



# State of California

## Request for Qualifications

### San Joaquin County Fairgrounds

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#### PRE-SUBMITTAL MEETING PRESENTATION

AUGUST 11, 2021

EO N-06-19 RFQ NO. 3-21

# Speakers

Speaker Name	Agency
Joshua Palmer	Department of General Services
Michael Coulom	Department of Housing and Community Development
Craig Adelman	LeSar Development Consultants
Gabriel Speyer	LeSar Development Consultants

**Please send general questions and inquiries to:**

- [AffordableHousing@dgs.ca.gov](mailto:AffordableHousing@dgs.ca.gov), and/or
- [PublicLands@hcd.ca.gov](mailto:PublicLands@hcd.ca.gov)

# Today's Agenda

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- Review Meeting Format
- Question and Answer Document
- RFQ Schedule
- Review Opportunity
- Review Section 14671.2 and Trailer Bill Language
- Principles and Objectives
- Scoring Criteria
- Additional Information and Links
- Remaining time: open Q&A

# Format for Today

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- Webinar Format – all participant cameras are off and audio is muted.
- Feel free to ask questions **at any time** by using the chat function of Zoom. The chat window will be monitored separately from the person presenting.
- Questions which are not answered today will be answered via the Q&A Document as described in the RFQ (described further on next slide).
- There will be an open Q&A session in the chat window after the end of today's presentation and until 12:00 pm.
- This meeting is being recorded and the recording will be posted to the DGS website along with this presentation.

# Q&A Document

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As noted in the RFQ, the State will respond to questions and/or requests for clarification by emailing one attachment containing all questions and requests for clarification received by the deadline along with an answer for each (the “Q&A Document”).

Q&A Document will be sent to:

- The email address(es) which submitted the questions and/or requests for clarification to the State by the applicable deadline, and
- The addresses to whom the State emailed the RFQ.
- The email addresses used to register to for this webinar.

The State will also post the Q&A Document at the DGS EO N-06-19 website:

<https://www.dgs.ca.gov/RES/Projects/Page-Content/Projects-List-Folder/Executive-Order-N-06-19-Affordable-Housing-Development>

# Tentative RFQ Schedule (Subject to Change)



**Activity**

**Date**

~~Request for Qualifications Released~~

~~July 19, 2021~~

~~Site Tour~~

~~August 3, 2021~~

~~10:00 am Pacific Time~~

Pre-Submittal Meeting

August 11, 2021

11:00 am Pacific Time

RFQ Questions and Requests for Clarifications  
Due

August 31, 2021

5:00PM Pacific Time

State Response to RFQ Questions/Clarifications

September 7, 2021

RFQ Submittal Deadline

September 17, 2021

5:00PM Pacific Time

Respondent Interviews

Week of October 4, 2021

Award Site

Week of October 18, 2021

# Review Opportunity

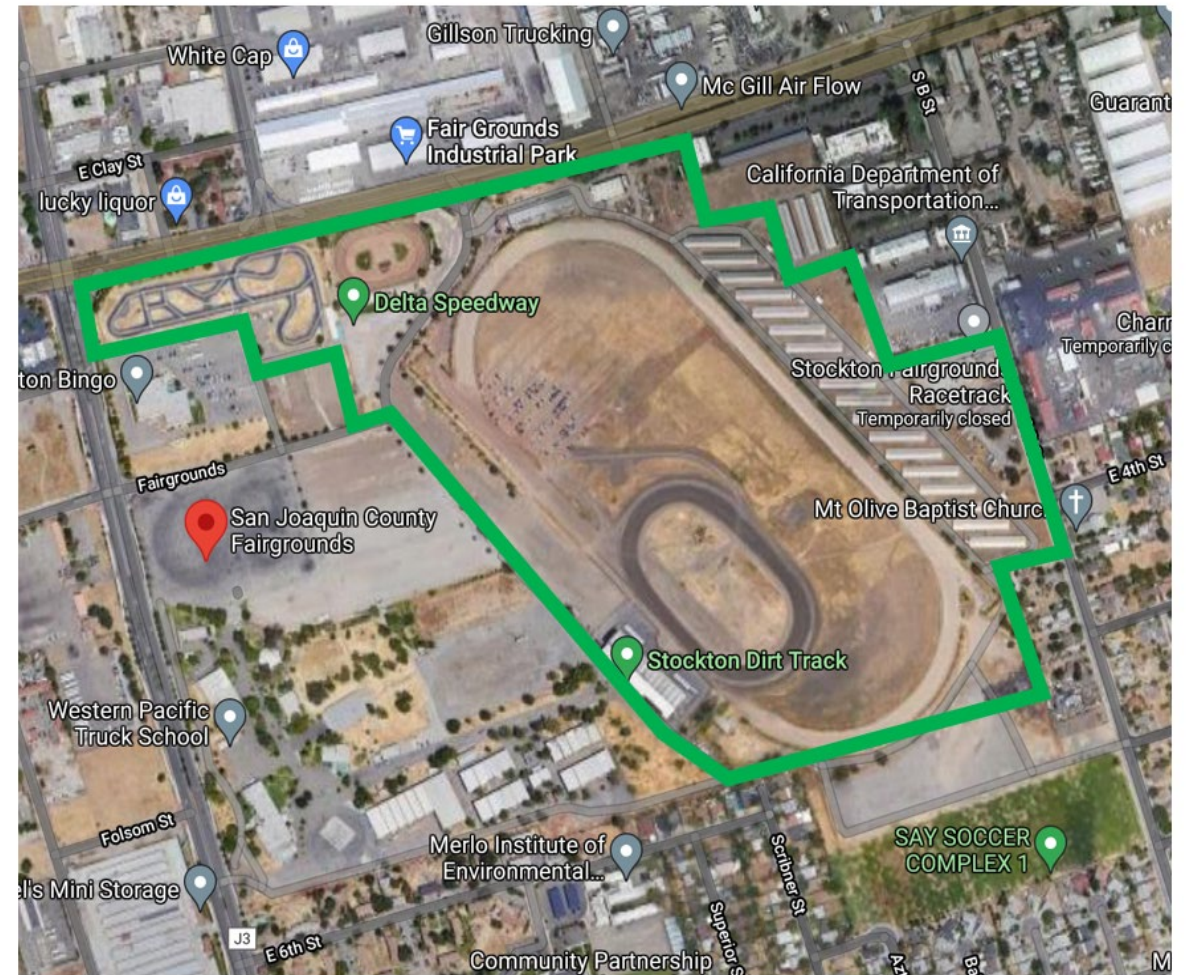
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- The Fairgrounds is currently home to recurring events, several agricultural-use buildings, and various racetracks and betting facilities.
- A portion of the Fairgrounds has been declared excess and determined as suitable for housing development under the EO N-06-19 “Excess Sites” program.
- The development of the fairgrounds is an exciting opportunity to transform this area and have a meaningful, positive impact on the South Stockton community.
- Community and stakeholder input is a critical component throughout the process.



# Review Opportunity

- The boundaries of the Project Area are conceptual at this stage and are subject to change.
- As such, easements, current leases/uses, current total approximate size and other rights of way remain to be resolved.
- The current total approximate size of the subject site (bounded in green) is 110 acres.





# Section 14671.2 and Trailer Bill Language

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- DGS' leasing authority for affordable housing developments can be found in Section 14671.2 of California Government Code.

**All projects must conform with Government Code Section 14671.2 as written at the time of the lease.**

- Allows for below-market ground-lease and sale property, with State approval.
- Some of the current potential uses include affordable rental housing, affordable homeownership, park and recreation facilities and commercial/retail development.

# Principles and Objectives

<b><i>Housing Mix and Affordability</i></b>	<b><i>Community Outreach, Partnership, and Collaboration</i></b>
<b><i>Financing Innovation</i></b>	<b><i>Utilize framework of State Sovereignty to achieve better outcomes</i></b>
<b><i>Timing Efficiency and Financial Feasibility</i></b>	<b><i>Equity</i></b>
<b><i>Accessibility</i></b>	<b><i>Respondent Capacity</i></b>
<b><i>Sustainability and Resiliency</i></b>	<b><i>Quality Architecture and Contextual Design</i></b>
<b><i>Construction Innovation and Cost Efficiency</i></b>	

- The State recognizes that this program presents an opportunity to leverage development for multi-benefit outcomes.
- The State is seeking SOQs from Respondents who can demonstrate the capacity, creativity and commitment needed to support the Principles and Objectives.

# Scoring Criteria

<b>Scoring Criteria</b>		
	<b>Principle and Objective</b>	<b>Scoring</b>
<b>1</b>	<b>Housing Mix and Affordability</b>	<b>150</b>
<b>2</b>	<b>Financing Innovation</b>	<b>80</b>
<b>3</b>	<b>Timing Efficiency and Financial Feasibility</b>	<b>100</b>
<b>4</b>	<b>Accessibility</b>	<b>50</b>
<b>5</b>	<b>Sustainability and Resiliency</b>	<b>100</b>
<b>6</b>	<b>Construction Innovation and Cost Efficiency</b>	<b>100</b>
<b>7</b>	<b>Community Outreach, Partnership, and Collaboration</b>	<b>100</b>
<b>8</b>	<b>Utilize framework of State Sovereignty</b>	<b>50</b>
<b>9</b>	<b>Equity</b>	<b>100</b>
<b>10</b>	<b>Respondent Capacity</b>	<b>120</b>
<b>11</b>	<b>Quality Architecture and Contextual Design</b>	<b>50</b>

# Additional Information and Links

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EO N-06-19 website:

<https://www.dgs.ca.gov/RES/Projects/Page-Content/Projects-List-Folder/Executive-Order-N-06-19-Affordable-Housing-Development>

Website includes links to:

- [Executive Order N-06-19](#)
- [Master Plan Development on San Joaquin County Fairgrounds](#)
- [Affordable Housing GIS Map Viewer](#)

San Joaquin County Fairgrounds RFQ Contact:

[joshua.palmer@dgs.ca.gov](mailto:joshua.palmer@dgs.ca.gov)

# Questions

- Submit your question in the Q&A box at the bottom of your screen, or
- Click the “Raise Hand” button to ask your question verbally.
- All questions asked in the Q&A box and voiced aloud will be recorded in the Q&A document.

