



Southeastern
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Development
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**Request for Proposals/Qualifications for
a Sustainable Residential Design Project in the
Southcrest Redevelopment Project Area**

**Questions with Answers
(as of 3/25/09, please check back for updates)**

1. Does the SEDC have a list of approved or qualified developers and contractors for the use of Architects to solicit collaboration on development teams?

Answer: NO, SEDC does not have list of qualified developers and contractors for the use of Architects to solicit collaboration on development teams.

2. Is there a vehicle that SEDC can provide to promote such team building between interested Architectural firms and Developers?

Answer: SEDC will host an Information Exchange Meeting where interested parties can meet and discuss potential team building. The Meeting will be held at the SEDC Corporate Office, 4393 Imperial Avenue, Suite 200, SDCA, 92113, from 7:30 - 8:30 AM on March 25, 2009.

3. Are prevailing wages being required, or is it still possible that the project can be done without the requirement of prevailing wages?

Answer: Please see the addendum to the RFP/Q which revises the language to read: The selected Developer shall be required to carry out development, construction (as defined by applicable law) and operation of the improvements on the Site, including, without limitation, any and all public works (as defined by applicable law), in conformity with all applicable federal and state labor laws, including, without limitation, the payment of state or federal prevailing wages.

4. What are the possibilities for achieving a greater density and allowing mixed-use on the site?

Answer: Developers who propose to seek a greater density than is currently allowed and who propose mixed-use on the site will be responsible for all entitlements and fees associated with the changes including, but not limited to, rezones.

5. Are there redevelopment funds available for the development of affordable housing on the site?

Answer: *Developers will be required to demonstrate the need for any Agency assistance requested. Proposals that seek Agency assistance will need to clearly state the type and amount of assistance requested.*

6. Does SEDC own the land?

Answer: *The Redevelopment Agency of the City of San Diego, of which SEDC operates on behalf of, owns the land.*

7. Are there any affordable housing incentives available?

Answer: *Please refer to the San Diego Housing Commission or other similar resources for more information on any affordable housing incentives.*