

Developer Section for 855 E. Laurel Drive for the Design and Development of an Affordable Multifamily Rental Housing Project



Community Development Department
October 4, 2022

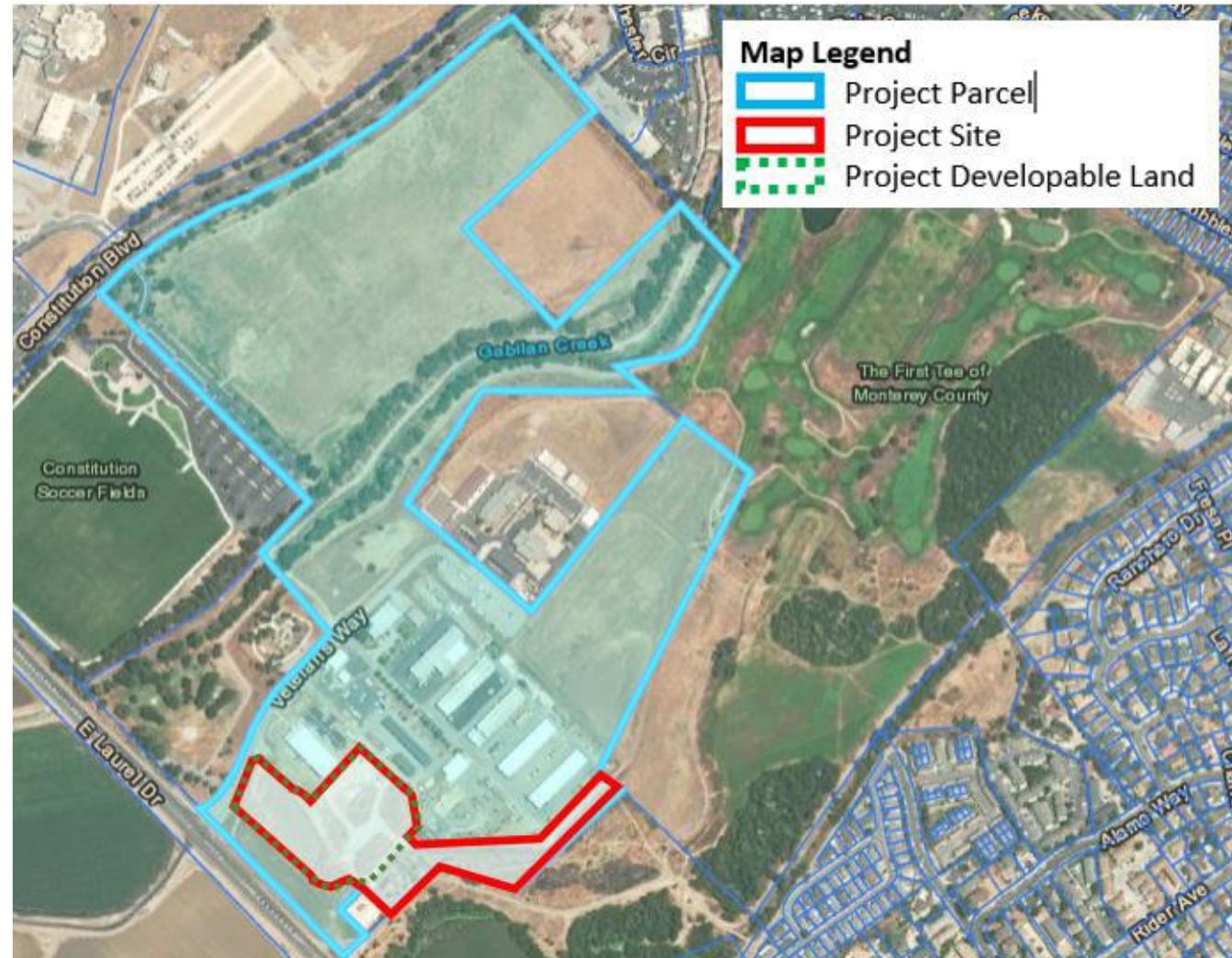
Recommendation

- Select Eden Housing Inc. as the developer for the design and development of a 100% Affordable Multifamily Rental Housing Project at 855 E. Laurel Drive; and
- Authorize the City Manager or designee to continue to work with the County in negotiating and drafting an Exclusive Negotiating Agreement and modifying the City/County MOU to clarify development responsibilities, funding, and the equitable split of the Project's developed housing units applicable to each jurisdiction's Regional Housing Needs Allocation

855 E. Laurel Drive – RFQ Process

- **Overview/Timeline**

- City and County joint process
- Published – May 6, 2022
- Original Deadline – June 6, 2022
- Extended Final Deadline – June 24, 2022
- 100 % Affordable Multifamily Rental housing Project
- Minimum Units: 50
- Lease Agreement – 55 Years
- Affordability Restriction – 55-Year
- Facilitated Site Visit



RFQ Process & Evaluation

- **Proposals**

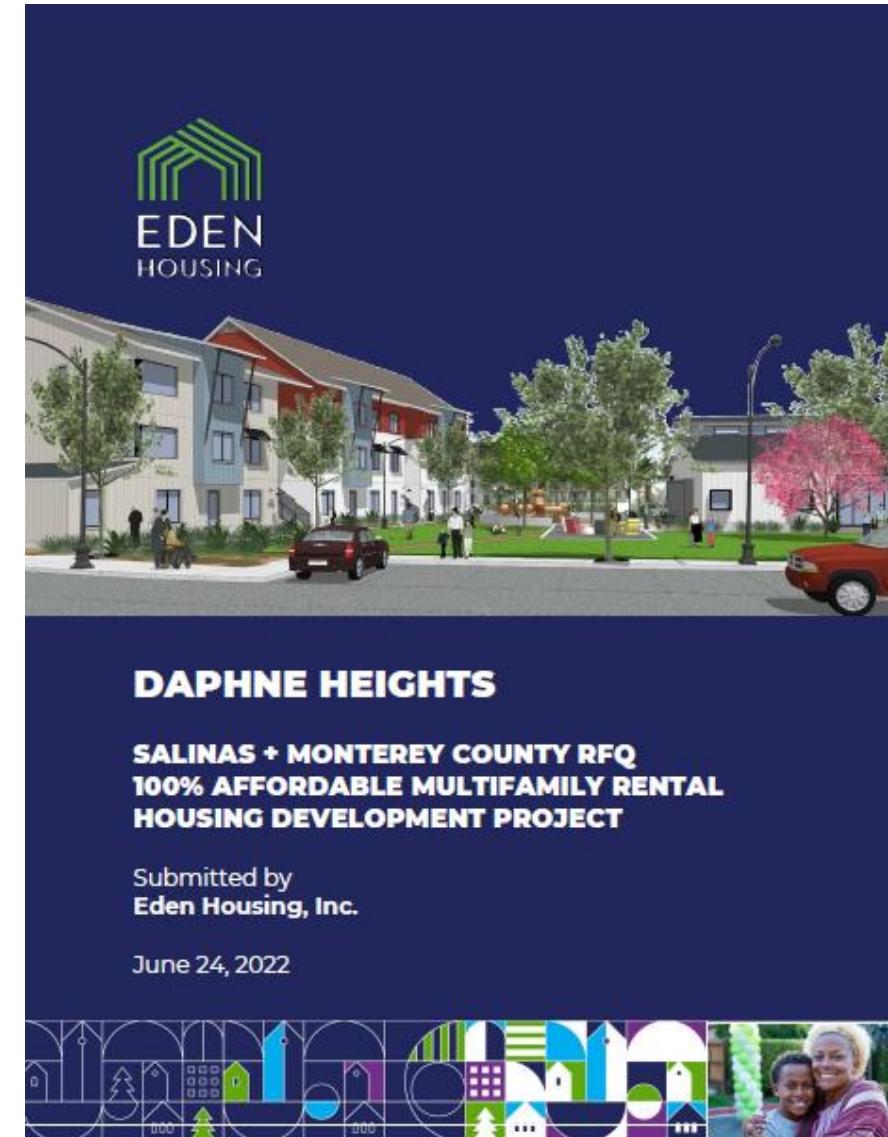
- 8 received
 - 7 accepted
 - 1 rejected (late submission)

- **Rating and Ranking Committee**

- Composed of 6 members
 - 2 City Staff / 2 County Staff / 2 NCDC Staff

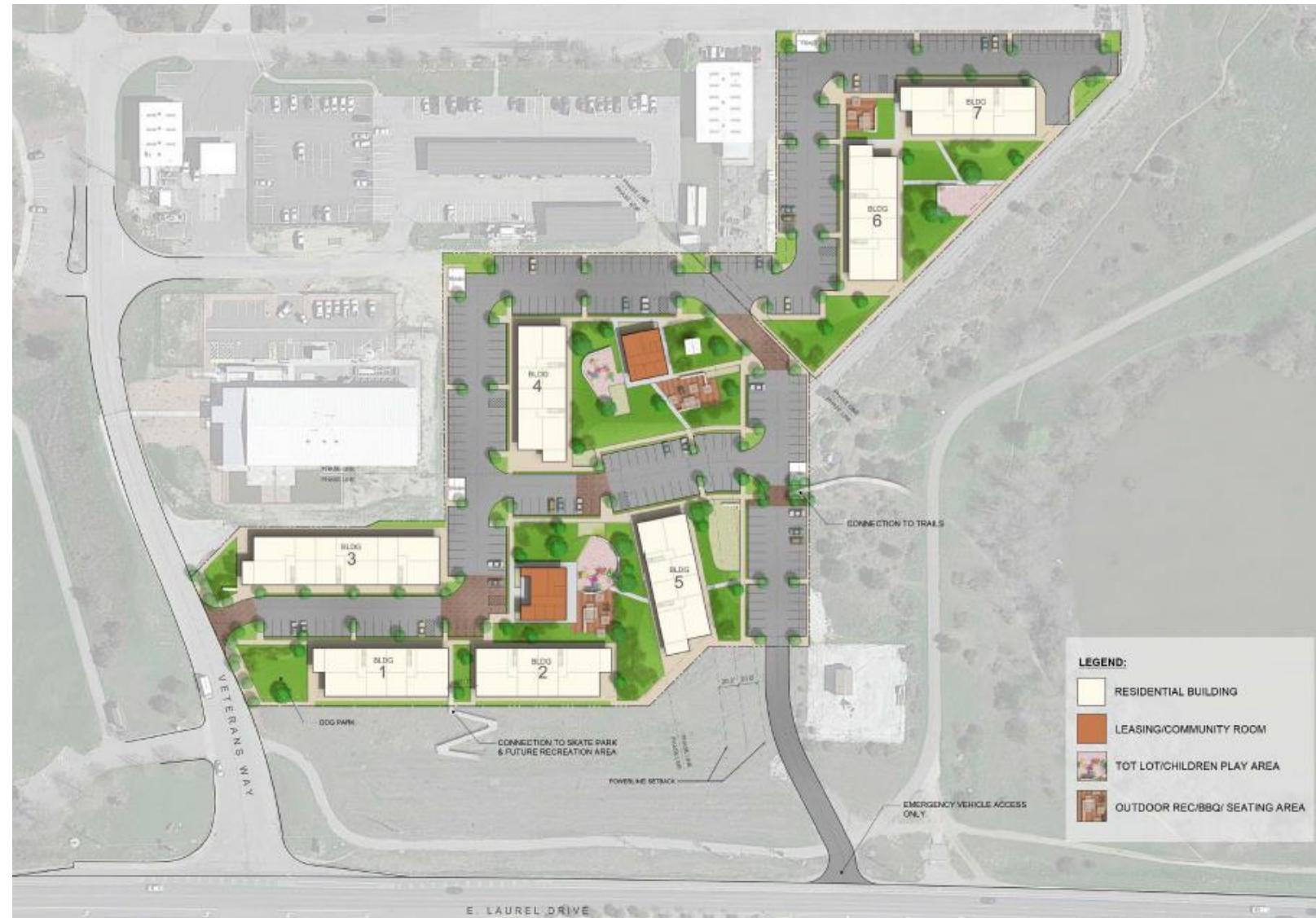
- **Interview Committee**

- Composed of 7 members
 - 2 City Staff / 3 County Staff / 2 Community Members
 - 4 highest-ranked development teams interviewed



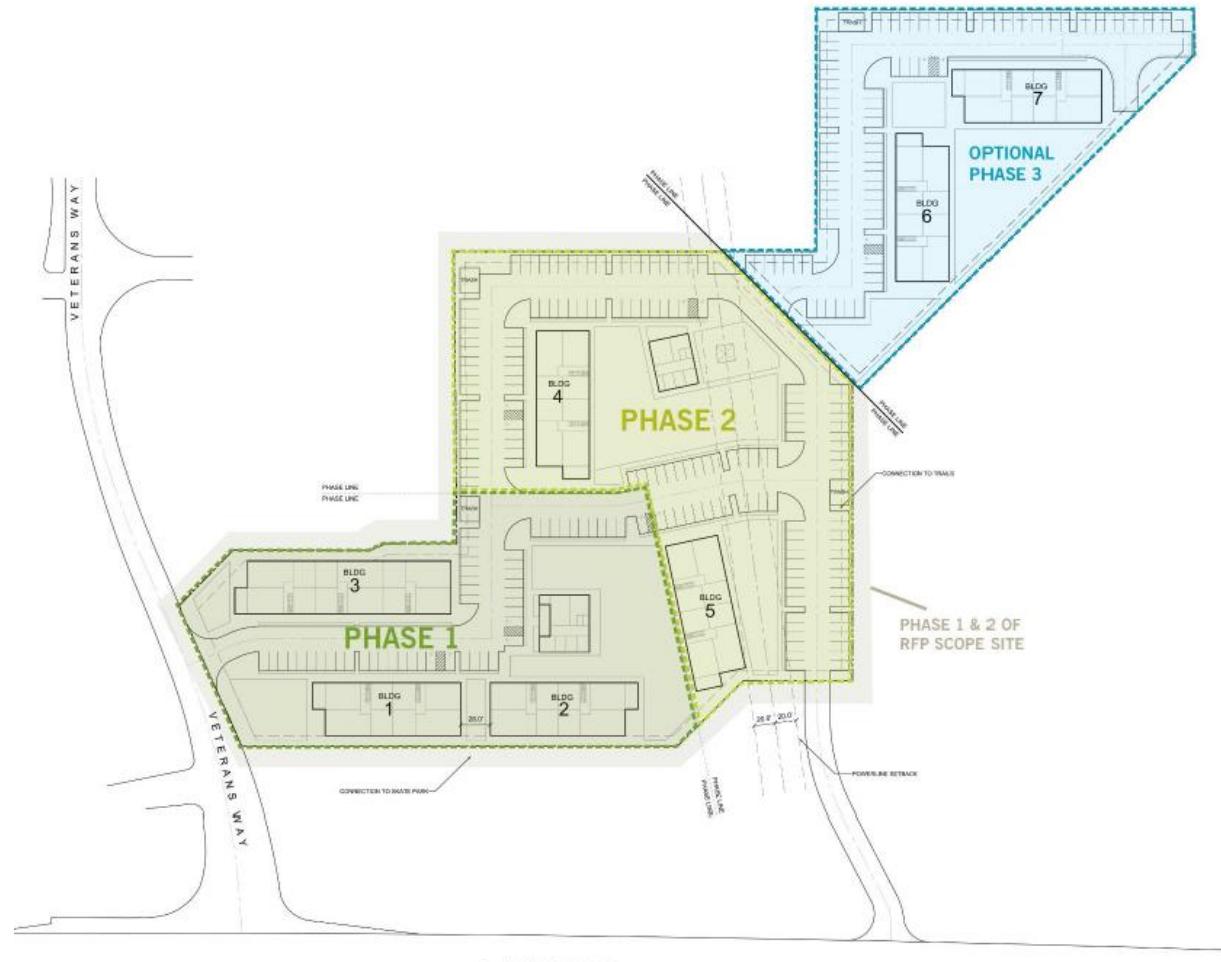
Eden Housing Inc. – RFQ Proposal

- Rating and Ranking Committee
 - Top Score
- Interview Committee
 - Top Score
- Proposed Site Plan
 - Scenario A – 132 units (5 Acres)
 - Scenario B – 180 Units (6.85 Acres)



Eden Housing Inc. – RFQ Proposal

- **Project Phasing**
 - 2 phases
- **Potential 3rd Phase**
 - Through expansion of site to include additional County land
- **Flexibility and Opportunity**
 - Unit Count
 - Unit Bedroom Size Composition
 - Targeted clientele
 - Tax Credits
 - Pursuit of project funding



Eden Housing Inc. – RFQ Proposal

Initial Phase



Phase 1 Overview

Structure	Use	Size
Building 1	24 Units Residential	19,800 SF
Building 2	24 Units Residential	19,800 SF
Building 3	36 Units Residential	29,400 SF
Clubhouse 1	Management, Community Room	2,500 SF
Outdoor Open Space	Recreation, Play Area	19,200 SF
Parking	Surface parking @ 1.5 Spaces per Unit	126 Stalls

Eden Housing Inc. – RFQ Proposal

Scenario A – 48 Units



Phase 2 Overview (Scenario A)

Structure	Use	Size
Building 4	24 Units Residential	19,800 SF
Building 5	24 Units Residential	19,800 SF
Clubhouse 2	Management, Community Room	1,800 SF
Outdoor Open Space	Recreation, Play Area	19,200 SF
Parking	Surface parking @ 1.5 Spaces per Unit	72 Stalls

Eden Housing Inc. – RFQ Proposal



Scenario B – 96 Units



Larger Phase 2 Overview (Phase 2 + Optional Phase 3 Areas)

Structure	Use	Size
Building 4	24 Units Residential	19,800 SF
Building 5	24 Units Residential	19,800 SF
Building 6	24 Units Residential	19,800 SF
Building 7	24 Units Residential	
Clubhouse 2	Management, Community Room	2,500 SF
Outdoor Open Space	Recreation, Play Area	31,800 SF
Parking	Surface parking @ 1.5 Spaces per Unit	144 Stalls

Departmental Coordination

- City Attorney
- County of Monterey

CEQA Consideration

The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) per Guidelines Section 15378.

Strategic Plan Goals & Strategies

- Housing/Affordable Housing
- Effective and Culturally Responsive Government

Fiscal and Sustainability Impact

- No commitment of funds at this time

Questions & Comments