

# **Request for Proposal for Land for Development**

## **SafeGround Sacramento, Inc.**

**April 2, 2010**

### **I. Introduction**

SafeGround Sacramento, Inc., (SafeGround) is a community-based non-profit organization that seeks to provide one or more residential communities for Sacramento County's (County) homeless population. This request for proposal (RFP) seeks to identify potential sites for the development and operation of self-contained campuses that will provide safe and sanitary residential accommodations for our community's homeless persons.

Towards that end, SafeGround is requesting proposals from public, private and faith-based property owners to sell, lease, lease with an option to purchase, or option to purchase properties within the City or County of Sacramento to permit, develop and operate as residential campuses to meet Sacramento's housing needs for extremely low income persons.

SafeGround's projects aim to create communities where residents can feel a sense of belonging and dignity, while creating a safe and affordable place to live, put their lives together and establish a path back to traditional housing. Each SafeGround development will share the planning and design elements described below, as designed by SafeGround, to address specific site conditions.

### **II. Minimum Site Requirements**

Each candidate project site should encompass an area in the range of 2- to 5- acres and accommodate enough space for residents to inhabit 50-100 semi-permanent cabin/sleeping cottage structures with centralized/common eating, community, service, and sanitary facilities. Candidate sites should be located no more than 1/4-mile from designated Sacramento Regional Transit stops or stations.

### **III. Project Description**

SafeGround developments will be designed as residential campuses to create living conditions conducive to increased health, independence, and mutual benefits. Each campus will consist of an array of cabins/sleeping cottages with a variety of amenities including a central community center; a sustainable, high performance design; and a garden complex.

Shared, common area community features will be developed to provide sanitation, cooking, eating and gathering space. These features include a full kitchen, men's and women's restroom facilities with showers, an enclosed or covered dining area, a community gathering area, and space or spaces for a number of resident services such as employment, counseling, education, and medical assistance. Additional amenities will include a materials donation collection center and a location for recycling, composting and trash receptacles. Community garden space will be available to residents to provide an opportunity for residents to grow their own food, promote good health, and foster social interaction.

The design will meet the needs of the residents for a comfortable, sociable and self-sustaining environment that promotes health and well-being, ensures privacy and security, and promotes the dignity and equality of all who live there.

#### **Description of Housing Structures**

The cabins/sleeping cottages will be state building code-approved, stand-alone structures in 4- or 6-plex configurations on non-permanent foundations. Each cabin/sleeping cottage will have a single room that provides enough space for sleeping, daytime use, and minimal storage. Individual cabins/sleeping cottages will range in size from 80 sq. ft to 120 sq. ft. The structures will incorporate high performance energy conservation elements to reduce operation costs during high- and low-temperature periods. There may be multiple unit types, with the smallest units accommodating single occupants, and the larger units accommodating two or three people. Electrical service may be provided to each cabin/sleeping cottage by campus-wide electrical service or individual, solar energy features. The structures will not include plumbing or gas connections.

#### **Summary of SafeGround Campus Program**

- Site size: 2-5 acres
- Located within ¼-mile of established Sacramento Regional Transit stops or stations

- 50-80 units (60-100 occupants) per site
- Cabins/sleeping cottages – single rooms w/ space for sleeping area, relaxation, and minimal storage
  - Semi-permanent, with non-permanent foundations
  - Electricity
  - No plumbing or gas connections
- Cabin/sleeping cottage sizes may range from a 8' x 10' structure to a 10' x 12' structure
- Community Gardens
  - One large central community garden space and/or smaller gardens dispersed throughout the site
- Community Space/Services
  - Community building
    - Full kitchen
    - Men's and women's restrooms
    - Men's and women's bath and shower facilities
    - Dining area (both enclosed and/or covered areas)
    - Mailboxes
  - Community gathering area/Amphitheater
  - Resident services offices for employment services, counseling and medical services (on a shared, rotating basis)
  - Donation center
  - Recycling and composting area
  - Solid waste area

## IV. Planning and Zoning Requirements

### Land Use Designation

It is anticipated that the development will be established and receive a state permit as a “special occupancy park”, a land use regulated by state laws and regulations which include standards for health, safety, fire, construction, and operations. The proposed cabins/sleeping cottages are a permitted form of occupancy within a special occupancy park.

### City of Sacramento Properties

Zoning code uses within the City of Sacramento are broad enough to allow the proposed use on any parcel zoned for residential (R), commercial (C), or industrial (M) use. We anticipate the need for a conditional use permit to establish the proposed use within the City.

### Sacramento County Properties

Within the unincorporated portion of Sacramento County, SafeGround Sacramento is seeking parcels zoned residential 40 (RD-40), shopping

center (SC), light commercial (LC), general commercial (GC), commercial recreation (CO), or delta waterway (DW).

The proposed land uses are allowed by right in some of the aforementioned zones; a conditional use or special use permit will be required to establish the proposed use in the other zones. SafeGround will be responsible for obtaining permits for each campus during designated option periods (see Project Timeline, below).

## **V. Designated Contact Persons**

For responses to RFP-specific questions, please contact Steve Peterson ([steve@esp.nu](mailto:steve@esp.nu) or (916) 455-1115 x100). For media inquiries or other information about SafeGround, please contact Joan Burke ([advocate4loaves@yahoo.com](mailto:advocate4loaves@yahoo.com) or (916) 879-5082) or Tina Reynolds ([tina@uptownstudios.net](mailto:tina@uptownstudios.net) or (916) 446-1082).

## **VI. SafeGround Project Timeline**

The needs of Sacramento's homeless community are urgent and SafeGround is committed to providing safe and sustaining shelter to these individuals as soon as possible.

## **VII. Proposal Content and Organization**

Responses to this RFP should follow the general outline listed below:

- Transmittal Letter: The transmittal letter should include the name, title, address, telephone number and original signature of an individual with the authority to negotiate on behalf of the owner of the property being offered for lease or sale, and who may be contacted during the period of proposal evaluation. Only one transmittal letter need be prepared to accompany all copies of a proposal.
- Property Description: The property or properties offered by the RFP respondent should be described in detail, including street address, size, zoning and land use designations and an assessor's parcel map. Other available information, including site photographs, aerial photographs, results of any technical or scientific investigations (such as recent Phase I environmental site assessment reports) or other site-specific collateral information should be submitted.

- Commercial Terms: Because a special use permit or conditional use permit will be necessary for the development, a minimum 120-day option period or pre-lease period during which SafeGround, Inc., can seek land use public agency consideration will be necessary. Other terms of option, sale, and/or lease will be subject to negotiation.
- Number of Copies: Proposer must provide five (5) bound copies and one electronic copy of all submittals in response to the Request for Proposals.
- Submittal Address: All proposals for this first round of review should be submitted to SafeGround, Inc., P.O. Box 1644, Sacramento, CA, 95812

### **VIII. Proposal Evaluation and Selection**

A proposal review panel made up of representatives of SafeGround and its advisors will evaluate all proposals. Proposers may be contacted and asked for further information. The panel will make recommendations to the SafeGround Sacramento, Inc., Board of Directors. Potentially successful proposers will be contacted to begin due diligence investigations and negotiation of lease or sale agreements.

This RFP does not commit SafeGround to enter into any contract or to pay any costs incurred in the preparation of proposals. SafeGround expressly reserves the right to reject any and all proposals and to be the sole judge of the suitability of potential development sites. All proposals, whether selected or rejected, shall become property of SafeGround Sacramento, Inc.