

**RFP 15-55: AFFORDABLE HOUSING DEVELOPMENT  
QUESTIONS AND ANSWERS**

Number	Question	Answer
1	Do awarded funds have to be spent all in one year, or are they allowed to be carried over to 2-3 years?	There is no timeline or time limit to spend the funds. However, the proposed housing program or project should clearly identify an anticipated schedule for use of the funds.
2	Does the City own and land parcels for affordable housing or other owned lands that would be good candidates for high quality affordable rental housing?	Unfortunately, no. Please refer to the Project Scope for additional details.
3	With regard to the \$4.2M allotted for this project, is it the City's intent to make one large award, or multiple smaller awards?	The City is open to any and all Affordable Housing projects and ideas at this time. The evaluation panel will decide if one project warrants the entire project allotment or if multiple projects are selected for award.
4	Will the awarded projects be subject to Prevailing Wage or Davis-Bacon Wage requirements?	Prevailing wage will likely apply depending upon the amount of money awarded by the City and the type of project. However, for small improvement projects (less than \$25,000 for construction and \$15,000 for repair and maintenance), Prevailing Wage does not apply.
5	Will there be income guidelines specified by the City, or is it up to each proposer to develop their proposed income guidelines?	Projects should target extremely low-income households (30% or less than the area median income), very low-income households (50% or less than the area median income), or low-income (80% or less than the area median income). See Page 5 of RFP. The 2015 Income Limits can be accessed via the following link: <a href="http://newportbeachca.gov/Modules/ShowDocument.aspx?documentid=988">http://newportbeachca.gov/Modules/ShowDocument.aspx?documentid=988</a> . If funds are utilized for the preservation of existing affordable housing units, continuation of the existing income limits and rent structure may be considered.
6	What kind of terms does the City anticipate regarding the award(s)?	The City anticipates awarding these funds as a grant. However, depending on the scope of a proposal (for example, a home improvement program), the City may consider making the funds available as a loan that is repayable to the City upon the sale of a property.
7	Can you provide any more details regarding the scoring metrics and criteria that will be used to determine award?	Please refer to the Review Criteria listed on Page 4 of the RFP for project evaluation criteria. To provide flexibility and to allow for a variety of proposals, the evaluation criteria is not weighted. A panel of City staff will review, evaluate, and rank each proposal taking into consideration how each proposal implements the review criteria and best addresses the City's housing needs.
8	Who will be on the Evaluation Panel for this RFP?	The final panel is not yet determined, although the Community Development Director will have final authority in appointing panelists.
9	Is the City's goal in this RFP to increase the stock of Affordable Housing units in the City, or to enhance existing units?	Both of these goals are targets of this RFP. Please see Page 10 for Program Scope and the types of projects or programs that are eligible.

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10	How will the City and the Evaluation Panel handle proposals that require zoning changes?	Proposals should include any and all proposed zoning changes. The Evaluation Panel and City staff will assess these proposals on a case-by-case basis to determine feasibility and recommendation for award.
11	How will the selection process work after the RFP closes?	The Evaluation Panel assigned to this RFP will review all proposals and report to the Affordable Housing Task Force. Staff and the Task Force will then make a recommendation to the City Council for final award. The City Council is the final authority in approving or rejecting awards.
12	Given the flexible nature of this project and RFP, will the City consider projects that have Inclusionary Housing requirements?	The City will not consider awarding funds to projects that would utilize the award to implement prior affordable housing obligations such as inclusionary housing requirements. However, the funds may be used to provide additional affordable housing units above and beyond the minimum housing requirements. The funds may also be used to extend affordability covenants to existing developments that were developed as inclusionary housing or density bonus projects that are now at risk of converting to market-rate developments.
13	Has anyone approached the City regarding the 12 units in West Newport behind Cappy's?	The site was previously considered for replacement affordable housing by a private developer associated with the demolition of an apartment building within the coastal zone that contained six units occupied by low- or moderate-income tenants. The required replacement housing has since been provided at another location.
14	Can proposers submit a proposal containing two different potential sites?	A separate submittal shall be submitted for each proposed site.