



Economic Development

BRIDGE TO HOME Round Six

AFFORDABLE HOUSING NOTICE OF FUNDING AVAILABILITY

Applications must be received no later than:

September 26, 2025 by 5:00 p.m. (PDT)

Deliver applications electronically to:

CMarcella@sandiego.gov

ATTN: Christie Marcella, Deputy Director

Economic Development Department

1200 3rd Avenue, Ste. 1400

San Diego, CA 92101

(619) 236-6700

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1. INTRODUCTION

The City of San Diego ("City") has received your submittal in response to its Update to the Request for Qualifications for Affordable Housing Developers and NOFA Application Guidelines ("RFQ") dated July 21, 2025. Either your Statement of Qualifications submittal passed the RFQ "Pass/Fail" criteria or you have been placed on the City's New and Emerging Development Partner List. As described in the RFQ, the City is sending this Notice of Funding Availability ("NOFA"), exclusively to the pre-qualified RFQ applicants and New and Emerging Development Partners, announcing the availability of funds for the purpose of developing affordable housing in the City of San Diego.

The amount of NOFA Round Six funding currently available to the City is \$15 million. Additional funding may become available during the application and review time period for this NOFA. The City will add any additional funding available during the NOFA application and review time period to its total funding available for this NOFA.

Of the currently available NOFA funding, ten million (\$10,000,000) is from the City's Low and Moderate Income Housing Asset Fund ("LMIHAF"). The LMIHAF is eligible to support the new construction of multifamily affordable rental housing to individuals and families paying rents applicable to households earning between 30% and 60% of the Area Median Income ("AMI") or less, as defined pursuant to California Redevelopment Law ("CRL"). The remaining five million (\$5,000,000) of currently available NOFA funding is Community Development Block Grant ("CDBG"), and will support non-profit developers in property acquisition for affordable rental housing for low and moderate income individuals and families earning less than 80% AMI. The CDBG funding will be focused to support the Emerging Developer Initiative.

Emerging Developer Initiative

The Bridge to Home (BTH) program has always envisioned creating an opportunity for smaller and emerging development partners to be able to access funds that would allow them to deliver smaller sized affordable housing projects that would not need to heavily rely on state or federal tax credit programs. The five million (\$5,000,000) of CDBG funding will be focused to provide an opportunity for smaller development partners and non-profits to acquire land needed to deliver projects that are 40 units or less. The City invites our emerging developers to innovate how affordable housing can be delivered. The City will be hosting an Emerging Developer Networking Session on August 19, 2025 to provide an opportunity for Emerging Developers to make connections with Qualified Development teams who may want to collaborate on a proposal.

It is the intent of the City that as the NOFA funds are replenished periodically, there will be more NOFA rounds to follow over the next 12 to 24 months.

Each funding source identified above has distinct allowable uses and requirements. The overview of those uses and requirements as described in this NOFA is not intended to be

comprehensive. Applicants should be aware of the applicable uses and requirements prior to submittal, and developers that are awarded funds shall comply with all local, state, and federal laws and regulations applicable to the funding.

NOFA Purpose:

The City's available funding under this BTH NOFA Round Six is in accordance with the City's 2023 Affordable Housing Master Plan Update ("AHMP"), the Consolidated Plan for Fiscal Years 2025 to 2030, and the FY 2023-2026 Economic Development Strategy. The available funding will support, as applicable to the funding source, either new construction, or property acquisition and rehabilitation of housing that will provide long-term affordability (55 years or longer) to individuals and families. This NOFA is intended for current pipeline projects that will promptly create affordable units and is intended to represent gap financing at below-market interest rates in order to leverage the City's investment between the projected total development costs and other available funding sources. Other available funding sources may include, but are not limited to: private bank loans, low-income housing tax credits, owner equity, Multi-Family Housing Program/ Affordable Housing Program (MHP and AHP respectively), other Federal, State and local funding, grants, and other public and private sources of funds.

Applicants are responsible for reviewing and becoming familiar with all contents and requirements of this NOFA.

2. APPLICATION TIMELINE

Applications will be accepted upon publication of this NOFA after submission of a complete NOFA application and all required materials. The table below highlights key milestones for this NOFA and the anticipated schedule. The City may change dates at its sole discretion and issue addenda to reflect changes.

| Action | Date |
|---|--|
| Issuance of NOFA | July 28, 2025 |
| Notify City of Intent to attend Pre-submittal Meeting | August 12, 2025 |
| Pre-submittal Meeting & Emerging Developer Networking Opportunity (non-mandatory) | August 19, 2025 |
| Questions and Comments Due | August 26, 2025 |
| Applications Accepted anytime up to Due Date and Closing Time (Closing Date) | September 26, 2025 at 5:00 p.m. PDT |
| Application Review | October 2025 |
| Interviews of Shortlisted Teams | October-November 2025 |
| Notice to Successful Applicants | November 2025 |

| | |
|---|--|
| City Loan Agreement Finalizing | Beginning in December 2025 through June 2026 (LMIHAF) December 2025-January 2026 (CDBG) |
| City Council Consideration | February-June 2026 (LMIHAF) January-February 2026 (CDBG) |
| Acquisition Loan Closings (CDBG funding only) | By March 31, 2026 |

A non-mandatory, pre-submittal conference is scheduled for August 19, 2025, at 4:00 p.m. The pre-submittal meeting will be held at the Cal Coast Credit Union Spectrum Innovation Branch located at 9201 Spectrum Center Blvd., Suite 105, San Diego, CA 92123. This conference will provide an opportunity for the City to discuss aspects of the NOFA and the selection process, as well as respond to questions. Following the pre-submittal conference will be an opportunity for developers, emerging developers and potential non-profit applicants to meet one another and explore potential opportunities to partner. Prospective applicants, their representatives and primary team members are strongly encouraged to attend. In order to join the pre-submittal conference and Emerging Developer Networking Session, a notification must be sent to Christie Marcella via email at cmarcella@saniego.gov no later than 5:00 p.m. PDT on August 8, 2025. The notification must include names, employers and email addresses of all individuals joining the pre-submittal conference.

3. PROJECT GOALS – CITY OBJECTIVES

The City seeks to incentivize the production and increase the supply of affordable multifamily housing, remove barriers to housing at all income levels (especially low, very-low, and extremely-low income households, including individuals experiencing homelessness or those at risk of homelessness), and to participate financially in the most expeditious creation of affordable housing by providing local gap financing to be used as leverage for additional funding sources. This includes supporting emerging developers with support for one of the largest barriers to affordable housing development- land acquisition and site control.

The issuance of this NOFA serves the objective of reaching the broadest array of qualified developers, supporting capacity building to grow the community of qualified developers, benefiting underserved residents, all while encouraging transparency and competitiveness.

The five million (\$5,000,000) of CDBG funds will be made available to non-profit entities for acquisition costs for projects consisting of 40 or less units. The City reserves the right to redirect funding to other eligible projects if they do not receive enough eligible proposals to expend the set aside.

City Goals and Objectives

This NOFA will assist in implementing the following City goals and objectives of the AHMP, the Permanent Local Housing Allocation (PLHA) Plan, the Consolidated Plan, the FY2023-2026 Economic Development Strategy, EDD's Tactical Equity Plan, Climate Action and the General Plan Housing Element:

- Increase and preserve the City of San Diego's affordable housing stock for households at or below 80% of area median income;
- Facilitate housing affordability, particularly for lower- income households;
- Maximize quality unit production with limited resources;
- Leverage City resources with other funding sources to provide affordable housing;
- Effective, efficient use of City housing funds while optimizing unit production for lower-income households;
- Produce permanent housing for and/or assist persons experiencing or at risk of homelessness;
- Revitalize neighborhoods and provide catalyst for neighborhood improvements;
- Provide neighborhood amenities, and positive economic impacts;
- Activate streets and contribute to neighborhood revitalization;
- Provide environmental sustainability and resource efficiency;
- Increase, protect and preserve affordable rental housing opportunities by improving access to a diverse set of affordable housing, accessible in design and energy efficient, with proximity to job centers, schools, parks and services;
- Continue to implement current incentive programs that have helped spark housing projects that work for all income levels, especially lower-income, and that assist in meeting the City's Regional Housing Needs Allocation ("RHNA") goals and to meet the demand for job growth in the region;
- Focus housing construction in multi-family and mixed-use commercial areas served by transit in Transit Priority Areas (TPA);
- Prioritize housing construction in Opportunity areas including Moderate, High and Highest Resource Areas
- Assist with the growth and experience of minority-owned, women-owned and small and emerging local development firms.
- Support opportunities for affordable childcare located within affordable housing developments.

4. APPLICANT ELIGIBILITY

Pre- Qualified Applicants Eligible

The City is seeking applications for CDBG funding of proposed property acquisition for projects from lead developers that are new and emerging firms and that are partnering with affordable housing developers that have passed the City's RFQ requirements. Applications

for the LMIHAF funding will be accepted from developers that have passed the RFQ requirements and may also be partnering with new and emerging firms. The passing RFQ applicants will have demonstrated financial capability and experience in designing, building, and managing affordable multifamily housing employing various public and private funding sources.

Through the RFQ the City also encouraged new and emerging developers, property owners or interested parties to submit as a party interested in partnering with more highly experienced developers and the City placed these firms on its RFQ list of such firms. Applicants who wish to assist with the growth and experience of minority-owned, women-owned and small and emerging local development firms are encouraged to review the City's [RFQ list](#) of these emerging developers for potential addition to their NOFA application team, or include other developer-chosen minority-owned, women-owned and small and emerging local development firms. The NOFA evaluation criteria for the available CDBG funding will be focused on these types of firms.

Any applicants applying for the available CDBG funds through this NOFA should be aware that the entity entering into an agreement to receive CDBG funds is required to be a non-profit agency, authority or organization.

NOFA Applicant Requirements

Applicant's development team must have completed one of the following: 1) passed the City's August 4, 2023 RFQ Update; 2) be on the 2023 RFQ Addendum's attached list of developer's that were pre-qualified through the December 8, 2020 RFQ requirements; or 3) [become qualified](#) at least two weeks before NOFA due date; or 4) be on the City's list of emerging developers or be eligible as a minority-owned, women-owned or small and emerging local development firms.

Applicants must also demonstrate the capacity and willingness to work cooperatively with the community in the design and development of the project, as well as the long-term management of the project;

- Demonstrate knowledge of the impacted community and include plans to conduct outreach and gain support from community organizations;
- Demonstrate familiarity with the unique attributes and opportunities of the project's neighborhood;
- Demonstrate support and intention to include firms with local expertise and opportunities to participate in the development process; and
- If applying for CDBG funds, provide the following with NOFA response:
 - Applicant's Unique Entity Identifier (UEI) number; and
 - Nonprofit developer's most recent audited financial statements and/or single

- audit.
- Screenshot of active registration with SAM.GOV

5. PROJECT ELIGIBILITY

Through this NOFA, the City is seeking applications from the pre-qualified RFQ Applicants for the funding and construction of residential rental projects located within the City of San Diego, that include affordable or a mix of affordable and market rate units. Multi-family residential and commercial daycare uses are encouraged; however, only the new construction affordable housing portion of the project can be eligible for LMIHAF funding, and only the property acquisition cost for a new construction or rehabilitation affordable housing project can be eligible for CDBG funding under this NOFA.

This NOFA is only intended to finance a portion of the local funding gap. The City seeks to leverage its limited funding resources to provide the largest number of affordable multifamily units. It is currently estimated that the City's NOFA will provide no more than \$100,000 per unit, prioritizing projects needing less funding per unit, and may elect to place a cap on the total amount awarded per project based upon demand and available funds.

A. Project Factors

To be considered for funding under this NOFA, applications must demonstrate:

- Consistency with applicable NOFA goals and objectives;
- Housing units will remain affordable through deed restrictions and covenants for a minimum of 55 years;
- Site control through fee title, an option to purchase, a purchase and sales contract, a lease agreement, or other site control documents;
- Provide for expedited deployment of NOFA funds and demonstrate achievement of occupancy within three years or less (by providing schedule milestones and narrative describing schedule feasibility of obtaining project entitlements, permitting, financing, and construction);
- Include payment of wages for the entire project in compliance with Federal, State and/or local prevailing wage laws in accordance with the applicable funding regulations, and;
- Demonstrate leverage and/or inclusion of other capital resources, and provide a pro forma with reasonable costs;
- Be soundly underwritten in order to establish the ability to compete in securing competitive funding sources where applicable.

The following factors, while not eligibility criteria, are City preferences and strongly encouraged to maximize scoring:

- Be located near transit, employment centers, and/or services that are convenient for the target population;

- Be located within a Moderate, High or Highest Resource Area as defined by the California Tax Credit Allocation Committee
- Include building(s) that incorporates energy sustainable building practices and materials; and/or that certifies for LEED Silver or above, or Green Point Rating;
- Enhance the neighborhood setting;
- Strive to achieve the maximum development density allowed;
- Incorporate community spaces, amenities, and services for the target population;
- Incorporate affordable on-site child care for ages 0 to 5 years for project tenants and/or surrounding community residents, enabling parents to improve their economic success while attending work or school, and increase the children's success through quality early care and education services.

B. City Funding Source Summary Requirements and Eligible Uses

The following table summarizes the major categories of eligible uses for LMIHAF funding available with this NOFA. Please see further below for more detailed descriptions of funding source requirements and eligible uses.

| USES | LMIHAF | CDBG |
|---|--------|------|
| New construction | X | |
| Acquisition | | X |
| Rehabilitation | | |
| Demo/Site Clearance (includes Environmental) | X | |
| Relocation during rehabilitation | | |
| Site Improvements | X | |
| Removal of Lead-based Paint/hazardous materials | | |

1. New Construction - LMIHAF Requests

The City has ten million (\$10,000,000) of Low and Moderate Income Housing Asset Funds ("LMIHAF") available for this NOFA. Senate Bill 341 (SB 341), enacted on October 13, 2013, and included in California Health and Safety Code section 34176.1(a)(3), requires that the LMIHAF be expended for the development of housing affordable to, and occupied by, households earning 80 percent or less of area median income (AMI) pursuant to California Community Redevelopment Law ("CRL") rent and income requirements. Applications for LMIHAF must reflect CRL requirements, be for new construction, and must provide the following 55-year rental affordability levels:

- **At least 30 percent** of the housing units affordable to and occupied by households earning 30 percent or less of AMI per CRL definitions; and
- **Not more than 20 percent** of the housing units are affordable to and occupied by

households earning between 60 percent and 80 percent of AMI per CRL definitions. Note, CRL definitions provide that 80% AMI households pay rents based on 30% of CRL 60% AMI household incomes.

2. In Support of Acquisition- CDBG Requests

The City has allocated \$5 million of CDBG funds to this NOFA. The CDBG Loan Agreement will provide for 55-year affordability for 80 percent AMI or less households as defined by the U.S. Department of Housing and Urban Development (HUD). Eligible CDBG housing activities include the following:

| CDBG Eligible Housing Activities | "Category" eligible Activity falls under |
|----------------------------------|--|
| Acquisition/disposition | To Support Construction/Housing Rehab |

CDBG funds may be used for the acquisition of a property for the purpose of constructing multi-family affordable housing, or for the acquisition of an existing multi-family housing property that will be used for the purpose of providing affordable housing. All proposed activities must comply with all applicable Federal Regulations in 24 CFR Part 570.

When using CDBG funds for a project, all acquisition of real property, rehabilitation, demolition, conversions, permanent easements requiring relocation of families, individuals, businesses, nonprofits, or farms are to be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act or URA). If CDBG funds are used for any part of the project, CDBG subrecipients must comply with the URA, even if local or other non-CDBG funds are used to pay the acquisition costs. URA requirements apply to all phases of a planned or intended project.

The requirements for Section 3 of the Housing and Urban Development Act of 1968, as amended (Section 3) will apply to all projects using CDBG funding through this NOFA and shall apply to all subcontractors for the project receiving in excess of \$100,000. Section 3 is intended to ensure that when employment or contracting opportunities generated from federally funded projects necessitates the employment of additional persons, or when contract work is awarded, preference must be given to low- and very low-income persons or business concerns residing or doing business in the community where the project is located. For projects subject to Section 3 requirements, Section 3 certification forms will be required to be submitted by subrecipients, and by any subcontractors hired to complete project activities.

Conflict of interest in the implementation of the project shall be avoided. The appearance of a conflict of interest is created by the selection, recommendation, or specification of a product, supplier or subcontractor with whom the representative of

the nonprofit has a direct or indirect financial, organizational or family interest or relationship.

CDBG requires that only after award of CDBG funds, that the developer, as the CDBG subrecipient, use the required competitive procurement process to select all general contractors, contractors and subcontractors and that all such contracted parties follow a free and open competitive process in securing all project-related goods and services, document the procurement activities and decisions, observe special rules for particular types of purchases (small purchases, competitive sealed bids, competitive proposals, and sole source procurement), properly bond and insure work involving large construction contracts or subcontracts, and contract with minority- or women-owned businesses to the maximum extent feasible. Awards must be made to the bidder whose bid is determined to be the lowest and most responsive to the solicitation, after price and other factors have been evaluated.

As detailed in Council Policy 700-02, CDBG funds are subject to reprogramming by the City if an activity or project is no longer feasible or the funds remain unexpended within twenty-four (24) months the date of the CDBG Loan Agreement.

The basic program regulations, government management, and financial systems for the CDBG Program are contained in Title 24 of the Code of Federal Regulations (CFR), Part 200 of Title 2 of the CFR. The information is provided is not intended to be a comprehensive reflection of requirements related to use of CDBG funds. Applicants using CDBG funds shall comply with all federal laws and regulations applicable to use of the funding, including those described in 2 C.F.R. Part 200 and 24 C.F.R § 570.

3. Affordable Income and Rent Definitions and Monitoring

CDBG loan agreements will provide for 55 year affordability for households at 80% AMI or less, as defined by the HUD, see Attachment B. For LMIHAF loan agreements, Applicants should be aware that SB 341 and CRL dictate the affordable income and rent definitions for use of the LMIHAF, which are less than State TCAC incomes and rents. Accordingly, applicants' project underwriting must reflect CRL requirements if applying for LMIHAF. Attachment A - CRL Rent and Income Chart is attached for examples of the differences between incomes and rents as defined by CRL for the LMIHAF, as defined by the state tax credits program.

The City is aware of Assembly Bill 846 (AB 846) but will continue to require developers to apply the current affordable rent incomes in its standard regulatory agreement until the adoption of the proposed amendments to Health & Safety Code section 50053 and guidance from HCD.

Any future Loan Agreement with the City is subject to ongoing monitoring during the 55-year affordability term. Prior to City loan closing, developers or managers of the housing will be required to enter into a reporting and monitoring agreement. In accordance with that agreement, the developer or manager shall pay customary monitoring fees and shall submit annual reports for each rental unit. The current monitoring fee is \$157.50

per monitored affordable unit on an annual basis. The City reserves the right to revise the annual monitoring fee annually based on costs for monitoring functions.

6. EVALUATION CRITERIA

A. Threshold Evaluation Criteria

The City will evaluate applications based on project eligibility for funding sources requested by applicant, prior local public loan compliance, San Diego City Council adopted Affordable Housing Master Plan, Permanent Local Housing Allocation Plan project goals and housing priorities, CDBG eligibility and national objectives, project and cost feasibility, and industry standards.

The City is considering or evaluating applications that meet all of the following requirements:

- 1) Applications must be responsive to the requirements of the NOFA and contain all required elements and forms;
- 2) At least one team member must have passed the City's RFQ requirements, or be listed on the [City's Pre-Qualified Developers List](#).

B. Evaluation Criteria

The following criteria is used for the initial scoring of applications to this NOFA and in determining an Applicant interview list:

- 1) Feasibility, including Pro-forma (60%);
- 2) Project Approach and Concept (25%);
- 3) Community Support and Benefits (15%); and
- 4) On-site Day Care (Bonus 5 points)
- 5) Location in Moderate or High Resource Area (Bonus 5 points)
- 6) Location in Highest Resource Area (Bonus 10 points)

1. Financial Feasibility and Pro Forma

Likelihood of the Applicant and the proposed project meeting the City's objectives in an expedient manner, as indicated by:

- 1) Amount of total NOFA funding request, and per unit request;
- 2) City funding source request conforms with funding source eligible uses;
- 3) Overall project proforma, including transparency of project underwriting and feasibility of proforma assumptions;
- 4) Competitive project proforma, including reasonable cost, operating income/expense, and underwriting assumptions that will be able to compete for proposed funding sources;

- 5) Leveraged project financing plan that includes a variety of public and private capital funding sources;
- 6) Cash flow projections demonstrating that the proposed project, once operational, will meet all debt service or other operational expense obligations for a minimum period of 20 years.

The City reserves the right to cap the total amount awarded to any one development, which will be determined based on demand and the available funds.

2. Project Approach and Concept

Application is consistent with the community plan, and the City's NOFA Goals and Objectives, as indicated by:

- 1) Possessing complete project entitlements, or timeline and probability of obtaining necessary approvals based on the proposed project's design and regulatory constraints;
- 2) Overall project concepts, layout, extent of neighborhood enhancement, provision of green building or sustainable elements and green certification;
- 3) Number of affordable units, AMI levels, target populations, transitional or supportive units and services plans;
- 4) Evidence of site control, and in the case of CDBG requests, includes a property appraisal;
- 5) Extent to which the project meets or maximizes base density;
- 6) Location near transit, within Transit Priority Area, near amenities, neighborhood services;
- 7) Project readiness, including, but not limited to, entitlements and permits and overall project schedule for delivery of affordable units within three years.

3. Community Support and Benefits

Future benefits to the community as demonstrated by:

- 1) Agreement to comply with the City's Equal Employment Opportunity Program and commitment to make meaningful and wide-range sub-contracting and employment opportunities available to all interested and qualified firms and individuals on this project, including local firms, sub-contracting opportunities, and local participation on the development team;
- 2) Demonstrated support and intention to include firms with local expertise and opportunities to participate in the development process;
- 3) Other community or economic benefits, or community amenities based on proposed project uses;
- 4) Community outreach plan to solicit neighborhood input.

4. Onsite Day Care

Application includes space for onsite day care serving tenants and/or surrounding neighborhood. Preference for childcare facilities for children, birth through age five to meet regional unmet early care needs. Includes childcare provider team members, or letters from childcare providers indicating willingness or intention to participate in the project. Includes details on whether the Developer will provide warm or cold shell space, and tenant improvements, or whether the childcare provider will manage the design and construction of the tenant improvements themselves.

5. Moderate or High Resource Area

Project is located in a Moderate or High Resource Area as defined by the Tax Credit Allocation Committee (TCAC). Application should include a screenshot of the TCAC map showing the project site within the Moderate or High Resource Area.

6. Highest Resource Area

Project is located in a Moderate or High Resource Area as defined by the Tax Credit Allocation Committee. Application should include a screen shot of the TCAC map showing the project site within the Highest Resource Area.

7. SELECTION PROCESS

The City will review and evaluate only complete and responsive applications from Applicants that include an RFQ pre-qualified member. Applications that do not include a member that was pre-qualified through the RFQ, or that do not comply with the City's NOFA goals will not be considered.

Incomplete applications will not be considered. All application materials must be complete and included with the application, including the required applicable NOFA exhibits.

A City staff evaluation panel assisted by affordable housing industry and subject matter experts, will review, evaluate and recommend a short-list of Applicants for selection from the applications received, based upon information contained in each application. The City may request additional information to complete its review and intends to hold virtual interviews with short-listed Applicants. Short-listed Applicants will be given at least one week notice of virtual interview dates.

The City reserves the right to deploy funds from this NOFA, at its sole discretion and evaluation of qualified project proposals.

Any funding recommendation will be presented to the San Diego City Council for approval of funding. It is expected that once selected, the applicant will be available to provide a comprehensive presentation of its proposed project to any discretionary body or for any noticed public meeting.

8. APPLICATION INSTRUCTIONS

Each Applicant is required to submit an application clearly addressing all the requirements outlined in this NOFA. Applications will be accepted upon publication of this NOFA after submission of the following material by providing **one (1) “high quality” digital PDF file** containing the Application information, and completed exhibits listed below.

The items listed below in Section 8 are required elements of a responsive proposal:

A. Exhibit 5 - NOFA Application

As requested in Exhibit 5 NOFA Application form, the following information must be included in the form:

- 1) NOFA Funding Request
- 2) Development Team
- 3) Project Description
- 4) Project Narrative
- 5) Site Information
- 6) Project Schedule Summary
- 7) Applicant Certification

B. Exhibit 6 – Pro forma Template

Applicants must include Exhibit 6 Pro forma Template with all sections applicable to the project and financing completed.

C. Other Application Supporting Materials

- 1) The following other items are required to be submitted with the NOFA application for all types of funding requests:
 - a. Cover Letter
 - b. Development Schedule
 - c. Site Photos
 - d. Graphic Illustrations and Elevations
 - e. Board of Directors list, if applicable
 - f. Community Outreach Plan
 - g. Community Support
- 2) **For CDBG Funding requests, the following items are also required:**
 - a. Written approval of the draft form CDBG Loan Agreement (Attachment E). The draft CDBG loan agreement includes the City's standard requirements and provisions for the use of CDBG funding for affordable housing. This document

conforms with federal CDBG expenditure requirements and provides security and reduced City risk for the provision of CDBG funds for affordable housing development. This document is non-negotiable other than the project-specific scope of work, schedule, and budget narratives and allocation.

- b. An organization chart and formation documents for the nonprofit entity that will purchase the property.
- c. Your organization's Unique Entity Identifier (UEI) number.
- d. Nonprofit developer's most recent audited financial statements and/or single audit.
- e. Screenshot of active registration with SAM.GOV.
- f. Property appraisal.

D. Other Exhibits – Only Substantial Changes from RFQ Submittal

Please note: Application Exhibits 1, 2, 3, and 4 listed below are only required to be submitted with the application if any material changes have occurred in the Development Team members or its information that was submitted with the RFQ response.

Required only if substantial changes from RFQ submittal:

Exhibit 1 - Financing Relationships, Litigation and Bankruptcy

Exhibit 2 – Disclosure Statement

Exhibit 3 – Equal Opportunity – Work Force Report

Exhibit 4 – Project Financing History

9. REQUEST FOR INFORMATION AND QUESTIONS

All requests for information, clarifications, changes, exceptions, or deviations to or from the terms and conditions set forth in this NOFA must be submitted electronically via email to Christie Marcella, Deputy Director, Economic Development, at cmarcella@sandiego.gov. Any substantive changes in the application requirements by the City, if any, may be made and issued in the form of an addenda. Such addenda, if any, will be posted on the Economic Development Department page on the City's [website](#). All questions and answers will be posted on the same page of the City's website and will be updated as necessary.

To ensure fairness and avoid misunderstandings, all communications must be in written format and addressed only to the individual set forth above. Any verbal communications will not be considered or responded to. Written communications must be submitted via e-mail to the address provided above.

No additional information, whether written or oral, of any type will be accepted or considered after the application deadline for any reason. It is the Applicant's responsibility to ensure that applications are complete, accurate and clearly understandable in all respects.

10. GENERAL

A. Additional Information from Applicants

The City reserves the right to request information from any Applicant to clarify submitted information.

B. City's Rights to this Solicitation

This NOFA does not create any legal rights or obligations between the City and any Applicant and does not include an obligation to proceed with negotiations. It is intended that any and all legal rights and obligations between the City and an Applicant will come into existence if and only when a definitive agreement is signed and delivered by both parties. The City accepts no financial responsibility for any cost incurred by the Applicant during the solicitation process. Applicants to this NOFA shall bear all expenses in connection with their applications and responses. All Applications become the property of the City and may be used in any way deemed appropriate.

C. Incurred Costs

Each Development Team is solely and fully responsible for all costs associated with submitting its application package in response to this NOFA. The City is not responsible for any costs incurred in the preparation, submission, or both, of the NOFA application.

D. Addenda

The City may issue addenda to this NOFA as necessary. All addenda are incorporated into this NOFA. Each Applicant is responsible for determining whether addenda has been issued prior to an application submission. Failure to respond to or properly address the addenda may result in the rejection of the application.

E. Public Records

By submitting an application, the Applicant acknowledges that any information submitted in response to this NOFA is a public record subject to disclosure unless the City determines that a specific exemption in the California Public Records Act (CPRA) applies. If the Applicant submits information clearly marked confidential or proprietary, the City may protect such information and treat it with confidentiality to the extent permitted by law. However, it will be the responsibility of the Applicant to provide to the City the specific legal grounds on which the City can rely in withholding information requested under the CPRA should the City choose to withhold such information. General references to sections of the CPRA will not suffice. Rather, the Applicant must provide a specific and detailed legal basis, including applicable case law, that clearly establishes the requested information is exempt from disclosure under the CPRA. If the Applicant does not provide a specific and detailed legal basis for requesting the City to withhold the Applicant's confidential or proprietary information at the time of application submittal, City will release the information as required by the CPRA and the Applicant will hold the City, its elected officials, officers, and employees

harmless for release of this information. It will be the Applicant's obligation to defend, at the Applicant's expense, any legal actions or challenges seeking to obtain from the City any information requested under the CPRA withheld by the City at the Applicant's request. Furthermore, the Applicant shall indemnify and hold harmless the City, its elected officials, officers, and employees from and against any claim or liability, and defend any action brought against the City, resulting from the City's refusal to release information requested under the CPRA which was withheld at Applicant's request. Nothing in the agreement resulting from the application creates any obligation on the part of the City to notify the Applicant or obtain the Applicant's approval or consent before releasing information subject to disclosure under the CPRA.

F. City's Right to Modify and Withdraw NOFA and Reject All Applications

The City reserves the right to modify and withdraw the solicitation and to reject all NOFA applications for any legally permissible reasons without indicating the reasons. The City makes no representation that any agreement will be awarded to any Applicant. Additionally, the City expressly reserves the right to postpone opening applications to this solicitation for its own convenience or waive any informality or irregularity in the applications received.

G. Non-Discrimination Notice

The selected Applicant, and each of its subcontractors, shall comply with Title VII of the Civil Rights Act of 1964, as amended; Executive Orders 11246, 11375, and 12086; the California Fair Employment Practices Act; San Diego Municipal Code sections 22.2701 through 22.2707, and any other applicable federal and state laws and regulations hereinafter enacted. The selected firm shall not discriminate against any employee or applicant for employment based on race, religion, color, ancestry, age, gender, sexual orientation, medical condition, or place of birth. The selected Applicant shall cause the above provisions to be inserted in all subcontracts for any work covered by the contract so that such provisions will be binding upon each subcontractor, if used.

It is the policy of the City not to discriminate against the disabled in employment or provision of services. The information contained in this NOFA will be made available in alternative formats to disabled persons upon request. It is the policy of the City to encourage equal opportunity in its contracts and leases. The City endeavors to do business with firms sharing the City's commitment to equal opportunity and will not do business with any firm that discriminates based on race, religion, color, ancestry, age, gender, gender expression, gender identity, sexual orientation, disability, medical condition or place of birth.

In addition to the foregoing, every person or organization awarded a contract by the City must acknowledge and agree to comply with Council Policy 100-04, adopted by Resolution No. R-282153, relating to the federally mandated Americans with Disabilities Act (ADA). Applicants will be individually responsible for their own ADA programs.

H. Protests

The City's protest procedures for this NOFA are set forth in Municipal Code section 22.3017.

I. Insurance

The Applicant(s) selected at the conclusion of the NOFA stage will be required to provide evidence of public liability and property damage insurance with limits of not less than \$5 million for injury to, or death of, persons and/or property damage arising out of a single accident or occurrence, insuring against all liability the City, their agents, officers, and employees, arising out of, or in connection with, the performance of work under contract with the City. In addition, the selected Development Team will be required to provide evidence of automobile insurance and Workers' Compensation Insurance. The insurance shall be provided at the sole cost and expense of the firm selected unless the requirement is modified or waived by the City. Additionally, Applicant must meet, and provide evidence of, all City standard insurance requirements in connection with any loan agreement resulting from this NOFA.

J. Confidential Solicitation

Unless legally required to do so, the City will not share details of individual applications to this solicitation with competing Applicants during the evaluation and selection process. After the selection process ends and prior to legislative action on the funding agreement, all solicitations become public information (except portions otherwise deemed confidential as noted above).

Additionally, the Applicant shall not attempt to influence the decision process by lobbying or otherwise influencing decision makers, be it elected officials, City officials or staff, or any other member of the decision-making body. By submitting an application to this NOFA, the Applicant agrees to keep their application confidential and not engage in any activity in an attempt to influence the decision outside of the process outlined in the NOFA, as may be amended from time to time.

K. News Releases/Public Comment

The Applicant agrees that, during the NOFA process and if selected, the City will review and approve all news releases and other public comment pertaining to this solicitation, subsequent agreement(s), or both, prior to release. All news releases will be submitted in writing to the City project manager for the solicitation. No news releases or public comment pertaining to this NOFA, the applications and responses, and subsequent agreement(s) shall be released or made public without the prior approval of the City.

L. Indemnification

The Applicant agrees, if selected, to indemnify and hold harmless the City and all officers, agents and employees of each entity from any and all liability, claims, costs (including reasonable attorneys' fees), demands, damages, expenses, and causes of action.

M. Examination of Solicitation

The Applicants understand that the information provided herein is intended solely to assist each Applicant in application preparation. To the best of the City's knowledge, the information provided is accurate. However, the City does not warrant such accuracy, and any errors or omissions subsequently will not invalidate this solicitation. Further, by submitting an Application to this solicitation, the Applicant represents that the NOFA has been thoroughly examined and is familiar with the work required in the solicitation and is capable of performing quality work and achieving the objectives of the City.

The date and time of application submission is fixed, and extensions will not be granted. Applications received after the deadline shown will be rejected and will not receive further consideration. Copies sent by fax will not be accepted.

N. Environmental Review and Assessment

Prior to the City's funding commitment, projects must be assessed in accordance with the California Environmental Quality Act (CEQA), and for any CDBG funding, an assessment is required in accordance with the National Environmental Policy Act of 1969, as amended (NEPA).

11. EXHIBITS - REQUIRED APPLICATION FORMS

Follow all submittal requirements as detailed in Section 8, including submittal of Exhibits 5 and 6 that must accompany all applications. Exhibits 1, 2, 3 and 4 are only necessary if there are any substantial changes since the applicant's RFQ submittal.

A. Exhibits Required only if substantial changes from RFQ submittal:

Exhibit 1 - Financing Relationships, Litigation and Bankruptcy

Exhibit 2 - Disclosure Statement

Exhibit 3 - Equal Opportunity - Work Force Report

Exhibit 4 - Project Financing History

B. Exhibits Required for ALL APPLICATIONS:

Exhibit 5 - NOFA Application

Exhibit 6 - Pro forma Template

12. INFORMATIONAL ATTACHMENTS

The following documents are included on the [City's Bridge to Home NOFA website](#) for the applicant's information during application preparation:

[Attachment A - CRL Rent and Income Chart](#)

[Attachment B - HUD CDBG Income Limits Chart](#)

[Attachment C - Additional City, State, and Federal Requirements](#)

[Attachment D - Draft CDBG Loan Agreement](#)

[Attachment E - City's Affordable Housing Master Plan](#) (2023 Update)

[Attachment F - FY2023-2026 Economic Development Strategy](#)