200	43,850
Very Low (50% AMI) *	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100
HOME Limit (60% AMI) *	46,500	53,160	59,820	66,420	71,760	77,100	82,350	87,720
Low (80% AMI) *	62,050	70,900	79,750	88,600	95,700	102,800	109,900	117,000

NOTES

* Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG.

California State Income Limits

Prepared 3/19/2014 - Area median income **103,000** (based on household of 4).

Income Category	Income Limits by Family Size (\$)							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI)	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
Very Low (50% AMI) *	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
Low (80% AMI) *	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
Median (100% AMI)	72,100	82,400	92,700	103,000	111,250	119,500	127,700	135,950
Moderate (120% AMI)	86,500	98,900	111,250	123,600	133,500	143,400	153,250	163,150

2014 San Mateo County Income Limits

as determined by HUD, State of CA HCD, and County of San Mateo

5/1/2014 revised

Income limits effective 12/18/2013.

Please verify the income and rent figures in use for specific programs.

HUD-defined Area Median Income **\$9,7100** (based on household of 4). State median **\$103,000** (household of 4) due to hold harmless policy.

Income Category	Income Limits by Family Size (\$)								NOTES
	1	2	3	4	5	6	7	8	
Extremely Low (30% AMI) *	23,250	26,600	29,900	33,200	35,900	38,550	41,200	43,850	
Very Low (50% AMI) *	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100	
HOME Limit (60% AMI) *	46,500	53,160	59,820	66,420	71,760	77,100	82,350	87,720	See note from previous page
HERA Special VLI (50% AMI) ***	43,250	49,400	55,600	61,750	66,700	71,650	76,600	81,550	Unchanged from 2013
HERA Special Limit (60% AMI) ***	51,900	59,280	66,720	74,100	80,040	85,980	91,920	97,860	Unchanged from 2013
Low (80% AMI) *	62,050	70,900	79,750	88,600	95,700	102,800	109,900	117,000	
State Median (100% AMI)	72,100	82,400	92,700	103,000	111,250	119,500	127,700	135,950	

Income Category	SRO *+	Maximum Affordable Rent Payment (\$)					
		Studio	1-BR	2-BR	3-BR	4-BR	
Extremely Low *		581	622	747	863	963	
Very Low *		968	1,038	1,246	1,439	1,606	
Low HOME Rent	893	969	1,040	1,246	1,439	1,606	effective 5/1/2014
High HOME Limit *	893	1,191	1,334	1,602	1,842	2,035	effective 5/1/2014
HERA Special VLI (50% AMI) ***		HERA Spec. Rents - Go to www.treasurer.ca.gov/ctac/2014/supplimental.asp					
HERA Special Limit (60% AMI) ***							
Low *		2014 Rent data not available as of date of prep of this schedule.					
HUD Fair Market Rent (MFR)		1,191	1,551	1,956	2,657	3,212	HUD-published Fair Market Rents
Median		1,936	2,076	2,492	2,878	3,212	CA Tax Credit Rent Limits for Median Inc. Group

NOTES

- * Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG.
- *** For San Mateo County, the Housing & Economic Recovery Act of 2008 (HERA) & the HUD 2010 HOME hold-harmless provision permit multifamily tax subsidy projects (MTSPs) & HOME projects placed in service before 1/1/2009 to continue to use HOME/tax credit/tax exempt bond rents based on the highest income levels that project ever operated under. Once these units are placed in service, the rents will not adjust downward should HUD establish lower incomes/rents in any subsequent year. Marketing of vacant units should be targeted to the current year's income schedule.
- *+ SROs with -0- or 1 of the following - sanitary or food preparation facility in unit; if 5+ SRO HOME-assisted units, then at least 20% of units to be occupied by persons with incomes up to 50% AMI.

OTHER NOTES (generic)

- 1** Maximum affordable rent based on 30% of monthly income and all utilities paid by landlord unless further adjusted by HUD. Utility allowances for tenant-paid utilities may be established by Housing Authority of County of San Mateo Section 8 Program.
High HOME Limit rent set at **lower of:** (a) 30% of 65% AML, or (b) FMR (HUD Fair Market Rent).
For 2014, the FMR for Studio is the lower rent.

- 2** Rent Calculations - The following is the assumed family size for each unit: Studio:1 person 1-BR:1.5 persons 2-BR:3 3-BR: 4.5 4-BR:6

- 3** Table below provides rent guidance on appropriate income schedule to use:

Placed in Service Date	Maximum Inc. Limits Schedule
On or before 12/31/2008	2013 HERA Special
1/1/2009 to 5/13/2010	2009
5/14/2010 - 5/31/2011	2012
6/1/2011 - 11/30/2011	2012
12/01/2011 - 11/30/2012	2012
12/01/2012 - 12/17/2013	2013
12/18/2013 - present	2014

Rent schedules at www.huduser.org/portal/datasets/mtsp.html for additional information as well as the various income schedules. Please also refer to www.treasurer.ca.gov/ctac/2014/supplemental.asp