**QUESTIONS AND ANSWERS FOR EO N-06-19 RFP NO. 1-19**

1. **Question**: On page 9 of the RFP, it states: *“Project proposals must include a minimum of 50 percent restricted affordable housing units, consistent with Government Code section 14671.2”*, but it does not clarify the AMI percent ceiling. Can you please clarify what the minimum level of affordable AMI percentage is that the State would allow for the 50 percent that must be affordable?

**Answer**: Government Code section 14671.2 states: *“… at least 25 percent of the housing units developed on state property leased pursuant to this section shall be available for the term of the lease to moderate-income persons as defined by Section 50093 of the Health and Safety Code, 12.5 percent shall be available for the term of the lease to low-income persons as defined by Section 50093 of the Health and Safety Code, and 12.5 percent shall be available for the term of the lease to very low-income persons as defined by Section 50105 of the Health and Safety Code.”*

Proposers can satisfy the statute by providing the minimum requirements stated above or by providing more affordable units and/or deeper affordability (i.e., proposers are not required to have 25 percent of units affordable to 80 to 120 percent AMI households as moderate-income persons is defined here as persons and families whose income does not exceed 120 percent of AMI). Once a Proposer is selected, the affordability percentages will be memorialized in the Regulatory Agreement for the specific development commitment.

1. **Question**: There is no term indicated for the ground lease in the Stockton RFP. Can you please confirm the ground lease term as it may be required in order to underwrite the low-income housing tax credits?

**Answer**: The ground lease term will be up to 99 years.

1. **Question**: Who will be responsible for remediation if required per the results of the Phase II report?

**Answer**: The State is currently conducting a Phase II report and responsibility for the costs of remediation will be determined based upon those findings.

1. **Question**: What will the City require in terms of sidewalk improvements?

**Answer**: The Stockton State Property falls within the City’s Miner Avenue Complete Street project, which is planning for sidewalk improvements along Miner Avenue. The State Property also fronts North American Street and East Lindsay Street. The typical City process includes an inspection by public works inspectors to determine the condition of the surrounding and adjacent sidewalks. If the inspection results in a determination of replacement, then those adjacent sidewalks will need to be replaced by the developer. The determination of the length of replacement depends on the impacted areas which may also include, portions of North American Street, portions of East Lindsey Street, corner ramp (ADA) improvements and where driveways impact the sidewalks. The developer’s engineer will work with the City’s staff and will also need to submit public improvement plans showing the areas of improvement.

1. **Question**: Is there an easement agreement for the storm drain that bisects the State Property?

**Answer**: Yes, the easement agreement will be posted on the DGS web site as well as the Cal eProcure website where this RFP is found as “Additional Attachments.”

1. **Question**: Is there an ALTA survey available?

**Answer**: Yes, an ALTA survey is currently being prepared and is expected to be available and posted on the DGS web site as well as the Cal eProcure website where this RFP is found as “Additional Attachments” within two weeks.

1. **Question**: Are there heritage oak trees on the State Property?

**Answer**: Stockton Municipal Code Section 16.240.020 defines a Heritage Oak tree as a Quercus lobate (valley oak) which has a trunk diameter of 16 inches or more, measured at 24 inches above actual grade. Further, Stockton Municipal Code Section 16.130.030 prescribes the permit process include a public hearing for removal of a valley oak tree. The Selected Developer will need to conduct a survey of the site to determine whether any trees on site are of valley oak species and meets the city’s criteria for a “Heritage Oak” tree.

1. **Question**: On page 6 of the RFP, it states: *“a proposal is strongly encouraged to meet the City’s General Plan and housing goals of 136 dwelling units to the acre. The City will work collaboratively and concurrently with the State to amend the City’s development code to allow for these maximum densities.”* How long do you anticipate this process to take and have discussions with the City taken place? Review of the current code indicated that 73 dwelling units to the acre would be the maximum not taking into consideration the density bonus’. Total units with density bonus appear to be 108 dwelling units to the acre according to current city codes.

**Answer**: The State Property is zoned CD = Commercial, Downtown. The intent of the CD zoning district is to encourage a mixture of high intensity uses which includes, among others, multifamily residential development with allowed densities of up to 136 dwelling units to the acre that would be achieved through a City initiated development code amendment to match the zoning densities with the recently adopted general plan update 2040. This City process requires both planning commission and city council public hearings and that can take between 4 to 6 months. The gross square footage of the site is 0.84 acres or approximately 36,590 square feet. The maximum number of dwelling units under this consideration would be 115 dwelling units.

1. **Question**: What are the parking requirements for the maximum density of 136 units, and would this be part of the zoning amendment to reduce the parking requirements?

**Answer**: Parking for a multifamily dwelling is 1 parking space per dwelling unit. The Director may waive up to 20 percent of the parking requirements. A City initiated development code amendment may also include a provision for reduced parking requirements particularly for publicly owned land developed for the purposes of affordable housing.

1. **Question**: Is there a Preliminary Title report available for the property for easement identification?

**Answer**: Yes, the Preliminary Title report will be posted on the DGS web site as well as Cal eProcure website where this RFP is found as “Additional Attachments.”

1. **Question**: Would DGS be the lead agency for NEPA or would the City take on this role?

**Answer**: DGS would be the lead agency for NEPA.

1. **Question**: What is the administrative cost of the lease?

**Answer**: DGS administrative costs are $10,500 per year.