

Affordable Housing RFP Questions and Answers

**** NEW SUBMISSION GUIDANCE****

Applications remain due on Friday, April 24, 2020 at 5:00 p.m. Please submit one unbound original, three (3) bound copies, and one electronic copy via mail or delivered in person to Escondido City Hall (Housing Division, 201 N Broadway, Escondido, CA 92025) by the deadline. To submit in person, please contact Joanne Tasher, Community Development Department Assistant, at 760-839-4671 or JTasher@escondido.org to coordinate an approximate time when you will be coming to City Hall. When you arrive at City Hall, please call her again to let her know that you have arrived. She will meet you at the doors facing the fountain and Grape Day Park to take delivery.

We are interested in developing affordable housing project in the City and would like to inquire with you if the City will allow 100% multi-family housing or mixed-use project in Specific Plan Area #9 (SPA #9). If so, what is the maximum density and height allowance.

Housing density and the types of housing we permit varies by district. Page II-13 of the link below shows the various densities in the districts of the SPA 9. Page II-3 has a use table, which lets you know what type of housing is permitted in the SPA 9. Further down the document (Figure II-3 and Figure II-4) show the particular types of residential structures that are permitted in each district. Figure III-5 on Page III-26 has developmental standards like building height maximums, setbacks, etc. The city does not currently have an inclusionary housing ordinance. However, we do have a density bonus that is in accordance with state standards, which is available at the following link:

<http://qcode.us/codes/escondido/?view=desktop>

SPA 9:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/DowntownSpecificPlan.pdf?v=4>

Any multi-family housing project will require a plot plan, and in some places in the SPA, a Planned Development. The first step in either process is set up a pre-application meeting, which you can do by calling into the Planning Division at 760-839-4671. Because of COVID 19, pre-application meetings may happen via phone or by another remote means.

Will the City require the developer to be responsible for Geotechnical Engineering on their site, or will this be the responsibility of the City?

The City will require the developer to provide a geotechnical report for their site. All grading plans require a geotechnical report as this is a requirement the City's Grading Ordinance.

How does the City of Escondido procure geotechnical engineering, special inspection and materials inspection services? Do you have an As-Needed or On-Call stable of prequalified firms to choose from or do you issue RFP/RFB's as the need arises?

The City does not have on-call soils testing & special inspection services. For City Capital Improvement Projects the City solicits proposals for these services through a RFP. For private land development projects, third party inspection reports and certifications during construction are submitted to the Field Engineering Inspector.