

Q&A | Elmonica Station Affordable Housing Development

What are the steps of Beaverton and Metro's approval processes? City of Beaverton and Metro staff will review the proposals and provide information to a joint panel including members selected by the City and Metro. The panel recommendation will go through the City of Beaverton and Metro selection process. City of Beaverton's selection process includes recommendation review by the Housing Technical Advisory Group and the City's Real Estate Committee. The review and recommendation are forwarded to the Mayor and subsequently City Council for selection. Metro's TOD Steering Committee will need to recommend an approval to the Metro COO. This recommendation is subject to review by Metro Council.

What is Spanos planning to develop? Spanos is planning a multi-family apartment project on the surrounding properties.

Will there be an RFP after the RFQ? No. This will be a single stage solicitation.

What is the acreage of the parcel? 1.07 acres. An ALTA survey has been uploaded to the RFQ website.

What is the anticipated size of the required PGE vault? PGE anticipates that a 612 vault (6'-9" in width & 12'-9" in length) will likely need to be utilized. Further discussions with the City of Beaverton will be required to determine if the vault can be completely located under the sidewalk in the ROW or if it will need to include part of the property.

How many family sized units will be required? Proposals must provide at least 29 units of two bedrooms or more.

How many 30% units will be required? Proposals must provide at least 28 30% AMI units.

What SDC reductions will be available? The City has a mechanism to alleviate SDC costs for affordable housing but other taxing districts may not waive their SDCs. Tualatin Park and Recreation District offers a full waiver program for 30%AMI units and a 50% reduction for other affordable units restricted at 60% AMI or lower.

Is there a preference for which types of units be restricted at 30% AMI? The City and Metro would like to see a reasonably proportionate distribution of 30% units across different unit configurations. The City and Metro would prefer that vouchers be applied to family sized units.

Has there been discussion for of access from Baseline Road? Preliminary discussions with the County suggest that it is likely that only right in/right out movements would allowed on both Baseline Road and 170th Avenue.

What parking ratio did Metro and Beaverton assume for the unit goal? Staff assumed a parking ratio of 0.75 spaces per unit.

What is the expectation for PSH units? While there is no requirement for PSH units, PSH units are encouraged provided they include adequate funding for resident services specific to PSH household needs.

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If the 30% unit target is satisfied, can the balance of units be regulated at 80% of AMI? To achieve its LIS goals, the City of Beaverton needs at least 60 units to be regulated at 60% AMI or less. Additional units above that threshold could be up to 80% of AMI.

Would a 0.3 or 0.5 space per unit parking ratio be reasonable for this location? At this preliminary stage, Staff believes a 0.75 parking ratio is achievable at this location given the expected number of two-bedroom units. A lower parking ratio may or may not be supported depending on the anticipated population served by the proposed housing.

Are there other underwriting requirements? Among other factors, staff will be evaluating the reasonableness of financial assumptions, reliance on other competitive funding sources, requested capitalized developer fee, capacity to deliver and the value provided by the proposal.

What are you looking for in partnerships for trade associations? The City and Metro are interested in how teams can leverage partnerships with trade associations or like, to create workforce opportunities for woman and minority laborers and contracting opportunities COBID certified firms.

What is the expected timeline for development, 3-5 years? The City and Metro are seeking proposals that can be developed within 3 years.

Are there additional right-of-way costs? The RFQ identifies known and currently expected right of way dedications and potential improvements which may be required. However, these investigations have only been preliminary and the cost of any required improvements has not been estimated.

Are drawings limited to 8/12 x 11 sheet size? Yes.

Is there overlap for the 29 units at 30% AMI requirement and the 29 family units? Yes the 29 30% units can also be family sized.

Can you further describe your expectations with partnering/coordinating with the development firm building on the adjacent lot? How are the development schedules for both lots related? Metro and Beaverton have no expectations for submitting teams to coordinate or communicate with the adjacent developer for submissions to this proposal. The selected team should be prepared to develop the site currently offered by the City and Metro. The selection process will only score proposals on Metro's existing property.

NEW - How should City of Beaverton SDCs be listed in the Sources proforma? City of Beaverton SDC costs should be labeled as a city contribution in the Sources page of the proforma.

NEW – When is the final deadline for RFQ submission? Friday, January 15, 2021.