



REQUEST FOR INTEREST & QUALIFICATIONS (RFIQ)

**For the Development and Construction of Affordable/Workforce Housing on
Town-Contributed Property**

“Edmunds Lofts”

APN 018-580-052 on Edmunds Drive (no assigned address)

Town of Truckee
10183 Truckee Airport Rd.
Truckee, CA 96161

Advertisement Date: October 16, 2024

Deadline for questions/clarifications: October 30, 2024 @ 5:00 PM

SUBMISSION DEADLINE: November 20, 2024 @ 3:00 PM

INQUIRES: Direct questions or clarifications to David Tirman, Senior Planner, at dtirman@townoftruckee.gov. Please contact David to be added to the distribution list for Request for Interest & Qualifications (RFIQ) updates and addenda.

MODIFICATIONS: Any modifications to this RFIQ will be provided to the RFIQ proposers that have contacted David Tirman to be added to the updated email distribution list.

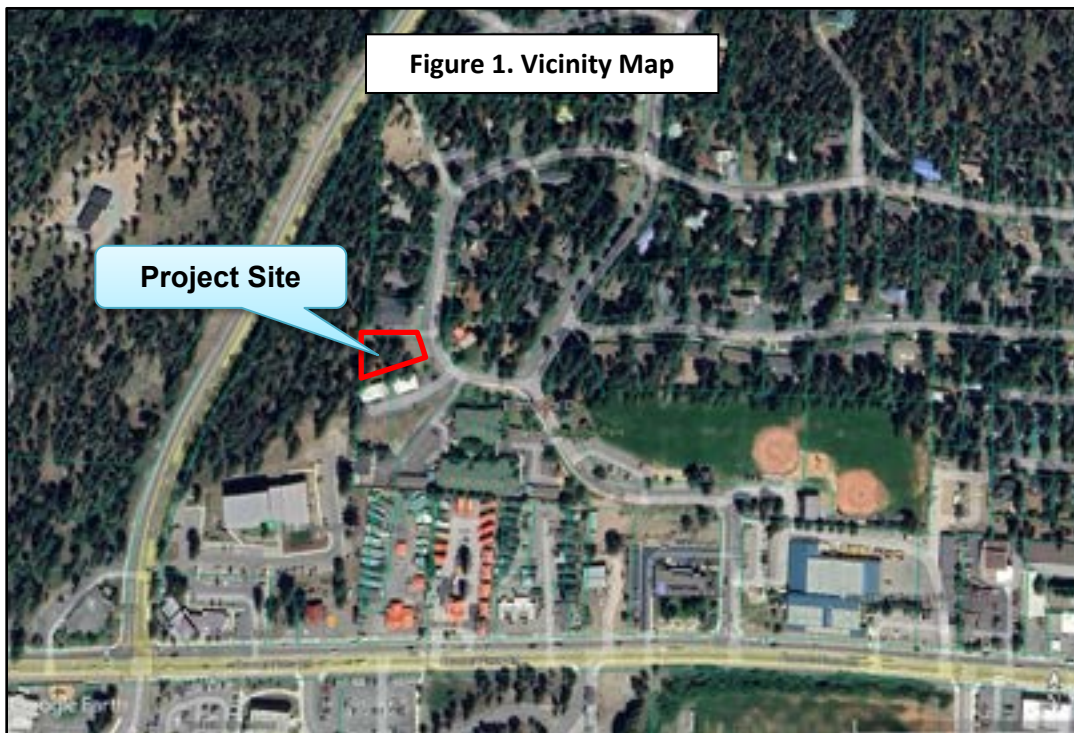
A. INTRODUCTION AND NOTICE TO INTERESTED DEVELOPERS

The Town is interested in partnering with a design-build team for the development of multi-family affordable/workforce housing on parcel APN 018-580-052 (Project Site) with the goal of creating new deed-restricted dwelling units (DU) to support the local workforce. This is a unique public-private partnership opportunity to create new affordable housing in Truckee, which could potentially serve as a model for other similar residential sites in Truckee. The Town is interested in contributing the land and staff time at no cost in partnership with a builder/developer team to develop the housing project. The Town will also take the lead in processing the land use entitlement(s) at no cost to the builder/developer. In addition, the Town has dedicated a part-time Senior Planner/licensed architect, David Tirman, to be wholly assigned as the project manager and liaison for this project.

Notice is hereby given that sealed RFIQ submissions will be accepted by the Town Clerk of the Town of Truckee for the purchase and development of real property described below, at the Town of Truckee Town Hall office located at 10183 Truckee Airport Road, Truckee, CA 96161 until **3:00 p.m. on November 20, 2024**. By submitting an RFIQ proposal consistent with the terms of this notice, you would be eligible for consideration to design, build and own the property/developed site. Builder/developer teams that do not submit an RFIQ consistent with the terms of this notice will not be eligible to bid on the project.

Property To Be Sold and Development Requirements

The “Edmunds Lofts” project site is approximately 1/3 of an acre located on Edmunds Drive near Meadow Park and Donner Pass Road (see **Figure 1**) and was deeded to the Town of Truckee during the approval of the adjacent High-Altitude Fitness project. The site is surrounded by multi-family dwellings to the north and south, single-family residential to the east, and a forested area of the High-Altitude project site to the west (see **Figure 2**).



**Figure 2. Project site
viewed from Edmunds Drive toward west**



The parcel is within short walking and bicycling distance of commercial spaces, schools and public services on Donner Pass Road. The parcel topography includes a gentle north-to-south slope, which provides optimal solar orientation. All major utilities serve the site from Edmunds Drive.

Additional parcel information:

- Located in the High Density Residential (multi-family residential, 18-24 dwelling units per acre) Town of Truckee 2040 General Plan land use designation
 - This land use designation allows the .32-acre site to accommodate up to eight (8) DU (24 DU/acre x .32 acres = 7.68 DU which is rounded up to 8 DU).
 - Within the RM zoning district, the allowed number of DU may also be based on the number of bedrooms in each DU as shown in **Figure 3**. Equivalent density incentivizes the creation of both smaller units and a mix of unit types, both of which address current community housing needs. For example, ten 2-bedroom DU would be possible on the site, equating to 8 DU based on the DU equivalency outlined in Figure 3 below.

**Figure 3.
Dwelling Unit (DU) Equivalents Based on Number of Bedrooms**

Number of Bedrooms in DU	Equivalent Number of DU
Studio	0.50 units
1 bedroom	0.67 units
2 bedrooms	0.80 units
3 bedrooms	1.00 unit

- Located within the Multi-family Residential, 24 DU per acre (RM-24) Zoning District.
- The Town’s Development Code allows for use of a Planned Development (PD) land use permit for non-State housing density bonus projects, to modify development standards.

- The Town has completed preliminary analysis for the site. This information can be found in the following links:
 - August 8, 2023 Council agenda item 7.1: High Altitude Fitness (HAF) Parcel Housing Concepts: <https://meetings.municode.com/MeetingDetailsPage/index?clientCode=TRUCKE ECA&meetingId=4129f842-3fc2-44a0-bc5e-3f70e84e4fc9>
 - August 8, 2023 Council agenda item 6.1: 2023-08-08 Draft Regular Meeting Minutes: <https://meetings.municode.com/MeetingDetailsPage/index?clientCode=TRUCKE ECA&meetingId=632572b9-bcbb-438a-8303-563a0263d860>
 - June 25, 2024 Council agenda item 7.5: High Altitude Fitness (HAF) Parcel Housing Concepts: <https://meetings.municode.com/MeetingDetailsPage/index?clientCode=TRUCKE ECA&meetingId=441d9d6b-fc0d-42af-9997-0818156b1b4b>
 - August 13, 2024 Council agenda item 6.1 Draft Regular Meeting Minutes: <https://meetings.municode.com/MeetingDetailsPage/index?clientCode=TRUCKE ECA&meetingId=6b7a6ca2-be05-4364-8129-775fc1c8cf34>

Anticipated development standards:

- 20 ft. front and rear setbacks
- 10 ft. side yard setbacks on the parcel sides.
- 35 ft. height limit or 3 stories, whichever is less
- 50% maximum site coverage
- Parking:
 - Studio and 1-bedroom units - 1.5 spaces per DU with 1 space per DU optimally in a fully enclosed garage or covered parking space. Note, however, that spaces are not required to be in garages for affordable housing units.
 - 2 bedrooms or more - 2 spaces per DU, with 1 space per DU optimally in a fully enclosed garage or covered parking space. Note, however, that spaces are not required to be in garages for affordable housing units.
 - Guest parking - 25% of the total DU-required spaces.

The Town is interested in facilitating the construction of housing on the Parcel as soon as possible, by a builder/developer with experience constructing multi-family housing and with access to the capital and/or financing necessary for such construction. The Town's contribution of the property will be accomplished through a Disposition and Development agreement (DDA), or similar document prepared by the Town, which will include requirements set forth below.

All the following requirements are non-negotiable; potential RFIQ proposers, uncertain of their ability to comply, may wish to refrain from submitting a proposal. Additionally, should the builder/developer take exception to any of the RFIQ requirements and/or identify concerns that might impede development and construction of the project, they are asked to identify such exceptions and/or concerns and propose alternative solutions as part of the RFIQ response.

- The project shall consist of not less than eight (8) DU.
- By submitting a proposal, the builder/developer agrees to a deed-restriction capping the maximum number of DU as agreed upon by both the Town and builder/developer. The purpose of this restriction is to build a project that is compatible with the site and

surrounding neighborhood as part of the design-build-entitlement process described in the RFIQ.

- Proposals shall include a minimum of two (2) unit types (e.g., Studio, one-bedroom) and a maximum of 1,200 sq. ft. of floor area per DU, excluding garages, carports, and shared habitable entry areas. DUs shall be energy-efficient, all-electric units with provisions for rooftop solar panels.
- The development shall include a mix of affordability levels, including low, moderate, and achievable, with 25 percent of the residential units to be allocated to low-income households (up to 80% of Nevada County's area median income of AMI).
- Specific affordability levels and percentages will be agreed by the Town and the builder/developer in the DDA or another similar document. The Town will not consider allowing any unrestricted, market-rate DU to be constructed.
- The Town is primarily interested in projects that comply with the Town Development Code and do not rely on State Housing Density Bonus Law. The Town shall approve the final project density and number of DU prior to the contribution of the property (ownership transfer).
- The affordability requirements shall remain in place for a minimum of 55 years for rental housing and 55 years for ownership housing, with renewal upon sale of the DU, and shall be evidenced by a recorded deed restriction.
- The builder/developer shall demonstrate the ability to commence construction of the property no later than **July 1, 2026**, and shall thereafter proceed without interruption, except for impacts due to weather or other Acts of Nature.
- The Town will have the right to reclaim the property if the selected bidder has not commenced construction of the first phase of the Project in a timely manner or that construction of a project thereafter ceases for any reason other than weather delays or other Acts of Nature for a period of 90 days or more once construction has commenced.

Information relevant to the Proposer:

B. SUBMITTAL PACKAGE

I. RFIQ PACKAGE REQUIREMENTS

Development teams interested in this opportunity are encouraged to submit an RFIQ package in the format described below. Please note that neither detailed architectural plans nor renderings are requested at this time.

Pursuant to California Government Code Section 54222(f)(1)(F), the Town has opted to engage in a competitive bidding process for the development and construction of the residential affordable housing project consisting of a mix of affordability levels, including low, moderate, and achievable-income levels. To be eligible, an RFIQ, consistent with this notice, must be received by the Town no later than **3:00 p.m. on November 20, 2024.**

Package Format

The RFIQ shall address the following points in the order shown below:

- A. **Builder/Development Team** – Describe the builder/development team that would enter negotiations with the Town of Truckee. Include any joint venture or other partners to the extent known at this time, including the role of each.

- i. Describe the team's interest in this project.
- B. Experience - Describe the builder/development team's qualifications and experience in performing similar work.
 - i. Describe up to three examples of specific projects the team, or members of the team, have completed, including project name and address. Describe the team/applicable team member's role in each project.
 - ii. Include any experience with local projects, and/or projects in a mountain community environment.
 - iii. Include any experience working collaboratively with local government or community organizations.
 - iv. Include team's experience incorporating active public participation into the land use application and planning process.
 - v. Provide up to three (3) references from related projects, including date of project, contact person and phone number, and a brief project description.
- C. Preliminary Project Timeline and Tasks - Provide a detailed preliminary project timeline with tasks indicating how the team would plan to approach the project including major project milestones.
- D. Development concept - Describe the team's vision for the project (i.e.-provide a conceptual project description, including how the project would provide affordable housing for Truckee's local workforce). Include concepts for the number of DU or an anticipated range of DU and any unique/innovative green building components.

Package Submittal:

- RFIQ/Qualifications Package should not exceed ten (10) single-spaced text pages in length inclusive of any supporting illustrations or other graphics. The selection committee will not review or consider the information on any pages that exceed the page limit stated above.
- Package must include a Transmittal letter signed by an authorized employee or officer to receive consideration.
- Three (3) hard copies of the development team's Package and one (1) electronic copy submitted via email, flash drive, or CD must be received no later than the date and time shown on the first page of this RFIQ at the Truckee Town Hall, Clerks Office, 10183 Truckee Airport Road, Truckee, CA 96161. Late Packages will not be accepted.
- The Town shall not be responsible for Packages delivered to a location other than that specified above.
- Package must be submitted in a sealed envelope, which is clearly marked with the subject "Edmunds Lofts Request for Interest/Qualifications."

Package Requirements

- All submitted Packages shall become the property of the Town of Truckee.
- Cost of preparation of Package will be borne by the respondent.

- All Package information shall remain firm/binding for ninety (90) days following the closing date for the receipt of the Package submittals.
- If the RFIQ/Q packages are determined not to meet the Town's expectations following the Town's review, the Town reserves the right to conclude the selection process.

II. SELECTION CRITERIA FOR RFIQ/Q PACKAGES

All submitted RFIQ packages will be screened by a selection committee consisting of representatives of the Town of Truckee and, if considered necessary or desirable for the selection process, other agencies, institutions or private stakeholders.

The proposal will be reviewed utilizing the information submitted with the RFIQ package. The selection process may include an interview of top candidates. The Selection Committee will select the finalist teams based on the following criteria (not necessarily in order of importance):

- Interest in a collaborative partnership with the Town to complete this project
- Experience and performance on similar or equivalent projects, including working in partnership with local governments
- Experience completing projects in a mountain town environment
- Familiarity with the unique characteristics of Truckee or a similar mountain community
- Clarity of the overall project goals, including a strategy for carrying out the project
- Alignment of team's development concept with Town's project goal of providing new deed-restricted affordable/workforce housing in Truckee.
- Results of reference checks