

## **Response to Questions #1**

**Question #1** Is it envisioned that the developer would be responsible for the cost of the improvements for the 205,000 SF RCFE, and the district would pay for and own the additional Phase 1 programmed space that includes the community service center, youth center and PACE facility?

THE BIDDER IS RESPONSIBLE FOR THE RCFE BUILDING AND ITS RELATED COMPONENTS.

**Question #2** Is there an affordable housing component/requirement for the proposed units?

THE PROPOSED PLAN IS THAT 10% OF UNITS WILL BE BELOW MARKET RATE / DISCOUNTED, BUT NONE OF THE UNITS WILL BE PRICED LOW ENOUGH TO SATISFY THE STATE'S AFFORDABLE AND / OR INCLUSIONARY HOUSING REQUIREMENTS AND MEDIAN HOUSEHOLD CRITERIA. SINCE RCFES ARE NOT CONSIDERED HOUSING, THEY CANNOT BE COMPELLED TO ACCEPT AFFORDABLE INCLUSIONARY UNITS PRICED LOW ENOUGH TO MEET STATE AFFORDABLE HOUSING REQUIREMENTS.

**Question #3** Could the development include an independent living or high-acuity independent living component?

ALL UNITS WILL BE RCFE LICENSED. THERE WILL BE NO UNLICENSED UNITS – TYPICALLY, RCFES SERVE A RANGE OF SENIORS WITH VARIOUS LEVELS OF PERSONAL CARE SUPPORT NEEDED.

**Question #4** Is their flexibility in the proposed mixture of RCFE units (AL/MC)?

YES, THIS IS SUBJECT TO NEGOTIATIONS DURING THE RFP PROCESS BETWEEN BCHD AND SELECTED RFP RESPONDENTS BUT WILL NEED TO ADHERE TO THE SPIRIT OF THE EIR.