



Questions & Answers

808 West Cedar RFP

Date posted: 09/23/2025

1. I would have thought surplus law required 25% at Lower Income (70% Area Median Income (AMI)). Whereas the RFP states 20% at Low Income 80% AMI. It's quite possible that surplus law changed and I'm unaware. Can you please clarify the % affordable and AMI required?

City Response: The Property qualifies as exempt surplus land under Government Code section 54221(f)(1)(b) (small parcel) is not subject to the 25% requirement. The RFP requires that 20% of the residential units be affordable to households earning less than 80% of the area median income based on household size.

2. The RFP requires prevailing wage or a living wage. In prior surplus land negotiations, it is my understanding that the City cannot require prevailing wage/living wage as long as the buyer does not seek any of the following: (1) the payment of money or the equivalent of money from the City directly to or on behalf of the Proposer; (2) transfer from the City of an asset of value for less than fair market price; (3) the payment, reduction, to be charged at less than fair market value, waiver or forgiveness of fees, costs, rents, insurance or bond premiums, loans, interest rates, or other obligations that would normally be required in the execution of the Sale; and (4) money loaned by the City that is to be repaid on a contingent basis.

City Response: Respondents must comply, as applicable, with State and/or Federal Prevailing Wage requirements, and the City's Livable Wage requirements as outlined in [Chapter 2, Article 2, Division 42 of the Municipal Code](#).

3. We were unable to find this RFP in the City of San Diego Planet Bids portal. Is the City Economic Development Department (EDD) planning to post the RFP to Planet Bids to track updates, addenda, RFP interest list roster (developers and consultants), etc.?

City Response: The Property was a former Redevelopment Housing Asset and The RFP was widely distributed by email and posted on the City's Economic Development Successor Agency website:

<https://www.sandiego.gov/economic-development/successor/dispositions>

All updates to the RFP, Questions and Answers, , and other pertinent information will be posted to the website as listed above.

4. Will EDD make available a parcel map or a property survey to interested parties?

City Response: An Assessor's Parcel Map has been added to the Successor Agency webpage:

https://www.sandiego.gov/sites/default/files/2025-09/808westcedar_rfp_assessorparcelmap.pdf

Also, see the two maps provided as [Attachment A-1](#) and [Attachment A-2](#).

5. Will there be a Zoom invite to parties attending the 9/29/25, 10:00 AM Pre-submittal Meeting or just the link provided in the RFP document?

City Response: As noted in Section 2.4 of the RFP, the pre-submittal meeting will be through Microsoft Teams. A link to the Microsoft Teams meeting is included in the RFP and below and is open to the public. The meeting is scheduled for September 29 at 10am:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTBlZjRiOTAtMTIzOCooNGRmLTkxZWMTMDQ2YzBmODFjY2Eo%40thread.v2/o?context=%7b%22Tid%22%3a%22ab26ceb7-278f-4dcb-8df6-4e2363556459%22%2c%22Oid%22%3a%22f860cb57-423d-44f5-bcoa-19a6a25fe57a%22%7d

Meeting ID: 236 000 248 695 2

Passcode: kB9zm7cN

6. The RFP references on-site child care facilities, both on page 3, in Objective #6 and again on page 5, item 2. (d) under City Objectives for the Property. Can you clarify if EDD is requiring Developers to provide an on-site child care facility or is the on-site child care center an option?

City Response: The provision of childcare facilities is a stated goal under the [Affordable Housing Master Plan](#) and the RFP. Including a childcare facility in your proposed project is **not** required, however, as stated in Section 4.5 “other pertinent factors” of the RFP, “Development Teams that provide onsite childcare use will receive bonus points in the evaluation process”.