



**707 F Street & 750 E Street RFP/RFQ**

**Amended and Restated**

**Refined Phase II: Questions and Answers**

**Updated: 10/19/2021 at 2:34 p.m. PST**

***This document may be updated periodically and shared with all proposers.***

**1. Will the City and MTS accept new proposals from new proposers?**

No, the City and MTS will not accept new proposals from new proposers. All four development teams that participated in the first phases of the solicitation have been invited to prepare Revised Phase II Proposed Project Submittals. No other development teams will be provided an opportunity to participate. In determining the composition of development teams for the Revised Phase II Proposed Project Submittal, development teams can add or subtract partners and team members; however, the general composition of each development team should remain the same with no changes made to the Project lead.

The continuation of the original RFP process will not contain a re-evaluation of the development team's qualifications. If team members are being removed please provide this information. The request of the development teams is simply to re-evaluate their previous development proposals and pro-formas and update as appropriate based on current market conditions.

**2. Does the 25 percent residential affordability requirement apply to each individual building across the two properties?**

No. This is not an RFP requirement and City/MTS do not interpret existing law to impose such a requirement.

**3. Does it allow all the low income units to be on one of the two parcels?**

Yes.

**4. Does it require that each parcel meet the 25 percent mandate based on that parcel's unit count?**

No. This is not an RFP requirement and City/MTS do not interpret existing law to impose such a requirement.

**5. What affect does the affordable mandate have on the hotel and the for-sale condominiums at the top of the hotel tower?**

City/MTS do not interpret the Surplus Lands Act (AB 1486 and SB 51) to establish regulations for affordable housing based on whether those units are for sale or for rent. The affordable housing will affect the total unit count and applicable ratios (i.e.: 25% minimum affordable for condominiums and for rent units). The affordable mandate does not apply to hotels.

**6. Will the City's parcel will require 25% affordable housing (if housing is proposed on the City parcel) per the surplus land act exemption and SB51? if no housing is proposed on the City parcel, would a project be in compliance with SB51 per the CA's interpretation?**

The RFP does not require 25% affordable housing on the City's parcel and City/MTS do not interpret existing law to impose such a requirement.

*Nothing contained or implied in the above, or any other communication by the City or MTS to the proposers regarding the above, is to be construed as legal or other advice. Further, nothing contained or implied in the above is to be construed to modify the requirements of the RFP or existing state or local laws or regulations.*