



Sacramento  
Housing &  
Redevelopment  
Agency

**Question and Answer from Downtown Mixed-Income Housing NOFA  
Informational Meeting  
Wednesday, May 28, 2008  
10:00 a.m.**

**1. Does the JKL Corridor include the north side of J Street?**

Yes, the JKL Corridor includes both the north and south sides of J Street.

**2. Will City Planning be involved every step of the way?**

Yes, the NOFA encourages interested parties to contact the Development Services Department to arrange a MATRIX pre-submittal meeting.

**3. Why is there such a short time frame for the NOFA deadline?**

A requirement of the NOFA is that applicants show evidence of site control. It is envisioned that projects that come forward may already be in the works. The ninety (90) day schedule was also set because we are eager to see feasible and realistic projects built in the very near future. The application deadline is August 1, 2008 and the application period does end on that date should the Agency receive any qualified applications. If no qualified applications are received, the Agency has the option to extend the application deadline for an additional ninety (90) days.

**4. What level of design is required for submittals?**

The NOFA requires a site plan, floor plans and elevations. We would like to see a level of detail beyond massing, but plans do not need to be as extensive as would be required for an entitlement application.

**5. What is the affordability restrictions on a for sale homeownership product?**

Affordable home ownership product has a 45 year affordability covenant. The price would be restricted and resale and recapture provisions would also be required.

**6. What is the timing for the Westfield Downtown Plaza renovation?**

Westfield is currently going through the entitlement process. They have indicated that the first phase, a dining terrace at 7<sup>th</sup> and K streets, would be under construction in the first quarter of 2009.