

230 Main RFP

Questions & Responses as of July 11, 2024

Questions

1. Will RFP responses only be accepted if they meet the 55 year and all units at 60% AMI criteria or is some flexibility allowed?

a. Response: A goal of the RFP is to establish long-term housing affordability (55+years) up to 60% AMI for all units. The City of North Bend is looking for creative solutions to meet its affordable housing goals and will accept all proposals.

2. 60% AMI means the tenants must earn less than a combined household income of \$87K, correct?

a. Response: Below are the ARCH Regional Coalition 2024 Income Limits as of April 26, 2024, at 60% AMI:

1-Person	2-Persons	3-Persons	4-Persons
\$61,908	\$70,752	\$79,596	\$88,440

3. We estimate a max number of units at about 18 with current zoning, parking and set back requirements. Has anything changed with these requirements?

a. Response: The RFP does not set a minimum or maximum for the number of units on the property. Depending on the proposal selected by City Council, City of North Bend staff could recommend a development agreement to City Council to amend design standards and other development requirements to reach affordable housing goals.

4. Do you have an approximate unit capacity or target? This would help our sending this RFP to appropriate developers.

a. Response: The RFP does not set a minimum or maximum for the number of units on the property. The City of North Bend is looking for creative solutions to meet its affordable housing goals and will accept all proposals.

5. The project is slated for rental housing. Is there an interest in an affordable home ownership approach?

a. Response: A goal of the RFP is to establish long-term affordable rental housing at 60% AMI for all units. However, the City of North Bend is looking for creative solutions to meet its affordable housing goals and will accept all proposals to include home ownership.

6. Has the City of North Bend discussed the 230 Main affordable housing project with the State of Washington or King County Housing Authority?

a. Response: No, the City of North Bend has not discussed the project with the State of Washington or King County Housing Authority.

7. What is the current infrastructure at the site to support an affordable housing project?
 - a. Response: The City of North Bend will need to research the current utility infrastructure at the site. The site did have a single family house on the site which has since been removed. Depending on the proposal selected by City Council, city staff would work with a developer to establish the infrastructure needed to support the project.
8. Would the City of North Bend sell or leasing the property to a developer?
 - a. Response: The City of North Bend is open to either selling or leasing the property whichever is best to achieve City Council's goals for this project.
9. Has the City of North Bend talked with local social service agencies about this affordable housing project?
 - a. Response: The City of North Bend has not talked to social service agencies specifically about this project. However, the City is in ongoing discussions with social service agencies to make sure there is adequate social service support to meet the community's needs.
10. When will the City of North Bend's Comprehensive Plan update be completed?
 - a. Response: The City of North Bend anticipates the updated Comprehensive Plan will be adopted by City Council by the end of 2024.
11. What is the current state of the infrastructure/utilities to the site? Can it support an affordable housing project?
 - a. Response: A survey was completed for the property on December 29, 2023. The survey found the utilities (gas, electric, water, sewer, telecom) can adequately serve the site.
12. What building types can be constructed on the property—multiplex, court, or hybrid?
 - a. The RFP does not specify what building types should be constructed on the property. The City of North Bend is seeking innovative proposals that meets the RFP's affordable housing goals.
13. Based on page 13 of the City of North Bend's Form Based Code for downtown, what are the allowable frontage projections for front yards, porches and fences, dooryards, stoops, and forecourts?
 - a. Please follow the guidelines in North Bend's Form Based Code. City of North Bend staff could recommend a development agreement to City Council to amend design standards and other development requirements to reach affordable housing goals.
14. Is the private open space 100 square feet per unit regardless of unit size (studio, one-two-three bedroom)?
 - a. The Building Type Sheets within the Form Based code are guidelines and not strict code standards. Please follow the guidelines in North Bend's Form Based Code. The pictures of building types within the Form Based Code Document provide examples of the types

of building that support the code's guidelines. City of North Bend staff could recommend a development agreement to City Council to amend design standards and other development requirements to reach affordable housing goals.

15. Is the parking ratio for the property (inside Downtown Commercial zone) studio: 1:1; 1 bedroom: 1:1; two bedrooms: 2:1? Are tandems, ok?
 - a. Please see table 18.16.090 for parking requirements inside the Downtown Commercial Zone. The parking ratios in the question are correct. Tandems are allowed but no more than two deep.
16. Is the guest parking ratio 1:5 and allowed along street curbs?
 - a. Please see table 18.16.090 for parking requirements inside the Downtown Commercial Zone. The parking ratio for guest parking is correct and a portion are allowed along street curbs.
17. Are electric vehicle charging stations required for the development?
 - a. Charging stations are only required for owner-occupied homes or condos.
18. Are the setback requirements for the 230 Main site the following: front yard (20'-0"); porch and fence (8' minimum, depth, and width 18" above sidewalk); stoop (5' minimum, depth, and width 18" above sidewalk)?
 - a. Please follow the guidelines in North Bend's Form Based Code. The pictures of building types within the Form Based Code Document provide examples of the types of building that support the code's guidelines. City of North Bend staff could recommend a development agreement to City Council to amend design standards and other development requirements to reach affordable housing goals.
19. Is bike parking needed to conform to the requirements?
 - a. There is no code requirement for bike parking, but it is encouraged.