

| No | Question   | Answer   |
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| 1  | How many units the city would like to see built on the property?   | The City is not directing a specific number of units be constructed on the site, but will look to the prospective developer to propose an appropriate design and unit density for the property.  |
| 2  | How would you characterize the building. Is it an office building, a hybrid, or something else? Could it be considered historic?                                   | The building was constructed as an indoor skydiving facility and is now serving as the City's Homelessness Response Center. Proposers should perform due diligence on historic and all other aspects of the property.  |
| 3  | Would the building need to be demolished, how old is it, and could the housing be incorporated into the existing building?   | The City will look to the prospective developer to propose an appropriate plan for potential use of the property. The building received its certificate of occupancy on April 26, 2017.  |
| 4  | Would the existing users of the building have to leave?  | Currently the building operates as the City's Homelessness Response Center (HRC) administered by the San Diego Housing Commission and its lead partner, PATH San Diego. The HRC will continue operating while the City goes through the RFP process. It is anticipated that the HRC will be relocated in the future to make way for redevelopment of the property into affordable housing.   |
| 5  | Would this like many properties, have retail on the ground floor, or is it too early to tell?  | The City will look to the prospective developer to propose an appropriate plan for potential use of the property.  |
| 6  | Will the City consider transitional housing including residential drug treatment?  | The City does not expect that transitional housing will satisfy the "100% affordable" requirement as defined by the California Department of Housing and Community Development. Proposers should contact California Department of Housing and Community Development for additional guidance.   |
| 7  | What is the City's estimate of "median market rent" for the area around the property?  | Proposers should check with the San Diego Housing Commission.  |
| 8  | Does the City have a phase I and phase II environmental report for the property?   | The City provides the environmental site assessments <b>(on the City's website)</b> for the Property for the use of prospective bidders as each bidder determines to be appropriate in their individual discretion. The City obtained the assessments from the seller of the Property when the City acquired the Property. The City did not prepare any part of the assessments. The City expressly and specifically disclaims all express or implied representations or warranties relating to the assessments. All prospective bidders are advised to independently confirm all information in the assessments through knowledgeable persons of their own selection. Prospective bidders are further advised not to rely on the assessments in preparing a proposal for the purchase and redevelopment of the Property in response to the RFP. |
| 9  | Does the City have any geotechnical (soil) reports and any earthquake fault line studies or analysis?  | Proposers to perform due diligence on all aspects of the property.   |
| 10 | Does the City have any technical specifications on the construction of the below grade retaining walls in regards to water infiltration of the subterranean areas? | Proposers to perform due diligence on all aspects of the property.   |
| 11 | Have the improvements been appraised and do you have a copy of the appraisal? What is the market value of the improvements if they were to be sold?                | The City does not have a current appraisal.  |

Swinerton Builders constructed the building. The property will be sold in "AS IS / WHERE IS" condition. The City provides the Swinerton Project Close Out Documents (**on the City's website**) for the existing building on the Property for the use of prospective bidders as each bidder determines to be appropriate in their individual discretion. The City obtained the documents from the seller of the Property when the City acquired the Property. The City did not prepare any part of the documents. The City expressly and specifically disclaims all express or implied representations or warranties relating to documents. All prospective bidders are advised to independently confirm all information in the documents through knowledgeable persons of their own selection. Prospective bidders are further advised not to rely on the documents in preparing a proposal for the purchase and redevelopment of the Property in response to the RFP.

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| 12 | Who was the contractor who constructed the building and did they provide any warranties that are still in place?          |   |
| 13 | Does the City have building plans?  | Yes, the building plans have been posted to the City's website  |
| 14 | Will the City carry back a loan on the property?  | No.   |
| 15 | Is the property deed restricted for affordable housing?   | The property is not currently deed restricted for affordable housing.   |
| 16 | Can you confirm if the City has at least \$3-4MM in additional funds to contribute to the project?                        | The City is unable to commit to any financing for redevelopment of the property at this time as no particular project has been defined yet. |
| 17 | Can you confirm if the Housing Authority has vouchers available for the project? If so, how many?                         | Proposers should contact the Housing Authority about vouchers.  |
| 18 | Does the City have an asking price?   | Proposers are encouraged to submit their best offers.   |
| 19 | My understanding of the project is to keep the building and adapt it to an affordable housing apartment. Is that correct? | The City will look to proposers to propose an appropriate plan for the redevelopment of the property for 100% affordable housing.           |
| 20 | Is the building's mechanical system operable?   | The main HVAC is currently inoperable. The proposer will need to assess whether it can be repaired or replaced.                             |
| 21 | Does the City plan on having another site tour between now and the proposal due date of May 1, 2024                       | City staff conducted a site tour on March 1, 2024. There are currently no plans for a second property tour.                                 |