

Addendum #1

Questions Received as of July 23, 2015

1. What are the unit types for SHP that must be replaced? (page 8)

The current SHP Units, located at 1725 7th Street are all one (1) bedroom, one (1) bathroom units.

A Replacement Housing Plan¹ will need to be completed that demonstrates that an equal or greater number of dwelling units containing an equal number of bedrooms as in the destroyed units will be replaced.² The Housing Authority may satisfy this replacement obligation with fewer units so long as³:

- The total number of bedrooms in the replacement units equals or exceeds the number of bedrooms in the destroyed units; and
- The replacement units are affordable to and occupied by the same income level of households as the destroyed units.

Section 33413 (f)(1) of the California Community Redevelopment Law state that “destroyed or removed units having one or no bedroom are deemed for this purpose to have one bedroom.” Therefore the minimum acceptable unit size is a studio apartment.

Note:

The Housing Authority is in discussion with the Department of Housing and Urban Development (HUD) to authorize the relocation of the existing SHP clients and related regulatory agreements/units to another location. We expect final determination by HUD will occur during within the next 6-12 months.

1a. Is SHP project-based?

The question is unclear.

¹ Section 33413.5 California Community Redevelopment Law, Health and Safety Code Section 33000 et. seq.

² Section 33413(a) California Community Redevelopment Law, Health and Safety Code Section 33000 et. seq.

³ Section 33413(f) California Community Redevelopment Law, Health and Safety Code Section 33000 et. seq.

2. Is the \$41,589 per resident or total subsidy? If HOME is cut, are the subsidy dollars guaranteed? (page 8)

The \$41,589 is the total subsidy provided to the five (5) SHP units to offset the cost of operating the units (e.g. repairs, unit turns, management costs, and utilities) as the tenants occupying the unit typically have \$0 income and therefore do not pay rent.

The \$41,589 is funded by the Riverside County Continuum of Care Supportive Housing Program grant, not HOME funds. A cut to the HOME program will not impact the SHPU Grant subsidy. SHP Grant Funds are allocated on annual basis at the discretion of Congress.

3. Can we provide conceptual renderings rather than the conceptual elevations?

Yes, please provide images that best represent the development team's concept.

4. Is there a transit overlay that would provide parking relief?

The City of Riverside does not have a "transit overlay". However, the Development Code does allow for various incentives to developers for the production of housing affordable to lower-income households.

Please see:

City of Riverside Development Code Title 19, Article 8: Site Planning and General Development Provisions, Chapter 19.545 – Density Bonus can be accessed by clicking this link: (<http://www.riversideca.gov/municode/pdf/19/article-8/19-545.pdf>).

Chapter 19.545.050 (C) states that incentives or in-lieu incentives may include, but are not limited to:

- A reduction in the site development standards (e.g. setback reduction, ratio of vehicle parking spaces - see Section 19.545.060 Parking Standards Incentives that results in identifiable, financially sufficient and actual cost reductions.)
- Approval of Mixed Use Zoning in conjunction with the housing project if commercial, office or other land uses will reduce the cost of the housing

development and it is compatible with the housing project and the surrounding neighborhood.

- Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions.
- Direct financial aid.

5. Please clarify that the construction should “be completed” within a year from close of escrow? Do you mean “should commence”? (page 11)

Given the scope of the RFP, staff estimates a 12-month construction period. All parties should agree that time is of the essence and all phases of due diligence, entitlements, construction and lease-up should occur in the most efficient and expedient manner possible.

6. Is there a willingness on the part of the City to advocate for project based vouchers on this project?

This determination will be made after review of the proposals. If advocacy to the County of Riverside for an allocation of project based vouchers is a condition of the proposal, the respondent shall include a clearly labeled subsection with individual statements specifically identifying any concerns and exceptions as noted on pg. 9 of the RFP.