



City of
Santa Monica®

1920 Ocean Way Solicitation of Proposals

Issued by the Housing Division of the City of Santa Monica

July 2, 2007

SUMMARY

The City of Santa Monica (City) is soliciting proposals to consider exchanging the City-owned property located at 1920 Ocean Way for another property within Santa Monica. The purpose of the exchange is to obtain a property that could accommodate a greater number of affordable housing units than could be achieved on the 1920 Ocean Way site.

The City intends to convey the property in an “as is” condition. The property is zoned for a maximum of 33 residential units, but no development entitlements are currently in place. The selected proposer must accept responsibility for securing any entitlements required to implement the development scope desired for the 1920 Ocean Way site.

DEADLINE FOR PROPOSAL SUBMISSION IS August 10, 2007 AT 5:00 P.M.

PROPERTY DESCRIPTION

The property has been owned by the City since July 1979. The vacant property is bounded on the north by the Casa del Mar hotel, on the south by Bay Street, on the west by the Promenade Walk, and on the east by Ocean Way. The site includes approximately 23,000 square feet of land area, and is zoned R-4. The zoning would allow approximately 33 residential units.

- **MINIMUM CRITERIA FOR THE EXCHANGE PARCEL** Property must be currently zoned for residential use. Proposed properties that provide the greatest potential increase in or preservation of affordable housing yield will receive preferential consideration.
- Property must be located within the City of Santa Monica. Proposed properties located in proximity to the 1920 Ocean Way site will receive preferential consideration.
- Property to be exchanged will be restricted for long-term affordability; therefore, no encumbrances on the property prohibiting or limiting the restriction will be considered. If the property is currently improved, the owner must agree to relocate any existing tenants in accordance with the requirements imposed on redevelopment agencies by the State of California, and to demolish the existing improvements, prior to exchanging the property with the City, to the extent required by the City. (Note: The City may limit or not require relocation if the property is selected to preserve affordable housing.)

ACCESS AGREEMENT

Prior to being provided access to conduct due diligence on the 1920 Ocean Way site, all potential proposers will be required to enter into an Access Agreement prepared by the City. Once the City and the potential proposer have executed the Access Agreement, the potential proposer may arrange access to the site in accordance with the Access Agreement.

SUBMISSION REQUIREMENTS

Interested persons or entities are required to provide the following as part of the proposal package:

- Description of the Person or Entity, including the full legal name of the person or entity, and for entities, an identification of the type of entity (e.g. corporation, LLC, partnership, etc.).
- Contact Information - name, address, telephone number, fax number and email address for the person or entity.
- Property Profile including the site address, site size, description of existing improvements, and identification of any encumbrances imposed on the property.
- Title Report that identifies the property owner, any liens on the property, any easements in place on the property, and any other encumbrances that may impact the development potential of the property.
- Disclosure Statement that identifies any defects in the property that must be disclosed by law, including but not limited to hazardous materials that impact the property.
- Relocation/Demolition – for properties that are currently improved, except to the extent the purpose of the exchange is to preserve existing affordable housing or otherwise not required by the City, the proposer must affirmatively state that the current tenants will be relocated in accordance with State Relocation standards and that all improvements will be demolished before the City takes possession of the property.
- Timing – an identification of the timeline proposed for the proposed exchange transaction.
- City Responsibilities – an identification of any responsibilities proposed to be imposed on the City in relation to the 1920 Ocean Way property and the property proposed to be exchanged.
- Contingencies - an identification of any contingencies/conditions precedent to closing escrow on the proposed exchange.
- General description of the proposed use of 1920 Ocean Way, including identification of whether any exceptions to existing zoning requirements will be pursued.

FORMAT FOR SUBMITTAL

Proposers are to provide concise and specific responses addressing each item identified in the Submission Requirements. All proposals should be written in text of 11 point font or larger and printed on 8-1/2" x 11" paper. Facsimile or email proposals will not be accepted. *Please submit six copies of the proposal by 5:00 p.m. on August 10, 2007 to:*

Housing Division

Attn: 1920 Ocean Way Proposal

2121 Cloverfield Blvd., Suite 100

Santa Monica, CA 90404

Proposals received after 5:00 p.m. on August 10, 2007 will not be opened or considered.

SELECTION CRITERIA

The selection criteria will be based on the following:

- The size and configuration of the property proposed to be conveyed to the City.
- The number of affordable units that can reasonably be developed or preserved on the property proposed to be conveyed to the City.
- An evaluation of any encumbrances in place on the property and responsibilities proposed to be imposed on the City.
- The proximity of the property to the City owned site at 1920 Ocean Way.
- The number of existing tenants that would be displaced if the proposed exchange were to occur.
- The timeline required to execute the proposed exchange.

SELECTION PROCESS

Proposals will be evaluated by a selection committee created by the City. The selection committee may choose to interview some or all of the proposers. Based on the selection committee evaluation of the proposals, and interviews if necessary, the committee will make a selection recommendation to the City Council. The final selection and exchange agreement will be subject to the approval of the City Council, and is not binding until such approval occurs.

TENTATIVE SCHEDULE

Task	Date
Solicitation of Proposals Available	July 2, 2007
Due Date for Proposal Submissions	August 10, 2007
Housing Commission	Fall 2007
City Council	Fall 2007

DISCLAIMERS

Any information provided in the Solicitation of Proposals, whether written or oral, provided by the City and/or its representatives is based upon available information and is believed to be accurate. However, no representation or warranty is made with respect thereto. The information in the Solicitation of Proposals is intended to help prospective persons or entities create viable proposals. However, it is the sole and absolute responsibility of those responding to this Solicitation of Proposals to complete their own due diligence.

Persons or entities submitting proposals will assume all financial costs and risk of submission. No reimbursement or remuneration will be made by the City to cover the costs of any proposal, whether or not such proposal is selected. No broker or finder is entitled to any commission or finder's fee in connection with the transaction.

The City reserves the right to:

- Request additional information, seek clarification or interview proposers;
- Amend, modify or withdraw the Solicitation of Proposals;
- Reject any or all of the submitted proposals for any reason or no reason;
- Issue subsequent solicitations for the same site;
- Proceed with a modified proposal; and
- Waive minor deficiencies, informalities and irregularities.