

City of Half Moon Bay

555 KELLY AVENUE – AFFORDABLE HOUSING SITE RFQ

Questions & Answers

Q&A Prior to 3/9/22

- Q1** Is the City open to homeownership on this site or is this, as stated, “permanent, multifamily affordable rental housing or transitional housing”?
- A1** The City did not contemplate that an ownership project would be able to meet the guidelines of serving Very Low Income (50%) or lower. However, contrary to what is stated in the Kelly Avenue RFQ, the City would be very interested in a proposal for ownership housing if the housing is able to target households with incomes at/below 50% AMI, as stated in the RFQ.
- Q2** How many parking places will need to be replaced or shared?
- A2** There are 17 parking spaces at the Ted Adcock Community Center that would be affected if the “Expanded Property” is utilized for an affordable housing development. The City expects that most of these parking spaces would need to be replaced or shared with the affordable housing, but this issue will need to be further addressed by the finalist candidate and the City before a final development design can be approved.
- Q3** Can the City recommend an experienced affordable housing developer that we might be able to partner with?
- A3** The City is not able to make a recommendation regarding partnering with an affordable housing developer; however, the City would be happy to help facilitate contact between an applicant and one or more affordable housing developers that the applicant has identified.

Additional Q&A from the Technical Assistance Session 3/9/22

- Q4** The Phase 1 study for 555 Kelly Ave recommended additional studies about pesticides and other surveys that need to be done. With respect to these: Will the City do the follow up studies? When? Who will pay?
- A4** The City will carry out additional studies when they are needed as the process moves forward.
- Q5** Is the concept for this site that there would be a developer and a nonprofit?

A5 Yes. If a nonprofit submitting an application is an organization without affordable housing development experience, then we would want to see a collaboration between the organization and a developer familiar with affordable housing creation.

Q6 Is the City looking for the applicant to hire an architect now and prepare plans?

A6 Applicants do not need to prepare the type of detailed plans that would be needed at the design-development stage, but the City will want to see concepts for the housing: e.g., a simple site plan with location and lay-out of the buildings, number of units, stories, etc. Also, the affordability level, target population, etc.

Q7 What are the zoning standards for this site (e.g., Floor-Area-ratio, etc.)?

A7 Please refer to the zoning summary on page 6 of the RFQ.

Q8 What are the preferred unit sizes?

A8 The RFQ does not specify unit sizes. The City understands that the site is small and may be difficult to finance; the City is open to feedback about the feasibility for this project in terms of unit sizes and affordability levels. The City recommends that interested parties submit questions and feedback about their potential proposals so that they can work through various site challenges. The RFQ timeline intends to give time for potential applicants to work through these challenges prior to the submittal deadline and to present a concept that maximizes affordable housing but is also financially feasible.

Q9 Would the present zoning be allowed to be modified?

A9 Yes, modification of the current zoning is planned so that it is consistent with the approved Land Use Plan. The City will be updating the zoning code; for this site, it means that affordable housing will be an allowed use.

Q10 Would a subdivision be required or allowed in order to establish the "Expanded Site" which would include 555 Kelly and a portion of the Ted Adcock Community Center parking lot?

A10 No. A lot-line adjustment could facilitate establishing the Expanded Site.

Q11 What about water availability? Would this site have water rights and water supply?

A11 Yes. There are three water connection types: coastal act priority, non-priority, and affordable housing priority uses. The Coastside County Water District has connections available to affordable housing (Low and Very-Low Income), so this project would have water connections. The cost of these affordable housing connections is approximately \$16k per connection.

Q12 What about fire sprinkler water supply?

A12 The water connections take into account water for fire sprinklers.

Q13 What about sewer connections?

A13 The project would not need to secure sewer connections as the City has sewer connections that could be transferred to serve this site.

Q14 If we propose a mixed-income project with some units targeted above 80% AMI (i.e., above the “Low-Income” bracket), would the Moderate-income units need private market water connections?

A14 The City would need to evaluate any plan to include units targeted above the affordable range of Very-Low and Low-Income and what type of water connections might be needed. Currently, the RFQ does not contemplate units that are targeted to households above the affordable range.

Q15 When would we expect a project to break ground?

A15 It is difficult to know at this point. Although the City desires to see affordable housing created on the site as soon as possible, any applicant selected for the project will need to develop a full architectural design and working drawings, secure financing, and go through the City approval process for the development. A long-term ground lease will also need to be executed between the owner and the City.

Note: for those wishing to listen to it, the recorded Technical Assistance session from 3/9/22 please click [this link](#)