

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA DECLARING EUREKA COMMUNITY PARTNERS THE PREFERRED PROPOSER OF BID NO. 2023-21: AFFORDABLE HOUSING PROJECTS ON CITY-OWNED PROPERTIES II, PARKING LOTS AT 5TH AND D STREETS AND 6TH AND L STREETS REQUEST FOR PROPOSAL (RFP); FINDING THE PROJECT TO DEVELOP AFFORDABLE HOUSING AT SITES CITY-4 AND CITY-5 EXEMPT FROM CEQA; AND AUTHORIZING THE CITY MANAGER TO PROCEED WITH A MEMORANDUM OF AGREEMENT

WHEREAS, to help alleviate our local housing crisis and help the City achieve its Regional Housing Needs Allocation (RHNA) as required by the State Department of Housing and Community Development (HCD), the City's 2019-2027 Housing Element includes Implementation Program IMP H-34: Affordable Housing on City-Owned Properties which involves a Request for Proposal (RFP) process whereby fourteen City-owned parcels at eight separate locations will be put up for lease or sale to affordable housing developers, with a goal of contractually requiring developers to construct at least 330 deed-restricted affordable housing units on City-owned parcels by 2028; and

WHEREAS, on April 4, 2023, Council reviewed and approved a draft 2023 RFP package soliciting affordable housing projects on the City-owned properties at 5th and D Streets and 6th and L Streets, referenced as Sites City-4 and City-5, and the purpose of the RFP is to identify a developer with interest, resources, and experience to create affordable housing on the subject sites; and

WHEREAS, the RFP proposals were due on June 8, 2023, and the City received three proposals in response to the RFP by the deadline (1. Eureka Community Partners [Brinshore Development LLC and Operative Office], 2. the Wiyot Tribe/Dishghamu Humboldt CLT, and 3. Danco Communities); and

WHEREAS, on June 27, 2023, the review panel met and reviewed the three proposals based on the evaluation selection criteria described in the RFP; and each panel member provided a completed scoring worksheet which was tabulated into a scoring matrix; and

WHEREAS, out of a total of 100 scoring points, Eureka Community Partners had the highest average score with 89.8 points, Dishghamu Humboldt had an average of 76.2 points, and Danco had an average of 69 points, and therefore, Staff recommended the City Council declare Eureka Community Partners as the preferred proposer; and

WHEREAS, upon approval by the City Council, the City Manager will enter into a Memorandum of Agreement (MOA), and the MOA will establish: 1) the general tasks to be undertaken by the Developer and City during the term of the Agreement; and, 2) the procedures and standards for the negotiation by the City and Developer for a future Disposition and Development Agreement (the "DDA") which will be brought back to

Council for approval at a later date if an agreement satisfying both parties is obtained;
and

WHEREAS, the future development of affordable housing on Sites City-4 and City-5 is a project subject to the provisions of the California Environmental Quality Act (CEQA).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Eureka, that:

1. Eureka Community Partners is the preferred proposer of BID No. 2023-21: Affordable Housing Projects on City-owned Properties II, Parking Lots at 5th and D Streets and 6th and L Streets (Sites City-4 and City-5) RFP; and
2. The project to develop affordable housing at Sites City-4 and City-5 is exempt from CEQA pursuant to Public Resources Code Sections 21159.21 and 21159.23 and CEQA Guidelines Sections 15192 and 15194 because the project (1) meets the eligibility criteria for the affordable housing exemption, and (2) does not trigger the land use and environmental thresholds and exceptions for affordable housing and residential infill projects; and
3. The City Manager of the City of Eureka is authorized to proceed with a Memorandum of Agreement with the preferred proposer.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 18th day of July, 2023 by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS

Kim Bergel, Mayor of the City of Eureka

Attest:

Pamela J. Powell, City Clerk

Approved as to Administration:

Approved as to form:

Miles Slattery, City Manager

Autumn Luna, City Attorney