

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

**FROM:** Matt Peters, Director of Community Development

**DATE:** March 25, 2025

**SUBJECT:** Receive Presentation and Direct Staff to Issue the Request for Proposal for Affordable Housing on the 1.83 Acre City Owned Parcel Located in Uptown Temecula East of Jefferson Ave., North of Buecking Drive, at the End of the Cul-de-sac on McCabe Court (APN 910-262-061) (At the Request of Mayor Kalfus and Council Member Schwank)

---

**PREPARED BY:** Haide Urias, Housing and Real Estate Analyst

**RECOMMENDATION:** That the City Council receive a presentation and direct staff to issue the Request for Proposal for affordable housing on the 1.83 City owned parcel located in Uptown Temecula east of Jefferson Ave., north of Buecking Drive, at the end of the cul-de-sac on McCabe Court (APN 910-262-061) after the California Department of Housing and Community Development approves the Surplus Land Act exemption.

**BACKGROUND:** The purpose of this RFP is to describe the affordable housing development opportunity and to solicit proposals from developers that are qualified and capable of developing a high-quality affordable housing product. Once development proposals are received, the City will then proceed to interview developers with the objective of selecting the preferred development partner or partners to enter into a Disposition and Development Agreement (DDA).

The City is releasing this RFP in order to utilize the City owned parcel identified as APN 910-262-061 to build a multi-family affordable housing project. This parcel is located in the Uptown Temecula Sports District and the City recently adopted the Uptown Temecula Specific Plan which intends to transform a suburban oriented commercial district into an urban mix-used environment. This parcel has immediate highway access, is across the street from a future sports complex, and next to market rate units, with other surrounding mixed use retail locations.

Successful proposals must include a comprehensive plan for developing a service-oriented ecosystem designed to support the particular housing needs of residents residing in the development. If applicants intend to partner with service organizations or non-profits, proposals should detail the structure of that partnership. Applicants are encouraged to be creative in their approach.

Through this RFP the City is seeking innovative proposals for the City owned 1.83 acres parcel that not only provide affordable rental units but also include a mix of unit types and income levels, while addressing specific housing needs within the community. The City is seeing an increased need for short-to-medium-term housing solutions (ranging from weeks to two years) for individuals and families who are either recently experiencing or at imminent risk of experiencing housing instability. Of particular concern are vulnerable populations, including, individuals with disabilities, those fleeing domestic violence, and minor children. For minor children, currently available options often require the separation of family groups (e.g., males over the age of 15 are required to separate from women and younger children, fathers and mothers may be required to separate, and/or unmarried couples may need to separate). In the interest of improving public health and safety outcomes for these children and their families, the City is seeking alternative options to address this need.

The City may consider donating the parcel to the developer as the City's contribution to the project.

**FISCAL IMPACT:**                    There is no current fiscal impact.

**ATTACHMENTS:**                    Draft RFP for Affordable Housing