

HOUSING SUCCESSOR AGENCY SCATTERED SITE RFP PROPERTY DISPOSITION

City Council
October 18, 2021



PRIOR ACTIONS

2019 Property Report

- Council Direction on options for disposition – must be sold or developed by February 2023

HCD Cleanup

- Site title and control – assistance from DLA
- Resolution regarding Surplus Property Exemption

Property RFP

- Prepared and Advertised – several responses received

SITES

| # | Address | Lot Size (AC) | Lot Size (SF) | Zoning Code | Land Use |
|----|--------------------------------|---------------|---------------|-------------|--------------------------|
| 1 | 1823 I Street | 0.05 | 2,100 | R-4 | High Density Residential |
| 2 | 1815 I Street | 0.06 | 2,400 | | |
| 3 | 205 W. 18 th Street | 0.07 | 3,000 | | |
| 4 | 211 W. 18 th Street | 0.17 | 7,500 | | |
| 5 | 202 W. 19 th Street | 0.17 | 7,500 | | |
| 6 | 1744 I Street | 0.11 | 5,000 | | |
| 7 | 49 W. 18 th Street | 0.25 | 10,800 | | |
| 8 | 150 W. 19 th Street | 0.17 | 7,500 | | |
| 9 | 26 W. 18 th Street | 0.17 | 7,500 | | |
| 10 | 73 South R Street | 0.47 | 20,416 | R-1-6 | Low Density Residential |

HCD SURPLUS LAND REQUIREMENTS

- *Not less than 80 percent of the area of any parcel of property disposed of pursuant to this section shall be used for development of housing.*
- *Not less than 40 percent of the total number of those housing units developed on any parcel pursuant to this section shall be affordable to households whose incomes are equal to, or less than, 75 percent of the maximum income of lower income households (60% AMI), at least half of which shall be affordable to very low-income households (50% AMI).*
- *Dwelling units produced for persons and families of low or moderate income under this section shall be restricted by regulatory agreement to remain continually affordable to those persons and families for the longest feasible time, but not less than 30 years, pursuant to a method prescribed by the city. The regulatory agreement shall contain a provision making the covenants and conditions of the agreement binding upon successors in interest of the housing sponsor. The regulatory agreement shall be recorded in the office of the county recorder of the county in which the housing development is located. The regulatory agreement shall be recorded in the grantor-grantee index to the name of the property owner as grantor and to the name of the city as grantee.*

HCD HOUSING SUCCESSOR REQUIREMENTS

- *May only assist low income (80% AMI or below)*
- *Up to 50% of rental units assisted may be restricted to seniors*
- *Between 2019-20 to 2020-24:*
 - *Must assist at least 30% extremely low income rental (30% AMI or below)*
 - *May assist no more than 20% low income (60-80% AMI)*

RFP RESPONSES

Linc Housing Inc.

Housing Development Corporation
Monterey

Habitat for Humanity Merced County

*Custom Containers 915 – Merced
Rescue Mission

* Received after RFP Closed



LINC HOUSING INC.



Sites 1-5

40 Units – all 1 Bdr.

77 units/ac – Density Bonus

Veterans and Homeless Prevention

Land Donation Only – no other funding

LINC HOUSING



HOUSING DEVELOPMENT CORPORATION MONTEREY

Sites 1-6

70 – 50 studios, 15 – 1 Bdr, 6 – 2 Bdr

109 units/ac – Density Bonus

Seniors and Disabled Veterans

Land Donation and \$735,000

**HOUSING
DEVELOPMENT
CORPORATION
MONTEREY**



HABITAT FOR HUMANITY MERCED COUNTY

Preference of Sites 1-3

Would consider any

1 unit per lot - ownership

Land Donation – may need fee and
permit assistance – CDBG or HOME

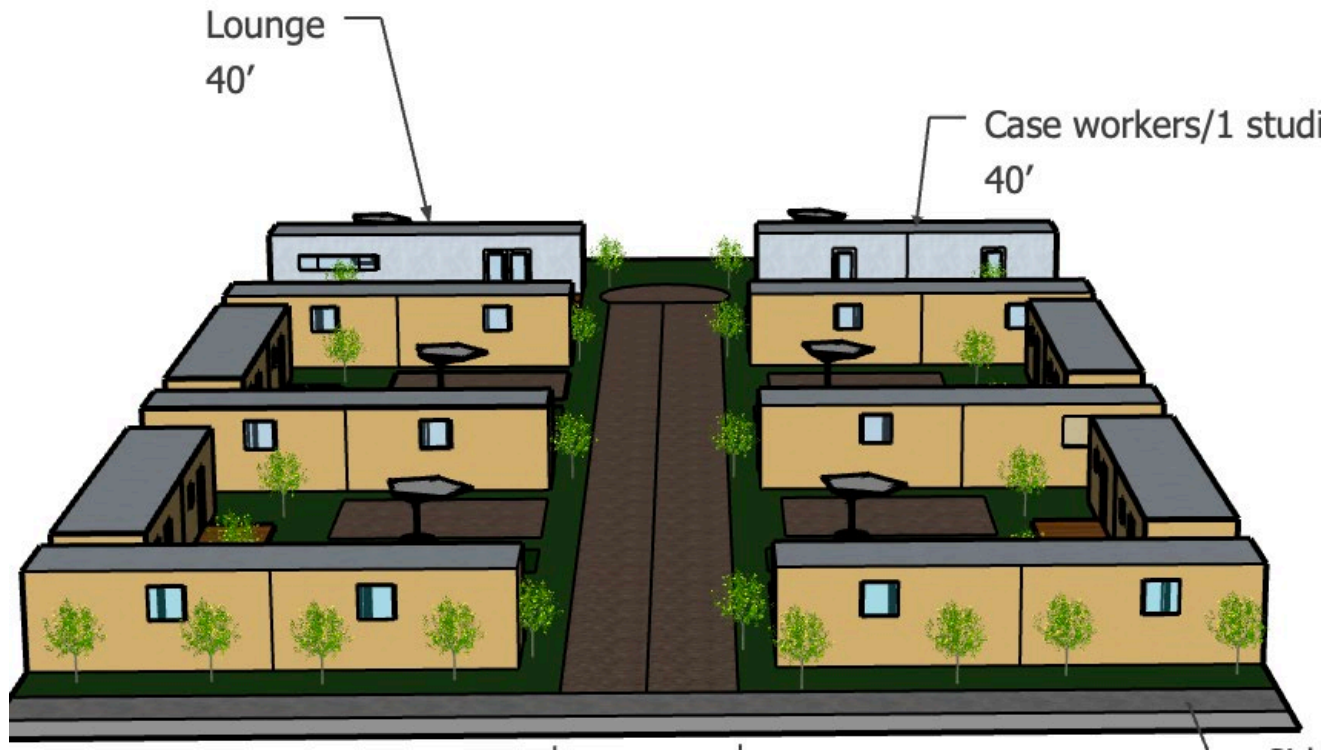
CUSTOM CONTAINERS 915 - MERCED RESCUE MISSION

Site 10

12 Containers – 20 Studio Units

Homeless Veterans

Land Donation



CUSTOM CONTAINERS 915 — RESCUE MISSION

RECOMMENDATION

Sites 1-5 Linc Housing – fewer units than HDC, less financial contribution, Density

Sites 6,7,8,9 – 6&8 Habitat for Humanity, 7&9 HDC

Site 10 – Custom Containers 915 – Merced Rescue Mission

WHAT HAPPENS NEXT?

Exclusive Negotiations Agreement - ENA

Authority allows for
Negotiation of terms
– demonstrates
project support

Disposition Development Agreement – DDA, Security, Regulatory Documents:

Outlines Land
Transaction Process

Other Financing & Entitlements:

Post DDA, may
include Density Bonus
and other processes -
approvals

Building Permits

Secure other
Financing