



# CITY OF EL MONTE

## MACLAREN HALL RFQ QUESTIONS AND ANSWERS

POSTED NOVEMBER 1, 2021

**1. Generally, does the City have a vision for the site that you're hoping to see?**

The City of El Monte in partnership with the County of Los Angeles is seeking a development program of the approximate 6.11 acre portion of the site to include affordable housing and other uses consistent with economic development initiatives such as workforce development, job training, and employment opportunities.

**2. Do you want to see rental homes or homeownership opportunities?**

There is no preference for rental homes or homeownership opportunities. The proposed development program should be in compliance with Government Code Section 37364 to provide housing affordable to persons and families of low income (up to 50-60 percent of area median income). Please refer to Government Code Section 37364 (a) – (f) for more information.

**3. What level of affordability do you want to see?**

The development program should be in compliance with Government Code Section 37364 to provide housing affordable to persons and families of low income (up to 50-60 percent of area median income). Please refer to Government Code Section 37364 (a) – (f) for more information.

**4. Are there specific populations that you would prefer (family, senior, special needs, etc.)?**

Specific populations that are desired for residency include the following: transition-aged youth (TAY; 18-25 years old), seniors, domestic violence victims (with or without children), persons at-risk or experiencing homelessness, and lower-income individuals or families. The development program should be in compliance with Government Code Section 37364 to provide housing affordable to persons and families of low income (up to 50-60 percent of area median income). Please refer to Government Code Section 37364 (a) – (f) for more information.

- 5. The RFQ states that parts of the existing facility house administrative offices for County departments, a medical clinic, and social services. Is it planned that these uses will be relocated? And, if so, does the City know when and whether it's expected that the chosen developer will bear the cost of relocation expenses? Does the City expect that these current uses will be incorporated into the final development?**

Current site occupants will need to be relocated in advance of structures being demolished to facilitate site preparations and construction of the new park. The selected developer will not be responsible for relocation expenses. The proposed development should include space for departments and organizations that will provide support services to respective resident populations targeted for future housing occupancy, as well as workforce development and job training spaces.

- 6. Regarding the park, is there any information on the timing of the park improvements and the status of the funding of the park?**

The preliminary park construction schedule estimates project completion by the end of 2024. County and City funds have been committed and the project is awaiting State Proposition 68 grant awards prior to the end of 2021 to fully fund the balance. It should be noted that the project schedule will be reevaluated once grant awards are confirmed and design efforts commence.