



CITY OF ESCONDIDO
COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING DIVISION

REQUEST FOR PROPOSALS (RFP)

FROM

For-Profit Corporations, Non-Profit Corporations, and Certified Community Housing Development Organizations (CHDOs) seeking to provide long-term affordable rental housing or first-time homebuyer opportunities

RFP RELEASE DATE:
March 26, 2020
PROPOSAL SUBMITTAL DATE:
April 24, 2020

City of Escondido
Housing Division
201 N. Broadway, Escondido, CA
(760) 839-4356

REQUEST FOR PROPOSALS (RFP)

INTRODUCTION

The Housing & Neighborhood Services Division of the City of Escondido is pleased to request proposals for the provision of affordable long-term rental housing or first-time homebuyer opportunities for low-income residents through the rehabilitation of blighted/underutilized properties or acquisition of long-term affordability covenants. The City's Housing & Neighborhood Services Division will make \$4,000,000 available in Low- and Moderate-Income Housing Set-Aside Funds (Successor Housing Agency (SHA) funds) to award through this Request for Proposals (RFP).

Non-Profit and For-Profit Developers are encouraged to submit proposals.

In releasing this RFP, the Housing & Neighborhood Services Division's goal is to provide quality, affordable housing for Escondido's low-income families through rehabilitation or redevelopment of blighted properties. Priority will be given for proposals which include a higher percentage of units reserved for extremely low incomes, including homeless households. The City will require a minimum 45-year period of affordability for all owner-occupied units provided under this program and a minimum period of affordability for all rental units of 55 years.

Rental and first time homebuyer project income targeting: 100 percent (100%) of SHA funds must be used to assist families with maximum incomes of sixty percent (60%) AMI. Additional targeting restrictions for assisted units:

- fifty percent (50%) of households assisted must have a maximum annual income of thirty percent (30%) AMI (extremely low income)

ELIGIBLE INCOME LIMITS CHART 2019 San Diego-Carlsbad-San Marcos									
HOUSEHOLD SIZE									
		1	2	3	4	5	6	7	8
30%	Extremely low	\$22,550	\$25,700	\$28,900	\$32,100	\$34,700	\$37,250	\$39,850	\$42,400
50%	Very Low	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
60%	Lower	\$44,940	\$51,360	\$57,780	\$64,200	\$69,360	\$74,520	\$79,620	\$84,780
80%	Low	\$59,950	\$68,500	\$77,050	\$85,600	\$92,450	\$99,300	\$106,150	\$113,000
Income Limits effective May 6, 2019									

A minimum number of units to be constructed using these funds has not been established. However, the total number of units proposed for the program constitutes one of the criteria affecting overall evaluation points (see Rating Sheet Criteria, page 18 of the RFP).

California Community Redevelopment Law, SB 341, and any amendments thereto provide for administration of Successor Housing Agency funds. In the event that the State of California adds or changes any statutory or regulatory requirements concerning the use or management of these funds, program participants shall comply with such requirements.

Enforceable regulatory agreements acceptable to the City and allowable under the State of California Redevelopment Law, SB 341, and successor laws will be imposed upon first-time homebuyer and rental units newly constructed and/or rehabilitated through this program.

Interested and qualified For-Profit and Non-Profit Corporations are encouraged to submit proposals. Questions regarding submittal packages should be submitted in writing to Karen Youel, Housing & Neighborhood Services Manager, at KYouel@escondido.org by Monday, April 13, 2020. Responses will be posted to the City website by Friday, April 17, 2020 at <http://www.escondido.org/housing-division.aspx>.

Sealed submittals marked “City of Escondido Housing Division: Proposal for Delivery of Affordable Housing” will be accepted until Friday, April 24 at 5:00 p.m. at the Housing Division office. No late proposals will be accepted. Respondents must include one (1) unbound original, three (3) bound copies, and one electronic version.

Escondido City Hall is currently closed to the public. City staff will determine if Proposals can be dropped off on April 24, 2020. If Proposals can not be dropped off on April 24, alternate instructions will be provided via the responses to questions published on the City website on Friday, April 17, 2020.

No additional information, whether written or oral, of any type (unless requested by the City) will be accepted or considered after this deadline. It is the applicant’s responsibility to ensure that

submitted proposals are complete, accurate and clearly understandable in all respects. Evaluation factors used in ranking proposals are identified in the "Evaluation Criteria" section of this RFP.

The City reserves the right to negotiate and award contracts to multiple respondents, to reject any or all submittals, to waive any irregularities in the submittals, and/or to cancel, in whole or part, this RFP if it is in the best interest of the City to do so.

1. **ANTICIPATED TIMELINE**

Staff will evaluate submitted proposals and anticipates presenting recommendations to the Escondido City Council on **Wednesday, June 3, 2020 at 6:00 pm**. Staff's recommendation will not be made public prior to that date. Following the City Council's decision, the City will issue a Conditional Letter of Commitment. Once all conditions have been met, the City will finalize a contract with the selected applicant(s). **Please note that this is a tentative schedule subject to change.**

It is recommended that the individuals identified in the proposal as responsible for the proposed activities be present at the **June 3, 2020** City Council meeting. Access to the staff report and Council Agenda will be available 72 hours prior to the meeting on the following website: <http://www.escondido.org/meeting-agendas.aspx>.

2. **ELIGIBLE APPLICANT(S)**

2.1. For-profit

For-profit applicant(s) must have been incorporated or established as a partnership for one or more years.

2.2. Non-Profit

Non-Profit applicant(s) must have achieved IRC 501(c)(3) non-profit status and must have been in existence as an IRC 501(c)(3) for one or more years.

2.3. OMITTED

2.4. Requirements For All Applicant(s)

2.4.1. Preliminary Planning Review

In order to ensure that project proposals are viable from a land use standpoint and in compliance with the City of Escondido Zoning Ordinance and General Plan, it is necessary for the applicant to submit a completed preliminary planning review form with the proposal (Appendix A, see page 23). Contact Kristina Owens, Associate Planner/Housing Division at KOWens@escondido.org or 760-839-4519 with questions.

2.4.2. Relocation Requirements

Assisted projects are subject to state and federal relocation requirements. In general, all reasonable steps must be taken to minimize displacement as a result of an assisted project. If your project proposal involves the

acquisition/rehabilitation of existing occupied rental units, you must contact the Housing Division prior to taking any action in regard to the site, including, but not limited to, taking an option on the site, for noticing requirements. Failure to do so could result in your application being disqualified.

2.5. Requirements for Approved Applicant(s)

2.5.1. Environmental Review

All projects funded with SHA funds must be assessed in accordance with the provisions of the California Environmental Quality Act (CEQA). All CEQA assessments must be prepared to the standards set forth by the City of Escondido.

2.5.2. Insurance

Approved applicant(s) will be required to obtain comprehensive general liability and property damage insurance in the amount of \$3 million, with the City of Escondido named as an additional insured. The City of Escondido will also require property insurance in the amount equal to 100 percent of the replacement cost of the structure, with a lender's loss payable endorsement in favor of the City of Escondido. The general contractor for the project must obtain comprehensive general liability insurance in the amount of \$3 million, with the City of Escondido named as an additional insured. Insurance coverage must be provided by an A.M. Best's A-rated, class V carrier or better, admitted in California, or if non-admitted, a company that is not on the Department of Insurance list of unacceptable carriers.

2.5.3. Nondiscrimination

Approved applicant(s) must agree not to discriminate against any person on the basis of any protected classification, including but not limited to, race, religion, color, national origin, ancestry, physical or mental disability, medical condition, familial status, sex, military or veteran status, age, sexual orientation, gender identity or gender expression, ancestry, marital status or any other arbitrary basis.

2.5.4. Affirmative Marketing

Approved applicant(s) are required to market all units in assisted projects in accordance with the City of Escondido's Affirmative Fair Marketing Procedures and all State and Federal Fair Housing Laws.

2.5.5. State and/or Federal Labor Standards/Prevailing Wages

Assisted projects will be required to comply with all state regulations pertaining to labor standards, including the prevailing wage requirements as determined pursuant to State Labor Code (Section 1720, et seq.). Approved applicant(s) will be required to utilize a consultant, approved by

the City, to ensure that prevailing wage obligations are correctly carried out. Proposals should be prepared assuming prevailing wage will be required.

2.5.6. Contractors

Approved applicant(s) must certify that neither they nor their principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in the covered transaction. In addition, contractors and subcontractors must hold a valid contractor's license from the State of California and must obtain a business license from the City of Escondido Community Development Department.

2.5.7. Relocation Requirements

Approved applicant(s) proposing to acquire and rehabilitate existing occupied units will be required to utilize a consultant, approved by the City, to ensure that relocation obligations are correctly carried out. **Relocation costs will be charged to the project and must be included in the project development budget.**

2.5.8. OMITTED

2.5.9. Minority and Women Business Enterprise Participation

The City encourages the use of minority and women business enterprises (M/WBE). Approved applicant(s) will be required to use their best efforts to carry out the City's Minority/Women Business Enterprise Policy.

2.5.10 Lead-based Paint Evaluation and Control

Approved applicant(s) will be required to utilize a consultant to ensure that lead-based paint hazard evaluation and control measures are correctly carried out. Lead based paint evaluation and abatement costs will be charged to the project and must be included in the project development budget.

2.5.11 Procurement Requirements

All goods and services procured in connection with an assisted project shall be procured in a manner that provides full and open competition and in the absence of conflicts of interest. In general, proposals should not include certain pre-selected members of the development team (such as the general contractor, management company, architectural firm, etc.), unless they have been selected through a competitive process that can be documented.

3. ELIGIBLE PROJECTS

The City of Escondido invests its housing funds consistent with two major policy documents: the Housing Element of the General Plan and the Consolidated Plan. These documents address the affordable housing needs of the City of Escondido.

The City of Escondido has a number of established housing policies that guide the City's decision-making with regard to City-assisted housing programs and projects. Current housing policies for the City were established in the most recently adopted Housing Element and identified in the City's Five-Year Strategic Plan (within the Consolidated Plan FY 2015 through FY 2019). These Housing Element goals include:

- Expand the stock of all housing while preserving the health, safety, and welfare of residents and maintaining the fiscal stability of the City.
- Pursue a balance of jobs to housing.
- Channel residential growth to areas where the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements can be assured.
- Encourage a compact, efficient urban form that conserves land and other natural and environmental resources, and that promotes transit, supports nearby commercial establishments, and takes advantage of infrastructure improvements installed to accommodate their intended intensities.
- Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.
- Incorporate smart growth principles in new residential subdivisions, multi-family projects, and Mixed Use Overlay areas.
- Accommodate the regional share of housing for all income groups.
- Increase homeownership in the City through education, availability and affordability.
- Apply criteria demonstrating appropriateness for converting mobilehome parks to ownership or alternative uses.
- Seek ways to eliminate all forms of discrimination based on race, ancestry, national origin or color, religion, sex, familial or marital status, disability, medical condition, age, sexual orientation, or source of income in obtaining housing.
- Maintain and enhance the existing housing stock as a source of low- and moderate-cost housing and as a conservation measure.
- Seek ways to eliminate substandard housing through continued enforcement of the Health and Safety Code and the provision of programs which facilitate the maintenance and rehabilitation of housing.
- Utilize code enforcement measures and incentive programs as necessary to ensure that building and safety regulations are met and to promote property maintenance.

The primary purpose of this RFP is to provide low-income families with long-term affordable housing through acquisition, rehabilitation and/or redevelopment of deteriorated or obsolete dwellings or buildings.

Successor Housing Agency-assisted affordable project rents shall consist of the actual rent plus a utility allowance for tenant-paid utilities. Acceptable methods include the HUD Utility Schedule Model (HUSM); Multifamily Housing Utility Allowance as outlined in Notice H-2015-5; Utility Company estimate; LITCH Agency estimate; or energy Consumption Model (Engineer Model). Exhibit I provides summary of affordability guidelines for monthly housing rental restrictions for Successor Housing Agency assisted rental projects.

Rehabilitated units must be rehabilitated to meet, at minimum, local building code standards. Proposals which include rehabilitation of existing dwelling units must include provisions for acceptable hazard reduction of any asbestos and/or lead-based paint present in the structure. Any asbestos present and any lead-based paint must be addressed to the satisfaction and compliance of local, state and federal laws.

4. ELIGIBLE COSTS

The following is a list of eligible costs:

- Development hard costs, such as site preparation, on- and off-site improvements, demolition, construction, major housing systems replacement, lead-based paint and asbestos abatement and utility connections.
- Costs of acquiring improved or unimproved real property for the inclusion in a project which will begin construction within a 12-month period.
- Development soft costs, such as architectural, engineering or related professional services, costs necessary to obtain financing, development fees, impact fees, certain limited legal costs associated with the development of the proposed project, costs to provide information on fair housing and affirmative marketing to prospective tenants or homeowners, and relocation costs.

Affordable Housing funds may not receive final commitment from the City of Escondido until all necessary financing is secured, a budget and production schedule is established, underwriting, market assessment and subsidy layering is complete, and construction is expected to start within 12 months.

5. PROHIBITED COSTS

The following is a list of ineligible costs:

- Project reserve accounts (except for initial operating deficit reserves) or operating subsidies.
- Pay-off or reduction of existing debt on a property, unless refinancing is undertaken in conjunction with rehabilitation.

6. **PROPOSAL REQUIREMENTS**

Proposal requirements are outlined in the attached application.

7. **EVALUATION CRITERIA**

7.1. Threshold Criterion for All Applicants

See paragraphs 2.1, 2.2 and 2.3 under Eligible Applicants.

7.2. Criteria for Proposal Evaluation

- The applicant's ability to perform the administrative, managerial, and operational functions and to oversee the services necessary for the successful completion of the proposed project.
- Reasonableness of the applicant's timeline to receive commitments of leveraged funds in order to meet HOME fund commitment deadlines.
- Project Readiness.
- The effectiveness of the proposed project in contributing to neighborhood improvement, stability, and elimination of blight.
- The effectiveness of the financing plan developed by the applicant for the long-term operation of the project.
- The effectiveness of the marketing plan and relocation plan (if applicable) developed by the applicant.
- The number of residents to be served as well as project cost on a per-bedroom basis.
- Reasonableness of the applicant's proposed timeline for project completion and achievement of full occupancy, and demonstrated ability to meet the timeline.
- The effectiveness of the proposed project in addressing identified housing priorities and in addressing the demonstrated needs of target residents.

8. **SELECTION PROCESS**

All submittals will be reviewed by Housing & Neighborhood Services Division staff to determine responsiveness to the submittal requirements. Proposals deemed to be responsive will then be reviewed by Staff and ranked in accordance with the evaluation criteria. Staff will prepare recommendations for the City Council and finalists may be invited to make a presentation to the City Council.

The Housing & Neighborhood Services Division reserves the right to request additional information on proposals submitted and may reject any and all proposals at its discretion.

9. **TIMELINE FOR LOAN CLOSING AND DISBURSEMENT OF FUNDS**

Proposals which receive favorable staff review and are recommended for funding will be presented to the City Council for conceptual approval. Upon approval by the City Council, the City of Escondido anticipates that agreement(s) for the use of funds be executed within 3 months after receipt of commitments of leveraged funds.

The City reserves the right to cancel funding commitments, if projects are not proceeding satisfactorily towards commencement of the proposed activity.

Recipients will be required to execute a loan agreement, promissory note, deed of trust, regulatory agreement and related loan and construction documents. No funds will be disbursed until the loan has been closed. Following loan closing, funds will be disbursed only for work completed, and only upon presentation of payment requests in a form prescribed by the City, with supporting documentation attached.

The Housing & Neighborhood Services Division will monitor and certify compliance with the provisions of contracts resulting from this RFP.

10. **OMITTED**

11. **CLARIFICATIONS AND ADDENDA**

Requests for clarifications regarding this Request for Proposals should be directed to Karen Youel, Housing & Neighborhood Services Manager, at (760) 839-4518 or by email at KYouel@escondido.org. Substantive changes in the submittal requirements, if any, will be made and issued in the form of an addendum that will be posted electronically on the Housing Division's website, located at <http://www.escondido.org/housing-division.aspx>. **Applicants are encouraged to check this website frequently as this will be the only manner in which Addendums (if any) will be released; no further Notices will be provided.**

12. **CONDITIONS**

By the act of submitting a proposal, respondent acknowledges and agrees to the terms and conditions of this RFP. All proposals become the property of the Housing & Neighborhood Services Division.

EXHIBIT I

RENT RESTRICTIONS – CALIFORNIA REDEVELOPMENT LAW, 2019

Unit Size	Extremely Low Income (30% AMI Units)	Very Low Income (50% AMI Units)	Lower Income (60% AMI Units)
Studio	\$453	\$755	\$906
1	\$518	\$863	\$1,036
2	\$582	\$971	\$1,165
3	\$647	\$1,079	\$1,295
4	\$699	\$1,165	\$1,398

APPLICATION FORM

Name of Organization/Corporation: _____

Address: _____

Contact Person: _____

Title: _____

Phone number: _____

Email address: _____

President, Board of Directors: _____

OR General Partner: _____

Number of Years Organization/Corporation in Existence: _____

COMPLETED PROPOSALS MUST INCLUDE ALL OF THE FOLLOWING THAT APPLY:

- Application Form
- Project Summary Form
- Preliminary Planning Review Certification (Appendix A)
- Development Budget (Appendix B or C)
- Photographs of proposed site
- Most recent financial audit of year-end financial statement
- Organization Chart
- Certification Page
- List of Board of Directors with affiliations
- Copy of tax exemption ruling (if applicable)
- Articles of Incorporation
- Partnership Agreement (if applicable)

Nonprofit Applicants:

I hereby certify that I have been authorized by action of the Board of Directors to submit an application to the Housing Division of the City of Escondido in response to the Request for Proposals released by the City of Escondido, Housing Division, to provide long-term affordable rental housing or first-time homebuyer opportunities through rehabilitation and/or redevelopment of deteriorated housing.

I hereby certify that this organization achieved 501(c)(3) status at least one year ago.

Executive Director

Date

For-Profit Applicants:

I hereby certify that I have been authorized by action of the Board of Directors to submit an application to the Housing Division of the City of Escondido in response to the Request for Proposals released by the City of Escondido, Housing Division, to provide long-term affordable rental housing or first-time homebuyer opportunities through rehabilitation and/or redevelopment of deteriorated housing.

I hereby certify that this organization received its status as a corporation/partnership at least one year ago.

President

Date

PROJECT SUMMARY:

Name of Organization_____

Project Address_____

Assessor's Parcel Number(s) (APNs)_____

Number of Units (by bedroom/bath mix)_____

Amount of Affordable Housing Funds Requested \$_____

Total Project Cost \$_____

Expected Date of:

Acquisition_____

Rehabilitation/Redevelopment_____

Occupancy_____

Date of Certification of Preliminary Planning Review_____

Number of Subsidized Units (by bedroom/bathroom mix) _____

Total Per Unit Cost \$_____

Total Per Bedroom Cost \$_____

Total Per Unit Subsidy \$_____

Total Per Bedroom Subsidy \$_____

Percentage of Households Served: Under 30% AMI_____

Under 50% AMI_____

Under 60% AMI_____

Total_____

Expected Rent Range Per Unit For: 1 Bedroom_____ Estimated Sq. Ft._____

2 Bedrooms_____ Estimated Sq. Ft._____

3 Bedrooms_____ Estimated Sq. Ft._____

4 Bedrooms_____ Estimated Sq. Ft._____

Other (specify)_____

Type of Site Control_____

Number of Currently Occupied Units_____

Income Level of Current Households_____

Number of Potential Relocation Households_____

Date Relocation Notices Sent_____

1. ORGANIZATION:

- a. State your organization's/corporation's mission.
- b. Describe the past activities/experience of your organization/corporation.
- c. Describe how the activities you are proposing under this program fit with your organization's/corporation's current and planned future activities.
- d. Describe the administrative structure of your organization/corporation.
- e. Describe your organization/corporation's long term stability, including succession planning and ownership of developments.
- f. List the names and phone numbers of 3 persons that can provide references regarding your organization's/corporation's past activities.

2. PROJECT DESCRIPTION:

- a. Describe the project to be developed, including a narrative scope of work.
- b. Describe how the project will address issues related to blight.
- c. Attach a chart showing the anticipated timeline for the following activities: site acquisition, obtaining required planning approvals, funding availability from all sources, relocation activities, start and finish of rehabilitation and redevelopment activities, marketing, rent-up, full occupancy, and any other important activities associated with your project.

3. TECHNICAL CAPACITY:

- a. Describe your capability to administer a First-time Homebuyer, development, redevelopment and/or rehabilitation program.
- b. Describe your capability to maintain long-term (45 or 55 year) affordability restrictions.
- c. Describe the experience of the development team in real estate development, redevelopment and/or rehabilitation. Attach resumes of staff and consultants specifically assigned to this project.

4. MARKETING AND MANAGEMENT:

- a. Describe target population and your experience with the population.
- b. Describe how the units will be marketed to low-income renters.
- b. Describe fair housing activities you will pursue.
- c. Describe how you will qualify potential renters.
- d. Property management:
 1. Will property management be in-house? If not, do you have a company selected?
 2. Describe previous property management experiences, including, if applicable, with rent-restricted dwelling units.
 3. Provide names and phone numbers of at least two references for property management.

5. NEIGHBORHOOD:

- a. Identify the neighborhood you will serve. Attach a map and identify boundaries.

- b. Attach census data for the census tract of the project site and describe how your project will serve the housing needs of the neighborhood.
- c. Summarize the condition of the housing stock in the neighborhood.
- d. Estimate the number of deteriorated dwelling units in the neighborhood.
- e. Document the sales prices of recent sales of units within the neighborhood.
- f. Document neighborhood services (public transportation, food stores, child care, etc.).
- g. Identify the proposed site, include, address, census tract, APN, current zoning, current building information (or if the land is vacant):

6. PROJECT SITE DESCRIPTION:

- a. Can this project be built as of right (explain)? Does your site/proposed project require any land use changes (i.e. density bonus, conditional use permit, variance)?
- b. Proximity to transit and community based resources.
- c. Site Control:
 - 1. Current owner.
 - 2. Type of options and length of time the owner will allow.
- d. Attach preliminary planning review certification received from the Planning Division.
- e. State how many units are currently occupied on the proposed site. Provide information on experience with state and/or federal relocation law. Be sure to include relocation costs, if applicable, in your initial development budget.
- f. Attach copies of relocation notices provided to residents of currently occupied units, if any.

7. PROJECT FINANCING:

- a. Provide a development budget using the provided financial pro forma templates (Attachment B or C)
- b. Identify proposed sources of funds (both private and public) and the dollar amounts for each respective source, and all uses of funds associated with the project. Please be specific about your source of funds and whether they are committed or uncommitted. If committed, attach evidence of commitments, including a description of the terms and conditions. Provide the name and phone number of a contact person to confirm committed sources of funds. If uncommitted, please describe effort already undertaken and timeline to commit funds.
- c. Provide an operating budget for the project.
- d. Estimate the percentages of owner's equity, and public and private funds you will use for the initial property acquisition.
- e. State whether your project would be feasible with a lower amount of City funding than requested in this proposal.
- f. State the number of units by bedroom size and AMI targets.

8. PROJECT TIMELINE:

- a. Attach an implementation plan with clearly stated project readiness schedule. Include the following activities in the anticipated timeline: site acquisition, obtaining

required planning and building approvals, funding commitments from all sources, relocation activities, start and finish of development or rehabilitation, marketing, rent-up, full occupancy, and any other important activities associated with your project.

9. OTHER:

- a. State anything else you would like us to know about the proposed project or your organization/corporation that is pertinent to this application. Please limit comments to one page.

Following is the rating sheet that the review panel will use to evaluate proposals.

**RATING SHEET
CRITERIA**

Name of Applicant: _____

Project Site Address: _____

Applicant meets threshold? ___ yes ___ no

THRESHOLD	YES	NO
Applicant in existence for at least one year		
Preliminary Planning Review		
EVALUATION CRITERIA	MAXIMUM POINTS	THIS APPLICATION
The applicant's ability to perform the administrative, managerial, and operational functions, and to oversee the services necessary for the successful completion of the proposed project.	19	
Reasonableness of applicant's implementation plan to obtain funding commitments and permits in a timely manner	15	
The effectiveness of the proposed project in contributing to neighborhood improvement and stability.	15	
The applicant's proposed timeline for acquiring sites and beginning construction or rehabilitation.	15	
The effectiveness of the financing plan developed by the applicant for the long-term operation of the project.	12	
The effectiveness of the marketing plan and relocation plan (if applicable) developed by the applicant.	12	
Cost effectiveness of units to be acquired, rehabilitated, or constructed and rented or sold to low-income households as well as per bedroom cost.	12	
SUB-TOTAL	100	
Bonus Section	MAXIMUM POINTS	SCORE
Non-profit sponsor	5	
Redevelopment of Significant Blight	5	
Percentage of units to be occupied by households with an annual income at 30% or less of the area	4	
Percentage of units serving homeless populations	3	
SUB-TOTAL	15	
TOTAL	115	

Reviewer: _____

City of Escondido, Housing Division
Appendix A

PRELIMINARY PLANNING REVIEW
SUBMITTAL DEADLINE IS APRIL 86, 2020

Applicant's Information:

Name of Organization: _____

Address: _____

Contact Person: _____

Phone: _____ FAX: _____

Project Information:

Project Address: _____

Assessor's Parcel Number (APN): _____

Project Description: _____

Does project propose any physical changes to the existing site plan? If so, please specify and attach site plan. _____

Are there any proposed exterior changes to existing structures? If so, please specify.

If this is an acquisition and rehabilitation project, please fill out BOTH columns. If this is a new construction project, please fill out column (2) only.

(1) Existing Unit Mix:

____ 1 Bd Units
____ 2 Bd Units
____ 3 Bd Units
____ 4 Bd Units
____ Total Units

(2) Proposed Unit Mix:

____ 1 Bd Units
____ 2 Bd Units
____ 3 Bd Units
____ 4 Bd Units
____ Total Units

Parking Conformance:

Acquisition and Rehabilitation Proposal

____ Parking spaces currently provided

New Construction Proposal

____ Parking spaces proposed

Open Space Conformance:

Acquisition and Rehabilitation Proposal

____ SF Open space currently provided

New Construction Proposal

____ SF Open space proposed

For Staff Use Only

		Notes and Comments
Zoning		
Is any discretionary or administrative permit required?		
Is design review required?		
Does project comply with zoning requirements? Need to/Requesting Density Bonus?		
No. of Units _____	Permitted _____	Proposed _____
Density	Permitted _____	Proposed _____
Parking	Required _____	Proposed _____
Height	Permitted _____	Proposed _____
Setbacks		
Front	Permitted _____	Proposed _____
Street side	Permitted _____	Proposed _____
Interior side	Permitted _____	Proposed _____
Rear	Permitted _____	Proposed _____
General Plan Land Use Designation		
Floodplain Not in floodplain _____ 100 yr floodplain _____ 500 yr floodplain _____		FEMA Panel # _____
General Plan Designation		
General Plan Overlay		
Zoning Designation		
Zoning Overlays		
Historic Significance		
Year Built		

Reviewed by Planning Staff: _____ **Date:** _____

RESOURCES

City of Escondido

<http://www.escondido.org/>

Escondido General Plan

Adopted by the Escondido City Council May 23, 2012

<http://www.escondido.org/general-plan.aspx>

HOUSING ELEMENT (within the General Plan)

<http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUpdate/GeneralPlanChapterIV.pdf>

Senate Bill No. 341: An Act to Amend Section 34176 of, and to Add Section 34176.1 to, the Health and Safety Code, Relating to Redevelopment

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140SB341

San Diego Association of Governments (SANDAG)

<http://www.sandag.org/>

ATTACHMENT B: FINANCIAL PRO FORMA

For an excel copy of the spreadsheet, please contact Karen Youel (KYouel@escondido.org)