



Metro

Los Angeles County
Metropolitan Transportation Authority

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October 12, 2017

To: All Interested Parties

Subject: Questions and Answers No. 1
Letter of Interest dated September 22, 2017
Joint Development of Vermont/Santa Monica Station

Attached please find a list of questions from interested parties with Metro's formal responses, all pertaining to the subject Letter of Interest (LOI). Please note that none of the questions or responses contained in the attachment should be viewed as a change, modification, or revision to the subject LOI requirements.

Any change to the subject LOI will be issued under a formal Amendment to the LOI by Metro.

ATTACHMENTS:

Questions and Answers Spreadsheet

Issued by:

Carolina Coppolo
Executive Officer
Vendor/Contract Management

The information addressed in the attached Questions and Answers are for information purposes only and are not binding on LACMTA. Only formal written Amendments may revise solicitation documents.

No.	Date of Question	Question	Answer
1	9/25/17	<p>Our firm provides technical assistance and strong financial incentives to owners and their design team for incorporating energy savings features in their projects.</p> <p>We would like to discuss Metro including application for the program in this and future projects.</p>	<p>If joint development at this site proceeds, the selected developer would be responsible for hiring design sub-consultants.</p> <p>Please visit Metro's Vendor Portal (http://business.metro.net/VendorPortal) for instructions on doing business with Metro.</p>
2	9/25/17	<p>I understand there's an unsolicited proposal for a project to be developed here. What details can you please send me?</p>	<p>As we are currently in a black-out period, we cannot share any details beyond what is disclosed in the Letter of Interest posted on September 22, 2017. Per the Metro Joint Development Process, if any proposal proceeds, the developer will be required to conduct outreach to community stakeholders. At that time, additional project details will be shared in order to obtain input. The Metro Joint Development Process can be found here - (https://media.metro.net/projects_studies/joint_development/images/jdprocess_2016-1201.pdf).</p>
3	9/25/17	<p>My impression is that Metro's Joint Development Program seeks to facilitate construction of affordable housing units, such that 35% of the total housing units in the Metro joint development portfolio are affordable for residents earning 60% or less of the Area Median Income (AMI). Will this project need to meet that same 35% goal?</p> <p>Also, am I correct in understanding that Metro generally prefers use of a long term ground lease (fewer than 66 years) over fee disposition? Are you open to the sale of this particular parcel?</p>	<p>Metro's Joint Development program seeks to facilitate construction of affordable housing units such that 35% of the total housing units in the Metro Joint Development portfolio are affordable for residents earning 60% or less of the Area Median Income (AMI) as defined by the California Tax Credit Allocation Committee (TCAC). Some projects may have affordable housing while others may have none. Every Joint Development site is unique and reflective of the area and community needs around it. Our community engagement process looks to each community to identify local desires, priorities, and objectives within each Joint Development project.</p> <p>Metro will not consider fee simple sale of its properties at this site.</p>

No.	Date of Question	Question	Answer
4	9/22/17	Is there a possibility to get more background of what proposal was received? Are there any design guidelines or policy guidelines to utilize in developing subsequent proposals?	<p>As we are currently in a black-out period, we cannot share any details beyond what is disclosed in the Letter of Interest posted on September 22, 2017.</p> <p>Metro has not released design guidelines for this site. Please see Metro's Joint Development Policy goals at https://www.metro.net/projects/joint_dev_pgm/</p>
5	9/27/17	Regarding the subject request, is there a scheduled pre-proposal meeting?	There will not be a pre-proposal conference. The Letter of Interest and instructions for submitting competing proposals and/or comments can be found in the Letter of Interest posted on September 22, 2017
6	10/2/17	Could you please email me all the relevant documents for the Vermont/Santa Monica RFP? I tried obtaining them on Metro website, but do not see the project.	Metro has issued a Letter of Interest for this site. Information and instructions for submitting competing proposals and/or comments can be found therein.