



INVESTING IN COMMUNITIES

Request for Proposals #1915 - 46th Street Vacant Development Project

Responses to Requests for Information

Q1. Can you provide clarifications regarding submittal item 3(b) – Financial Disclosure. The description references a disclosure of significant control or influence with regard to the financial institution by any member of the proposal team.

- What financial institution is this item referring to?
- Is this disclosure required of consultants (architect, property management agent, general contractor, etc.) hired by the proposer entity?

A1. The submittal should include the financials of the developer.

Q2. The Assessor's Parcel Map and the online Sacramento County GIS have different lot sizes for the site. Does the Housing Authority or SHRA have an ALTA survey of the site available? Is there any definitive map showing what portions of the site fall in the two different zoning designations?

A2. We posted the zoning map on the SHRA webpage here:

<https://www.shra.org/wp-content/uploads/2019/03/46th-Street-Zoning-Map.pdf>

The Sac County Online Map shows the zoning in the 'Layer' tab, under Planning. Here is the link: http://generalmap.gis.sacounty.net/JSViewer/county_portal.html

There is a measuring tool to get the dimensions. There is no Alta Survey available.

Q3. Do you have a plan or map that indicates the extent of the two zoning designations (RD-5 and RD-20)?

A3. Please see A2. above.

Q4. Does SHRA have any preference regarding the development type on the site (are you looking for a developer who would adhere to the split zoning or open to alternatives that would include re-zoning the entire site to RD-20)?

A4. We are looking for the best overall proposed project.



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Q5. I assume as an alternative, 100% of the single-family homes could be sold at prices affordable to e.g. 80% of AMI or less?

A5. The minimum requirement is that 51% of the units be sold at prices affordable to low-income families at 80% of the Area Median Income.

Q6. Does that mean that we can't sell 51% of the units at affordability levels under 80% AMI?

A6. The homes can sell for less than 80% AMI.

Q7. Do you have a dimensioned parcel map that shows more precisely the dimensions? For design purposes, we'll need a dimensioned plan.

A7. Please see A2. above.