

# STAFF REPORT



ITEM NO. 8  
CITY OF OCEANSIDE

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DATE: September 3, 2008

TO: Honorable Mayor and City Councilmembers and Chairman and Commissioners of the Community Development Commission

FROM: Neighborhood Services Department

SUBJECT: **APPROVAL OF REQUEST FOR PROPOSALS TO SELECT A DESIGN FIRM TO PREPARE A VISION AND STRATEGIC PLAN FOR THE MISSION AVENUE MIXED-USE AFFORDABLE HOUSING DEVELOPMENT**

## SYNOPSIS

Staff recommends that the City Council/Community Development Commission approve the Request for Proposals to select a design firm to prepare a Vision and Strategic Plan for the Mission Avenue Mixed-use Affordable Housing Development.

## BACKGROUND

In March, 2004, the City Council accepted the recommendations of the Affordable Housing Task Force. The Task Force report placed a priority on the development of affordable housing projects. The primary responsibility of the Neighborhood Services Department's Housing Division is to implement Housing programs that encourage and increase the inventory of affordable-housing units in the City of Oceanside. Purchasing vacant available land and subsequently assisting with the development of an affordable housing project is one such process to create affordable units. Approved developments will also assist the City in meeting its State-mandated Housing Element goal of providing over 2,400 affordable units by 2010.

The 14.47-acre parcel on Mission Avenue at Carolyn Circle (aka: "the Josepho Site") was purchased by the City in 2006 for the development of future affordable housing. In April, 2007, the City issued a Request for Qualifications to which five development teams responded. Subsequently, on April 16, 2008, the City Council rejected all bids and directed staff, at the recommendation of the Housing Commission, to hire a design firm to prepare a Vision and Strategic Plan with input from the community.

## **ANALYSIS**

The City is seeking through a Request for Proposals (RFP) an experienced consultant to work with the community and the Housing Commission with the goal of developing affordable family rental units, while creating a high-quality, mixed-use or mixed-income development compatible with the surrounding neighborhood with connectivity to the historic San Luis Rey Mission area.

The consultant will host a series of public community design workshops to ensure that the development program and design are compatible with the community. The firm will work in collaboration with staff on the proposed development program, site layout, density, and design for the site, incorporating units of affordable tax-credit family rental housing. In addition, the City's goals are to achieve maximum use of conservation measures and alternative, renewable energy sources and to incorporate the principles of Universal Design in new housing development.

The Housing Commission will review submittals, which meet the outline requirements stated in the RFP, and the most qualified firms may make a presentation at the Commission meeting on October 28, 2008. The Housing Commission will make a recommendation to the City Council on the selection of the Design Firm. It is anticipated that the consultant's work will be completed by May 31, 2009.

## **FISCAL IMPACT**

There is no cost to the issuance of the RFP. After review by the Housing Commission, the Commission and staff will make a recommendation to the City Council to negotiate the terms of the consultant's agreement. It is estimated that the cost will be approximately \$120,000. The cost of the consultant will be paid by funds restricted to use for the development of affordable housing. No general fund monies will be allocated for this purpose.

## **COMMISSION OR COMMITTEE REPORT**

At its meeting on June 24, 2008, the Housing Commission reviewed the draft RFP and made a recommendation that staff delete any reference to the number of affordable housing units, include a reference to a jobs/housing balance, include a reference to the consideration of market-rate units, add energy efficiency and Universal Design standards, define the composition of the selection committee, and that the City Council review and approve the RFP. All of these suggestions were incorporated into the RFP and the Housing Commission at its meeting on July 22, 2008, unanimously recommended Council approval.

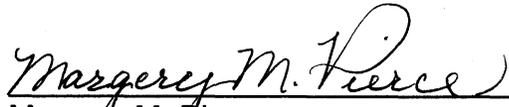
**CITY ATTORNEY'S ANALYSIS**

The RFP has been reviewed by the City Attorney and approved as to form.

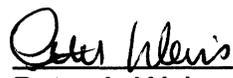
**RECOMMENDATION**

Staff recommends that the City Council/Community Development Commission approve the Request for Proposals to select a Design Firm to prepare a Vision and Strategic Plan for Mission Avenue Mixed-use Affordable Housing Development.

PREPARED BY:

  
\_\_\_\_\_  
Margery M. Pierce  
Neighborhood Services Director

SUBMITTED BY:

  
\_\_\_\_\_  
Peter A. Weiss,  
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

  
\_\_\_\_\_  
Michelle Skaggs Lawrence

Attachments: Request for Proposals  
Housing Commission Report

# **MISSION AVENUE AFFORDABLE HOUSING MIXED-USE DEVELOPMENT VISION AND STRATEGIC PLAN**

## **I. INTRODUCTION**

The City of Oceanside/Redevelopment Agency (jointly referred to as “Agency”), issues this Request for Proposals to select a design team to prepare a “Vision and Strategic Plan” for an affordable family rental housing and mixed-use/market rate housing development on an Agency-owned, 14-acre site located in the 3200 block of Mission Avenue and 3206 Carolyn Circle, in the City of Oceanside (Exhibit A).

The Agency intends that the development on the site will include units of Low-Income Housing Tax Credit-financed rental housing for families. The goal is to develop affordable family rental units, while creating a high-quality, mixed-use or mixed-income development compatible with the surrounding neighborhood with connectivity to the historic San Luis Rey Mission area.

## **II. THE CONSULTANT’S ROLE**

The Agency seeks an experienced consultant to carry out the following:

Work with the community and the Housing Commission to gain public support for the development of the site. It is expected that the consultant will host a series of public community design workshops to ensure that the development program and design are compatible with the community.

Work in collaboration with Agency staff on the proposed development program, site layout and design for the site, incorporating units of affordable tax credit family rental housing. The development will likely include utility and storage areas, recreational facilities, and other site amenities required for a competitive application for federal and state tax credits. In addition, the City’s goals are to achieve maximum use of conservation measures and alternative, renewable energy sources and to incorporate the principles of Universal Design in new housing development.

Based on insight provided by the effort of the design team working with the community and affordable housing developers, the consultant must produce the following:

- a. A Vision Statement and Planning Principles that will reflect the desired land use, urban design, and economic parameters, including emphasis on jobs/housing balance for the Mission Avenue site;

- b. Conceptual Land Use plans along with a fiscal comparison of each for evaluation and presentation;
- c. The Preferred Land Use Plan and Guidelines which will define urban design, zoning, preliminary density and intensity standards, external circulation access points, and statistical summary;
- d. A highly illustrative Vision Plan for the site, showing rights of way, green space/open space areas and various other features of development rendered in color and at a scale to be determined, supplemented with five (min) perspective drawings rendered in color showing typical design elements and significant design concepts;
- e. Implementation Strategies and Phasing to achieve the Vision and Strategic Plan; and
- f. The Mission Avenue Affordable Housing Mixed-Use development Vision and Strategic Plan Report summarizing the planning analysis, community/developer participation process, preferred vision plan, development guidelines, and physical implementation strategy. This document must include all two-dimensional graphics developed for the Vision and Strategic Plan.

The consultant will present, along with staff, the Mission Avenue Affordable Housing Mixed-Use Development Plan to the Housing Commission, Redevelopment Advisory Commission, and the City Council in separate meetings. Upon conclusion of the design process and approval of the Vision and Strategic Plan, two hard copies and an electronic version of the final approved document must be transmitted to the City of Oceanside, Neighborhood Services Department. All graphic illustrations must be available in a large wall presentation size and handout (8.5" by 11") format.

### **III. SUBMITTAL FORMAT AND CONTENT**

All respondents are required to follow the format specified below. The content of the submittal must be clear, concise, and complete. Each section of the submittal shall be tabbed according to the numerical system shown below to aid in expedient information retrieval.

Submittal Cover - Include the Request for Proposals title and submittal due date, the name, address, fax number, and the telephone number of the principal firm.

Table of Contents - Include a complete and clear listing of headings and pages to allow easy reference to key information.

1. Cover Letter - The cover should be brief (two pages maximum) and any changes to the format or deletions of requested materials should be explained in the cover letter. Describe below the delivery of services will be provided to the City of Oceanside, including the location of the firm's offices and the response time to City's requests. If the firm is proposing to co-respond with another principal firm, the cover letter must specify the type of services to be provided by each firm and the proposed percentage allocated to that phase or function of the service. In addition, describe the conditions, constraints, or problems that are unique to the scope of work that may adversely affect either the cost or work progress; identify the team members (i.e. joint partners and sub-consultants); and, include the title and signature of the firm's contact person for this procurement. The signatory should be the person with official authority to bind the company.
2. Methods and Strategic Plan - Describe the methods, plan, and deliverables for carrying out the Scope of Work. Specify project tasks and associated timelines.
3. Qualifications and Experience - This section should contain the following: a description of the team's experience in providing planning, environmental, economic analysis, urban design or other appropriate consulting services for public entities or the private sector. The firm's project experience in the past three years specifically related to this scope of work should be listed consequently with the awarding and completion dates noted. Specific experience with California coastal cities, CEQA, infill proposals, affordable housing tax credit projects and mixed use, and topographical constraints should be highlighted. Each listed experience should include the name(s) and telephone number(s) of the firm's project manager and the client's project manager for each listing. When listing sub-consultants, describe the listed experience and the exact tasks that each firm performed.
4. List of Project Personnel - This list should include the identification of the contact person with primary responsibility for this project, other project personnel, including partners and/or sub-consultants, and their individual areas of responsibility. The persons listed will be considered as committed to the project. A resume for each professional and technical person assigned to the project, including partners and or sub-consultants, shall be submitted. The resumes should include at least two references from previous assignments.
5. Organization Chart - An organization chart containing the names of all key personnel, joint venture partners, and sub-consultants with titles and their specific task assignment for this project should be provided in this section.

6. Schedule of Rates and Proposed Budget - The respondent shall provide a Schedule of Principal/Staff Rates along with the submittal.

#### **IV. RFP SUBMITTAL & PROJECT SCHEDULE**

The solicitation, receipt and evaluation of submittals, and the selection of the provider of consultant services will conform to the following schedule:

**Distribution/Advertisement: September 4, 2008**  
**Submittal of RFP: September 30, 2008**  
**Interview/ Award of Contract: TBD**

The respondents' proposal shall comply with the established project start and completion dates unless otherwise justified as part of the submitted RFP project implementation methodology:

**Project Start Date: December 2008**  
**Project Completion: May 31, 2009**

One original and ten copies of the submittal shall be delivered no later than 5:00 p.m. on the Submittal of RFP date listed above to:

**City of Oceanside  
Neighborhood Services Department  
300 N. Coast Hwy  
Oceanside, CA 92054**

**Attn: Margery M. Pierce, Director**

Copies received by FAX shall not be deemed received.

#### **V. SUBMITTAL SELECTION PROCESS**

The City of Oceanside Housing Commission will review submittals which meet the outlined requirements stated herein. The Commission will review the proposals and the most qualified firms may make a presentation at the Commission's meeting on October 28, 2008. In the event that an interview is requested by the Housing Commission, all key project personnel and the designated project manager should attend. The Housing Commission will make a recommendation to the City Council on the selection of the Design Firm.

## **VI. SUBMITTAL EVALUATION CRITERIA**

Submittals received by the City of Oceanside will be evaluated according to the criteria listed below:

- Organization, presentation, and content of the submittal;
- Specialized experience and technical competence of the firm(s), considering the types of service required; the complexity of the project; record of performance; and the strength of key personnel who will be dedicated to the project;
- Proposed methods and overall strategic plan to accomplish the work in a timely and competent manner;
- Knowledge and understanding of the local environment and local presence for interfacing with the City.

Please note that while project cost alone will not be determinative, it may be considered in the selection process. Incomplete submittals, incorrect information or late submittals shall be cause for immediate disqualification.

## **VII. PUBLIC DISCLOSURE**

As a general rule, all documents received by the City of Oceanside are considered public records and will be made available for public inspection and copying upon request. If you consider any documents submitted with your response to be proprietary or otherwise confidential, please submit a written request for a determination of whether the documents can be withheld from public disclosure no later than ten days prior to the due date of your response. If you do not obtain a determination of confidentiality prior to the submittal deadline, any document(s) submitted will be subject to public disclosure.

## **VIII. TERMS AND CONDITIONS**

Issuance of the RFP does not commit the City of Oceanside to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure a contract for services. All respondents should note that the execution of any contract pursuant to this RFP is dependent upon the approval of the City Council of the City of Oceanside.

The City reserves the right to retain all proposals for a period of sixty (60) days for examination and comparison. The City also reserves the right to waive non-material irregularities in any proposal, to reject any or all proposals, to reject or delete one part of a proposal and accept the other, except to the extent that the proposals are qualified by specific limitations.

Once the proposal has been selected and all negotiations completed, the consultant will be asked to execute the City's Standard Professional Services Agreement (Exhibit B) and return it to the City with all necessary documentation including Certificates of Insurance. Once the City Attorney has reviewed and approved the signed agreement, a presentation will be scheduled for approval of the contract by the City Council.

All studies, reports, documents, and other materials prepared by or in possession of the consultant as part of work or services under the contract shall become the permanent property of the City and shall be delivered to the City upon demand.

#### **IX. EQUAL OPPORTUNITY PROGRAM REQUIREMENTS**

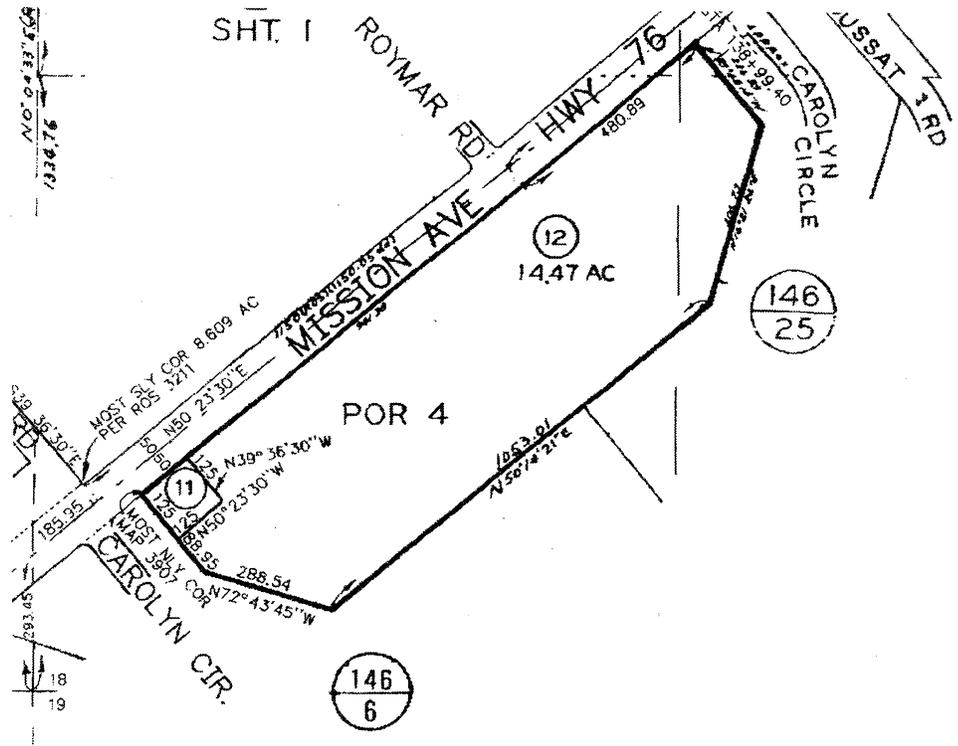
The City of Oceanside is committed to equal opportunity in solicitation of professional service consultants doing business with, or receiving funds from the City. The City encourages prime consultants to share this commitment.

#### **X. CITY CONTACT**

The City of Oceanside looks forward to receiving your submittal. If you have any questions regarding this RFP, please contact:

**Margery M. Pierce, Director**  
(760) 435-3377  
mpierce@ci.oceanside.ca.us

**EXHIBIT A**  
**Mission Avenue Affordable Mixed-Use**  
**Development Site (14.47ac.)**



**CITY OF OCEANSIDE**

**PROFESSIONAL SERVICES AGREEMENT**

**PROJECT:** [INSERT NAME OF PROJECT]

THIS AGREEMENT is made and entered into this \_\_ day of \_\_\_\_\_, 2008, by and between the CITY OF OCEANSIDE, a municipal corporation, hereinafter designated as "CITY", and \_\_\_\_\_, hereinafter designated as "CONSULTANT."

**NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:**

1. **SCOPE OF WORK.** The project is more particularly described as follows: [insert a brief description of the work to be done].
2. **INDEPENDENT CONTRACTOR.** CONSULTANT'S relationship to the CITY shall be that of an independent contractor. CONSULTANT shall have no authority, express or implied, to act on behalf of the CITY as an agent, or to bind the CITY to any obligation whatsoever, unless specifically authorized in writing by the City Director of Neighborhood Services. The CONSULTANT shall not be authorized to communicate directly with, nor in any way direct the actions of, any bidder or the construction contractor for this project without the prior written authorization by the City Director of Neighborhood Services. CONSULTANT shall be solely responsible for the performance of any of its employees, agents, or subcontractors under this Agreement. CONSULTANT shall report to the CITY any and all employees, agents, and consultants performing work in connection with this project, and all shall be subject to the approval of the CITY.
3. **NONDISCRIMINATION POLICY**
  - 3.1 CONSULTANT shall not on the ground of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, or status with regard to public assistance exclude any person from participation in, deny any person the benefits of, or subject any person to discrimination under any program or activity funded in whole or in part with City funds.
  - 3.2 CONSULTANT shall not under any program or activity funded in whole or in part with City funds, on the ground of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, or status with regard to public assistance:
    - 3.2.a Deny any facilities, services, financial aid or other benefits;
    - 3.2.b Provide any facilities, services, financial aid or other benefits that are different or are provided in a different form from that provided to others;

**[Insert project name and number]**

- 3.2.c** Subject to segregated or separate treatment in any facility in, or in any matter of process related to receipt of any service or benefit;
- 3.2.d** Restrict in any way access to, or in the enjoyment of any advantage or privilege enjoyed by others in connection with facilities, services, financial aid or other benefits;
- 3.2.e** Treat an individual differently from others in determining whether the individual satisfies any admission, enrollment, eligibility, membership, or other requirement or condition, which the individual must meet in order to be provided any facilities, services or other benefit;
- 3.2.f** Deny an opportunity to participate in a program or activity as an employee.
- 3.3** Notwithstanding anything to the contrary in Sections 3.1-3.2, nothing contained herein shall be construed to prohibit any CONSULTANT from maintaining or constructing separate living facilities or rest room facilities for the different sexes. Furthermore, selectivity on the basis of sex is not prohibited when institutional or custodial services can properly be performed only by a member of the same sex as the recipients of the services.
- 3.4** CONSULTANT shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, or status with regard to public assistance. CONSULTANT shall take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, or status with regard to public assistance. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation and selection for training including apprenticeship. CONSULTANT agrees to post in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.
- 4. WORKERS' COMPENSATION.** Pursuant to Labor Code section 1861, the CONSULTANT hereby certifies that the CONSULTANT is aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and the CONSULTANT will comply with such provisions, and provide certification of such compliance as a part of this Agreement.
- 5. LIABILITY INSURANCE.**

  - 5.1.** CONSULTANT shall, throughout the duration of this Agreement maintain comprehensive general liability and property damage insurance, or commercial general liability insurance,

**[Insert project name and number]**

covering all operations of CONSULTANT, its agents and employees, performed in connection with this Agreement including but not limited to premises and automobile.

**5.2** CONSULTANT shall maintain liability insurance in the following minimum limits:

Comprehensive General Liability Insurance  
(bodily injury and property damage)

Combined Single Limit Per Occurrence	\$ 1,000,000
General Aggregate	\$ 2,000,000*

Commercial General Liability Insurance  
(bodily injury and property damage)

General limit per occurrence	\$ 1,000,000
General limit project specific aggregate	\$ 2,000,000

<u>Automobile Liability Insurance</u>	\$ 1,000,000
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\*General aggregate per year, or part thereof, with respect to losses or other acts or omissions of CONSULTANT under this Agreement.

**5.3** If coverage is provided through a Commercial General Liability Insurance policy, a minimum of 50% of each of the aggregate limits shall remain available at all times. If over 50% of any aggregate limit has been paid or reserved, the CITY may require additional coverage to be purchased by the CONSULTANT to restore the required limits. The CONSULTANT shall also notify the CITY'S Project Manager promptly of all losses or claims over \$25,000 resulting from work performed under this contract, or any loss or claim against the CONSULTANT resulting from any of the CONSULTANT'S work.

**5.4** All insurance companies affording coverage to the CONSULTANT for the purposes of this Section shall add the City of Oceanside as "additional insured" under the designated insurance policy for all work performed under this agreement. Insurance coverage provided to the City as additional insured shall be primary insurance and other insurance maintained by the City of Oceanside, its officers, agents, and employees shall be excess only and not contributing with insurance provided pursuant to this Section.

**5.5** All insurance companies affording coverage to the CONSULTANT pursuant to this agreement shall be insurance organizations admitted by the Insurance Commissioner of the State of California to transact business of insurance in the state or be rated as A-X or higher by A.M. Best.

**5.6** All insurance companies affording coverage shall provide thirty (30) days written notice to the CITY should the policy be cancelled before the expiration date. For the purposes of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation.

**[Insert project name and number]**

- 5.7 CONSULTANT shall provide evidence of compliance with the insurance requirements listed above by providing a Certificate of Insurance and applicable endorsements, in a form satisfactory to the City Attorney, concurrently with the submittal of this Agreement.
- 5.8 CONSULTANT shall provide a substitute Certificate of Insurance no later than thirty (30) days prior to the policy expiration date. Failure by the CONSULTANT to provide such a substitution and extend the policy expiration date shall be considered a default by CONSULTANT and may subject the CONSULTANT to a suspension or termination of work under the Agreement.
- 5.9 Maintenance of insurance by the CONSULTANT as specified in this Agreement shall in no way be interpreted as relieving the CONSULTANT of any responsibility whatsoever and the CONSULTANT may carry, at its own expense, such additional insurance as it deems necessary.

6. **CONSULTANT'S INDEMNIFICATION OF CITY.** CONSULTANT shall indemnify and hold harmless the CITY and its officers, agents and employees against all claims for damages to persons or property arising out of the negligent acts, errors, omissions or wrongful acts or conduct of the CONSULTANT, or its employees, agents, subcontractors, or others in connection with the execution of the work covered by this Agreement, except for those claims arising from the willful misconduct, sole negligence or active negligence of the CITY, its officers, agents, or employees. CONSULTANT'S indemnification shall include any and all costs, expenses, attorneys' fees, expert fees and liability assessed against or incurred by the CITY, its officers, agents, or employees in defending against such claims or lawsuits, whether the same proceed to judgment or not. Further, CONSULTANT at its own expense shall, upon written request by the CITY, defend any such suit or action brought against the CITY, its officers, agents, or employees resulting or arising from the conduct, tortious acts or omissions of the CONSULTANT.

CONSULTANT'S indemnification of CITY shall not be limited by any prior or subsequent declaration by the CONSULTANT.

7. **COMPENSATION.** CONSULTANT'S compensation for all work performed in accordance with this Agreement, shall not exceed the total contract price of \$\_\_\_\_\_

No work shall be performed by CONSULTANT in excess of the total contract price without prior written approval of the \_\_\_\_\_. CONSULTANT shall obtain approval by the \_\_\_\_\_ prior to performing any work, which results in incidental expenses to CITY.

8. **TIMING REQUIREMENTS.** Time is of the essence in the performance of work under this Agreement and the timing requirements shall be strictly adhered to unless otherwise modified in writing. All work shall be completed in every detail to the satisfaction of the Director of Neighborhood Services within [number of working or calendar days] [project manager may insert a phased timing requirement instead of time certain, if desired].

**[Insert project name and number]**

9. **ENTIRE AGREEMENT.** This Agreement comprises the entire integrated understanding between CITY and CONSULTANT concerning the work to be performed for this project and supersedes all prior negotiations, representations, or agreements.

10. **INTERPRETATION OF THE AGREEMENT.** The interpretation, validity and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. The Agreement does not limit any other rights or remedies available to CITY.

The CONSULTANT shall be responsible for complying with all local, state, and federal laws whether or not said laws are expressly stated or referred to herein.

Should any provision herein be found or deemed to be invalid, the Agreement shall be construed as not containing such provision, and all other provisions, which are otherwise lawful, shall remain in full force and effect, and to this end the provisions of this Agreement are severable.

11. **AGREEMENT MODIFICATION.** This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto.

12. **SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY.

IN WITNESS WHEREOF the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Professional Services Agreement to be executed by setting hereunto their signatures this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

[INSERT NAME OF CONSULTANT]

CITY OF OCEANSIDE

By: \_\_\_\_\_  
Name/Title

By: \_\_\_\_\_  
Peter A. Weiss, City Manager

By: \_\_\_\_\_  
Name/Title

APPROVED AS TO FORM:

\_\_\_\_\_  
Employer ID Number

\_\_\_\_\_  
City Attorney

**NOTARY ACKNOWLEDGMENTS OF CONSULTANT MUST BE ATTACHED.**

TO: OCEANSIDE CITY COUNCIL  
FROM: HOUSING COMMISSION  
DATE: JULY 22, 2008  
RE: RFP CONSULTANT FOR VISION/STRATEGIC PLAN

THE HOUSING COMMISSION RECOMMENDS THAT THE CITY COUNCIL APPROVE THE "REQUEST FOR PROPOSALS" TO SELECT A DESIGN FIRM AND PREPARE A VISION AND STRATEGIC PLAN FOR THE DEVELOPMENT OF AN AFFORDABLE HOUSING/MIXED-USE PROJECT ON THE MISSION AVENUE (JOSEPHO) SITE.

CAMP		YES
CHRISTY		YES
COOPER		YES
DAVIS		YES
FARMER		YES
HUSKEY	ABSENT	
PARKER		YES
SORENSEN		YES

ALTERNATE		
SAIZ		ABSENT