County of San Luis Obispo
GENERAL SERVICES AGENCY
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REQUEST FOR PROPOSAL PS-#1136
LAND USE ECONOMICS STUDY

QUESTIONS AND ANSWERS

Updated August 15, 2011
July 27, 2011

Questions on the Scope of Work *(answers are in **boldface**)*

Q1. There are two levels for this analysis.

- The first is to discuss potential market and fiscal impacts in a more general way to provide insights into market dynamics of constrained growth specifically in the areas to be identified by San Luis Obispo County staff.

- The second level of analysis would be to build upon the first level and to undertake a parcel level analysis. This work would require knowing details about zoning and resource constraints in all unincorporated areas of the County. The county has posted many useful maps on its website. It appears that the County could provide good GIS information.

  We did not anticipate a parcel-level analysis, but you're welcome to propose it. We have developed parcel-specific buildout models and data organized by land use category (zoning) for all the communities and the rural planning areas. The model determined development potential on vacant and underdeveloped parcels in the Residential Multi-Family land use category. In other categories, parcel buildout was determined without regard to the extent of existing development, though we have address point data for urban areas that can be used to determine whether parcels are developed or vacant. We can determine-- or make available the data to determine-- existing and potential development within zoning categories to buildout. We will have a locally-derived water use estimator to determine water demand, to compare with water supplies and community-wide or sub-region constraints (not parcel specific).

- Does the County want a parcel level analysis? If so, I have several follow-up questions regarding such an analysis. **We will look to proposers to advise whether a parcel-level analysis is needed or desirable to accomplish the stated objectives of this Land Use Economics Study. We can determine—or make available the data to determine—more detailed buildout-related analyses at the community level as described above.**

  a) Are there parcel level maps for all areas of the unincorporated County? **Yes**

  b) Do these maps show zoning and resource constraints by parcel? **Zoning data but not resource data, which is at community or sub-regional levels.**

If the answer to both these questions is "yes," then, I have some additional questions:

a) Is there a parcel level data base that supports the maps? **Yes in GIS we have the Assessor's data base plus other databases and models at the parcel level.**

b) Will GIS expertise be necessary on our team, or can county staff provide the parcel level information in a database that can be read by EXCEL? **We can provide databases in Excel that will work for you.**

2. May we make the following assumptions?

a) Staff will provide information on recent growth (preferably a listing of all residential development by APN) disaggregated by the planning areas that we will be using in the study? **Yes, we can provide residential development data within the community and rural planning areas; commercial data is not as refined as residential, and staff will need to review it and potentially upgrade it.**

<u>County Clarification August 15, 2011</u>: ***Commercial data is not necessary with this study, since the scope seeks analysis of residential development only. The response discussed commercial data to address the term "growth" in general, in case it was desired.***

b) Staff will provide projections of future growth? **Yes.**

c) Staff will provide projections of resource constraints on a spatial basis? **Yes, on a community and sub-regional level that can be applied to parcels.**

d) Staff will provide estimates of additional costs of water associated with limited water availability in some areas? **We would not be able to estimate additional water costs.**

e) Would staff know about possible annexations in the unincorporated spheres of influence surrounding incorporated cities? **Yes, we will have Spheres and annexation areas available.**

3. When we address the issue of current socioeconomics of buyers and residents in rural areas, are you only interested in buyers of new housing or buyers of existing units as well? **Buyers of both new and existing units if possible.**

4. Does the County assume that new units built in rural areas (that are not used by agricultural workers) are for the high-end of the market only? (See item 1-c at top of page 9.) **We are asking for some determination of the market, and we do not assume that it is for high-end only.**

5. Are farm owners/growers required to provide worker housing as part of the County's housing policy? **No.**

6. If growth is more constrained in the rural areas, is there a concern regarding the possibility of an insufficient amount of developable land to accommodate residential growth? **Yes, that is a key question.**

7. Are there minimum lot sizes in the rural areas? **Yes, which are factored into our buildout model.**

8. Do farm owners/growers support restrictions on residential growth in rural areas (or are they neutral or against these restrictions)? **Agriculture representatives who met with us during preparation of the Strategic Growth policies agreed that non-agricultural rural residential development, as existing parcels and zoning allow, is not compatible with agriculture in several ways, such as traffic, operations, noise, vandalism and opposition to new ag uses. These representatives, such as the Farm Bureau, were neutral or mildly supportive during public hearings. Some other agriculturalists opposed the policies as infringing on property rights and the potential ability to develop rural residences.**

9. Does the County generally achieve its Housing Element goals (in terms of numbers of units and affordability)? **No, not nearly enough affordable housing for all income groups is being produced.**

10. Does the projection period for this study run to 2040? **Yes.**

General Questions

1. We would budget for one kick-off meeting and five teleconferences (not face to face meetings). The additional two meetings (public study sessions/ hearings) will be listed as additional budget options.

Is it likely that these are day-time meetings? **Yes.**

Will the meetings take place at regularly scheduled Planning Commission/Board of Supervisors meeting times? **Yes, they meet during the day.**

2. I do not see Professional Liability Insurance listed as a requirement on Page 7. May I assume that this is not required? **It is not required.**

3. How will the proposer's budget figure into the evaluation process? **As described in the RFP, the budget amount is one factor among others and it is not necessary to have the lowest bid to be selected.**

4. Consultant is to provide up to 30 paper copies of reports. May we assume that this does not include the monthly progress reports? **Yes!**