

COUNTY OF YOLO

County Administrator's Office

REQUEST FOR INFORMATION
FOR
DEVELOPMENT OF COUNTY-OWNED PROPERTY AT
THE CORNER OF 5TH STREET AND OAK AVE IN
WOODLAND, YOLO COUNTY

Responses Due: March 1, 2021

At:

*County of Yolo
Office of the County
Administrator
625 Court Street, Room 202
Woodland, CA 95695*

RFI Coordinator:
Charlie Tschudin

County of Yolo
RFI FOR DEVELOPMENT OF COUNTY-OWNED PROPERTY AT THE
CORNER OF 5TH STREET AND OAK AVE IN WOODLAND

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I. INFORMATION REQUESTED

A. PURPOSE OF REQUEST

The County of Yolo (the “County”) invites responses from public and private partners to develop an approximately 0.65-acre, County-owned parcel (APN 006-222-010) at the corner of 5th Street and Oak Avenue in Woodland, CA, with affordable housing that serves either seniors or young families, or that which provides for what is called *the missing middle housing*, including duplexes, fourplexes, cottage courts and multiplexes.

The County is issuing this RFI as a means of information gathering and assessment of developer interest and potential funding sources. This RFI is for planning purposes only and should not be construed as a solicitation nor should it be construed as an obligation on the part of the County to enter a contract. This RFI should not be construed as a means to pre-qualify vendors. The County may utilize the results of this RFI in drafting a competitive solicitation (RFP) or invitation for bids (IFB) for the subject services/products/equipment. Any future contract that may be awarded must comply with County procurement requirements.

Participation in this RFI is voluntary and County will not pay for the preparation of any information submitted by a respondent or for the County’s use of that information.

B. BACKGROUND

The County owns a vacant 0.65-acre parcel at the southeast corner of 5th Street and Oak Ave in Woodland, CA 95695. See Attachment A “Vicinity Map” for the parcel’s location within the City of Woodland, and Attachment B “Parcel Layout” for parcel’s configuration and dimensions.

In May 2019, the County and other project partners previously explored the idea of developing a Tiny Home Project Village on the property. The project would have resulted in 22 manufactured homes that meet State of California Housing and Community Development standards and carry the U.S. HUD manufactured housing label. The project was to provide temporary housing for those members of the community transitioning towards independent living from an institutional setting. The Board of Supervisors did not approve the project and subsequently directed staff to initiate an engagement process to solicit community feedback regarding potential future uses of the site. See Attachment C “10.6.20 Staff Report”.

The public outreach to the community members in the vicinity of the County-owned 5th Street and Oak Ave parcel consisted of three meetings where participants were tasked with identifying elements of a future development that could contribute to the existing sense of place and with articulating why certain uses would or would not be a compatible use of

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the site. A description community participants' preference is as follows:

- Housing for seniors and or first-time home buyers were preferred residential use types identified by the community as being compatible;
- Any future housing development should include an affordable component and any potential developer(s) should consult with the City of Woodland, Yolo County, and Yolo County Housing to explore grant opportunities for project funding and to ensure the units remain affordable.
- Future development should provide additional aesthetic or curb-appeal to the neighborhood.
- Provision of on-site parking is preferred;

Location

The property is located within the City of Woodland but not currently subject to City of Woodland zoning requirements because it is owned by Yolo County.

The City of Woodland General Plan 2035 land use designation for the property is Downtown Mixed Use (DX) which allows for an unlimited gross density of units and a floor area ratio (FAR) of 1.0 to 4.0 for all uses combined. The property is on the edge of the city's DX land use designations and is immediately adjacent to neighborhoods to the west and south of the project site with low density residential (LD) land use designations.

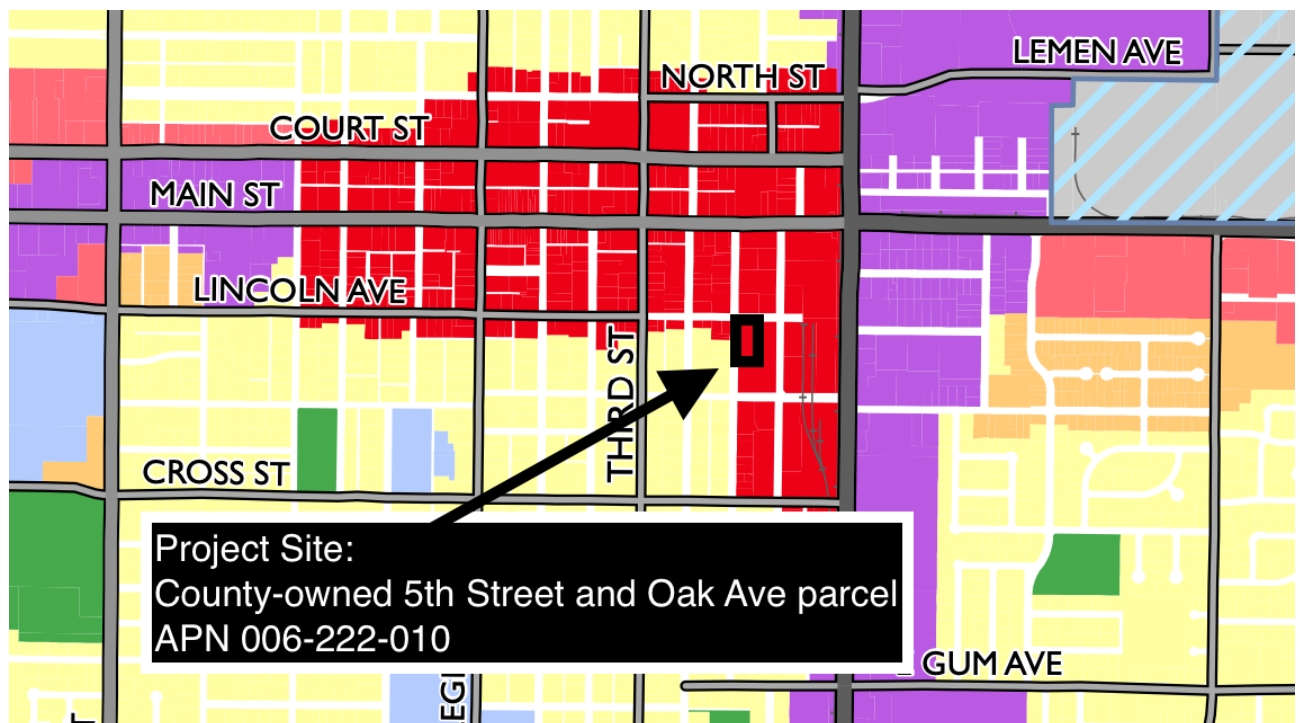


Figure 1: City of Woodland General Plan 2035, Figure 2-5: Land Use Diagram

C. CONTENTS OF RESPONSES

All respondents shall address the following items in detail in any proposal submitted for review by Yolo County.

1. GENERAL DESCRIPTION

The County is interested in responses detailing the respondent's proposed use of the 5th Street and Oak Ave parcel, including site specific design components such as the type, size, and total number of dwelling-units, whether the units will be rental or owner-occupied, details around parking and onsite amenities, and information related to any potential project partners and funding sources. The response should outline how it meets the criteria outlined by the community members or why it does not.

2. TEAM MEMBERS

The proposal shall designate a point of contact for the development team and proposal shall identify all of the development team members.

3. EXPERIENCE

Each proposal shall include a brief summary of the respondent's experience, past projects of similar nature and size in California, including Woodland, Yolo County and/or the Sacramento Metropolitan Region.

4. APPROACH

Provide a general summary of the project team's tentative vision and approach to planning, design, development, construction and operation. Include a brief overview of any additional community outreach that be conducted as a component of the project schedule.

II. SUBMITTING PROPOSALS

A. METHOD OF SUBMISSION AND DEADLINE

Responders should submit response to Charlie.tschudin@yolocounty.org by **March 1, 2021**

Hard copies can also be submitted to:

Charlie Tschudin
County of Yolo
Office of the County Administrator
625 Court Street, Room 202
Woodland, CA 95695

Faxed submissions will not be accepted.

B. GENERAL INSTRUCTIONS FOR PROPOSALS

1. RFI COORDINATOR

The following RFI Coordinator shall be the main point of contact for the RFI:

Charlie Tschudin
County of Yolo, Office of the County Administrator
625 Court Street, Room 202
Woodland, CA 95695
Charlie.tschudin@yolocounty.org

2. DISCLOSURE OF RESPONSE CONTENTS

All responses become property of the County, which is a public agency subject to the disclosure requirements of the California Public Records Act (CPRA, California Government Code §6250 and following). The CPRA contains limited exemptions. If you contend that any documents, as defined by the CPRA, are confidential or proprietary material and exempt from CPRA, these documents shall be clearly marked "Exempt from CPRA." Proposer shall defend, indemnify, and hold the County harmless against any claim, action or litigation (including but not limited to all judgments, costs, fees, and attorneys' fees) that may result from denial of a CPRA request. If the Proposer does not respond to a CPRA request or agree to do so within five (5) days, the County may disclose the requested information under the CPRA.

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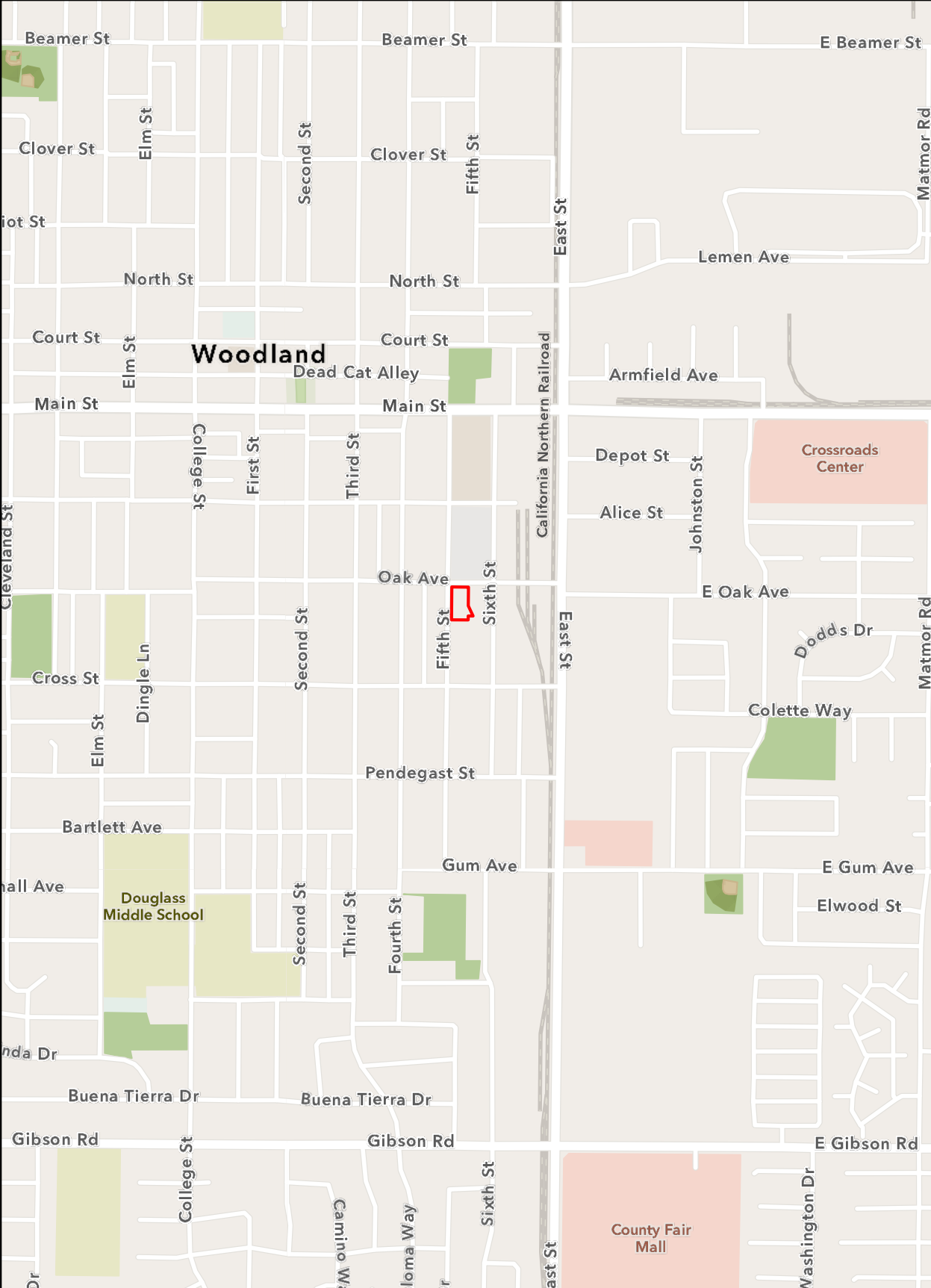
Attachments

Attachment A “Vicinity Map”

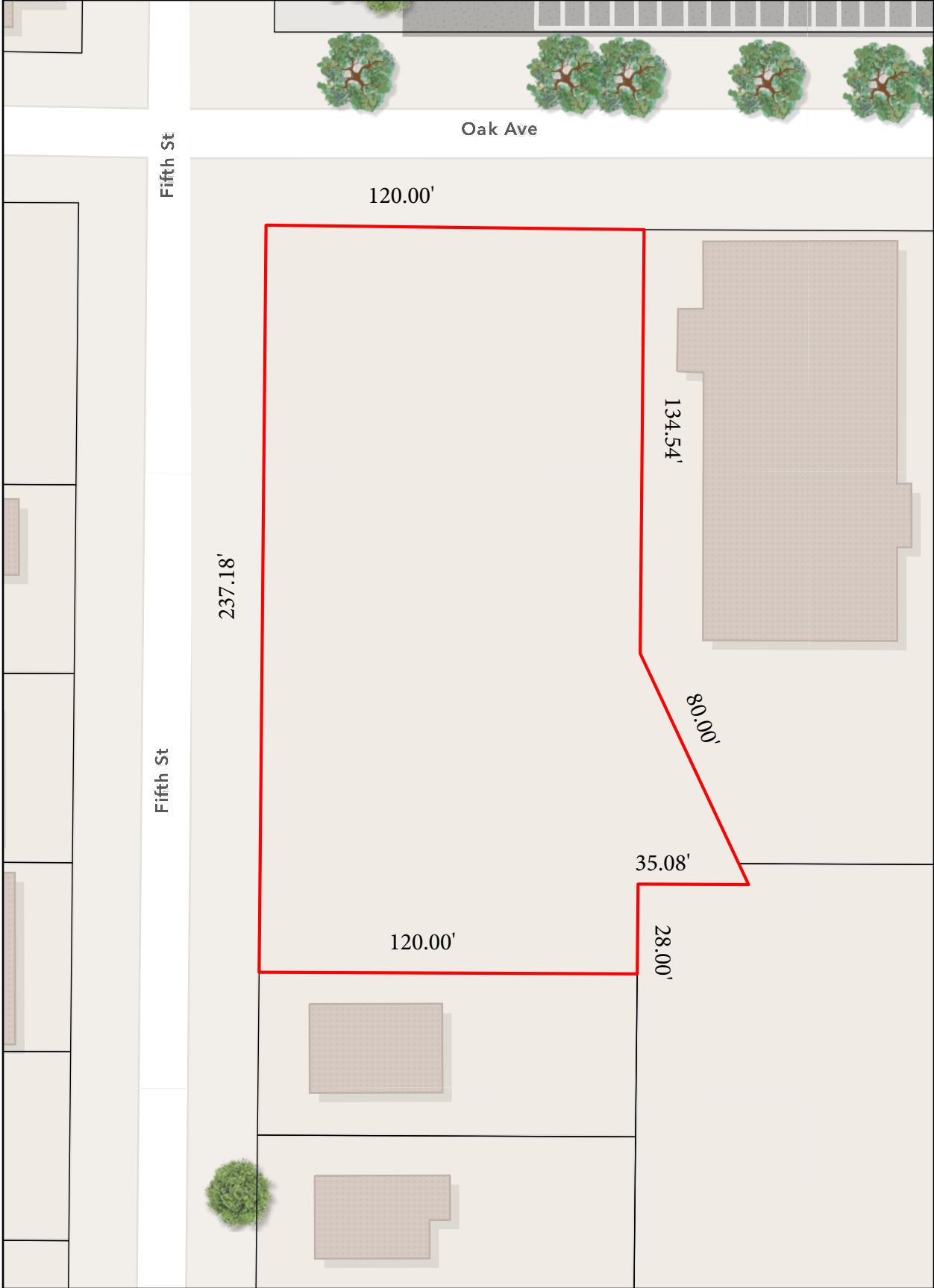
Attachment B “Parcel Layout”

Attachment C “10.6.20 Staff Report”

Fifth Street and Oak Avenue



Fifth Street and Oak Avenue



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Regular-General Government # 21.
County Administrator

Board of Supervisors

Meeting Date: 10/06/2020

Brief Title: Receive update on community engagement effort

From: Patrick Blacklock, County Administrator, County Administrator's Office

Staff Contact: Charlie Tschudin, Associate Planner, County Administrator's Office, x8850

Subject

Receive presentation on the County owned 5th Street and Oak Avenue parcel in Woodland, CA community engagement effort and consider future development uses for this property. (No general fund impact) (Blacklock/Tschudin)

Recommended Action

- A. Receive update on community engagement efforts; and
- B. Consider future uses of the County-owned property located at 5th Street and Oak Avenue in Woodland, CA.

Strategic Plan Goal(s)



Thriving Residents



Safe Communities

Reason for Recommended Action/Background

Background

Previously in May 2018, the Board of Supervisors considered a staff recommendation to proceed with a "tiny home" development on the County-owned property at the corner of 5th Street and Oak Avenue in Woodland, CA. The intent of the project was to provide temporary housing for those members of the community transitioning towards independent living (See May 2019 BOS Staff Report, Att. B). At the public hearing to consider the development, members of the community in the vicinity of the property voiced concerns about the proposed use of the site as temporary housing and with architectural elements of the development, namely the use of manufactured homes instead of traditional stick-built homes, and not aligning with the existing sense of place. The community members expressed a desire to be more involved in articulating what future compatible uses of the site could look like. The Board of Supervisors did not approve the project at the hearing and subsequently directed County staff to conduct a community engagement effort to elicit input from the community regarding potential futures uses of the property (See December 2019 Staff Report, Att. C).

The engagement effort consisted of two in-person meetings and one Zoom video conference call between February and September of 2020. The first two meetings occurred on February 19 and 26, 2020, at the Woodland Library. The third meeting was scheduled for March 11 in the same location, but the ongoing COVID-19 pandemic required staff to postpone the meeting, which was ultimately held via Zoom on September 2, 2020.

Outreach Efforts

At the first of the three meetings, community members were asked to identify elements of a future development that would contribute to the existing sense of place. At the second meeting on February 26, 2020, the community and staff discussed more specific elements that could be incorporated into any future development and those that should be avoided. Through the conversations across both February meetings staff discussed the community's values and have identified some areas of agreement and areas for future discussions regarding future uses of the property. Staff hired Allison Kent of Listen Ink to document the conversation using graphic facilitation methods. The graphic representations of the February conversations are included as Att. D and E.

The third and final meeting held via Zoom on September 2, 2020, focused on areas of agreement, items for additional exploration, and to receive any final feedback. A description of the outcomes from the three community is included below:

- Housing for seniors and/or first-time home buyers were community-identified residential uses that would align with the character of the neighborhood
- The community preferred that any future housing project be affordable, and any developer should consult with the City of Woodland and County to explore grant opportunities for project funding and to ensure the dwelling-units can remain affordable into the future.
- Cottage-style units were seen as something that could mesh with the architectural style of the neighboring homes and apartments while providing additional aesthetic curb-appeal. (See Attachment F)
- There is concern with any development decreasing the availability of on-street parking, provision of on-site parking is preferred;
- There is concern with any future development resulting in an increase in vehicle traffic along 5th Street and Oak Avenue;

The conversations with the community centered around the trade-offs associated with incorporating various project elements and leaving others out. Additionally there were items on which there was no census, such as the preferred density of units or whether the units should be owner-occupied or rental units. Generally, these sorts of items would be evaluated as a component of the pre-development feasibility analysis for a development proposal.

Having solicited input from the community in the vicinity of the site, staff are working to prepare a request for information (RFI) to get a better sense of developer interest and potential development options. Staff will compare the various strategies and funding sources identified by respondents to prepare a request for proposals (RFP) to develop the parcel in-line with the community feedback received from the first three public meetings. Staff anticipates returning to the Board with the outcome of the RFI in early 2021.

Collaborations (including Board advisory groups and external partner agencies)

Implementation of the public engagement effort involved staff from the County Administrator's Office, Department of Community Services, and Yolo County Third Supervisorial District, in addition to the members of the community in the vicinity of the 5th Street and Oak Avenue property who participated in the meetings or submitted comments by phone or email.

Fiscal Information

Potential fiscal impact (see notes in explanation section below)

Fiscal Impact of this Expenditure

Total cost of recommended action	
Amount budgeted for expenditure	\$15,900
Additional expenditure authority needed	\$0
On-going commitment (annual cost)	

Source of Funds for this Expenditure

General Fund	\$15,900
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Further explanation as needed

The Board of Supervisors authorized the allocation of \$15,900 to fund the staff time to implement the engagement effort at the December 17, 2019, meeting.

Attachments

- [Att. A. Vicinity Map](#)
- [Att. B. May 21, 2019 Staff Report](#)
- [Att. C. December 17, 2019 Staff Report](#)
- [Att. D. Graphic Facilitation Figure 2.19.20 Meeting](#)
- [Att. E. Graphic Facilitation Figure 2.26.20 Meeting](#)
- [Att. F. Presentation](#)

Form Review

Inbox	Reviewed By	Date
Alexander Tengolics	Alexander Tengolics	09/28/2020 01:57 PM
Charlie Tschudin (Originator)	Charlie Tschudin	09/29/2020 08:52 AM
Patrick Blacklock	Patrick Blacklock	09/30/2020 09:00 AM
Form Started By: Charlie Tschudin		Started On: 09/23/2020 11:45 AM

Final Approval Date: 09/30/2020



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