



Economic Development

**FIRST ADDENDUM to
REQUEST FOR QUALIFICATIONS for
Affordable Housing Developers and
Bridge To Home NOFA Application Guidelines**

FIRST ADDENDUM IS ISSUED ON August 4, 2023

The City of San Diego (“City”) is issuing this First Addendum to the Request for Qualifications (“RFQ”) for Affordable Housing Developers and NOFA Application Guidelines in anticipation of its pending release of Round Three of the Bridge to Home Notice of Funding Availability (“NOFA”). The purpose of the RFQ is to seek qualified real estate developers and emerging development partners with pipeline multifamily affordable housing developments in the City of San Diego.

RFQ and NOFA BACKGROUND

During 2021 and 2022 the City completed Round One and Round Two of the Bridge-to-Home Affordable Housing Notice of Funding Availability (NOFA) to the Pre-Qualified Developers, identified through the initial RFQ process, resulting in recommendations for over \$48 million in City funding to eleven projects that provided 937 affordable homes to extremely low and low income households, including 272 units for persons experiencing homelessness or at risk of homelessness. City affordable housing funding sources included over \$19.6M in Low and Moderate Income Housing Asset Funds (“LIMHAF”), \$11M in Permanent Local Housing Allocation funds (“PLHA”), and \$17.6M in Community Development Block Grant funds (“CDBG”).

Over the next twelve to twenty-four (24) months, the City expects to dispose of former Redevelopment Agency owned housing assets, the proceeds of which, potentially coupled with other City housing funds, will be advertised in the form of a NOFA to developers qualified through the RFQ process, for the purpose of developing affordable housing within the City of San Diego. The amount of funds, and the timing of funding availability is uncertain, but it is anticipated there may be an additional \$20 to \$30 million available in LMIHAF to support the new construction of multifamily affordable housing to individuals and families earning sixty percent (60%) of the Area Median Income or less, in accordance with income limits of SB 341 controlling expenditure of funds generated by former Redevelopment Agency housing assets. The City’s HOME, PLHA and CDBG funding sources will support new construction, acquisition and/or rehabilitation projects, based on each funding source eligibility criteria and expenditure restrictions. Future NOFAs will identify the specific funding source available

and types of eligible projects. The City anticipates periodically replenishing these funds and holding several NOFA rounds.

The NOFA is intended to finance only 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.

1. Addendum to RFQ

A. Purpose

This RFQ Addendum is a continuation of the RFQ process that pre-qualified Applicants in 2021 and is intended to provide additional Project Goals and City Objectives and update the Application Timeline. It is also intended to attract and select additional qualified development teams that have current pipeline development projects of affordable multifamily housing, so that the City may promptly contact qualified development teams as funding becomes available. The Developers that have previously responded to the RFQ, and have received the City's notification of passing the qualifications phase do not need to apply again. Pre-Qualified Developers on the attached list (Attachment A) remain eligible to apply for future NOFAs and no further RFQ response is necessary.

B. Bridge to Home Round Three NOFA

The future Bridge to Home Round Three NOFA is anticipated to be released in August 2023 with a projected \$20 million available from the City's LMIHAF, PLHA, HOME, and CDBG funds. It is the intent of the City that these funds are replenished periodically and that there are several additional NOFA rounds.

C. Pre-Qualified Applicants

Applicants that were Pre-Qualified through the City's 2021 RFQ process and are on the attached Pre-qualified Developer List (Attachment A) remain qualified to submit applications for future NOFA's, and are not required to re-submit RFQ responses. Any updated information for RFQ Exhibits may be required from any Pre-Qualified Applicants along with any future NOFA application.

D. New RFQ Applicants

RFQ applicants that have not been previously qualified through the RFQ process, and wish to be eligible to apply to future NOFAs, are required to review the previous RFQ and this Addendum, follow all directions, and provide all information and Exhibits as identified in the RFQ. The RFQ application will be reviewed based upon the RFQ "Pass/Fail" criteria. Passing applicants will be notified, and added to the Pre-Qualified Developer list. If the application has not passed the "Pass/Fail" criteria the applicant will be notified and placed on the Emerging Development Partners list and eligible to partner with a Pre-Qualified Developer. The City will issue any future NOFA upon funding availability to the Pre-Qualified Developers.

The RFQ and required submittal forms can be obtained through the Economic Development Department's Bridge to Home website at the following link:

<https://www.sandiego.gov/economic-development/bridge-to-home>.

E. Updated Application Timeline

Section 4 of the RFQ is amended to include the following additional information and schedule for the Bridge to Home Round 3 NOFA and future NOFA rounds.

The City intends to hold the RFQ open for an additional twenty-four months and allow developers to continue to submit Statements of Qualifications (“SOQ”) responses until the RFQ is closed. In order to qualify for receipt of a future NOFA, Applicants must have applied for qualification through the RFQ, and received a City notification of pre-qualification at least two weeks before any future NOFA application deadline. The City, at its sole discretion, may amend dates or extend the RFQ by addendum.

Action	Date*
Issuance of First Addendum to RFQ	August 4, 2023
New Applicants Initial RFQ Submittals Due**	Anytime, and must be pre-qualified at least two weeks in advance of any NOFA submittal deadline
Third NOFA Release (Tentative)	August 2023
Additional NOFA Releases	TBD by the City as funding is available
RFQ and NOFA Guideline closes	December 31, 2025

*The City may change dates at its sole discretion.

** Applicants Pre-Qualified during the 2021 RFQ process will remain on the attached Pre-Qualified Developer list, and are not required to re-apply to the RFQ. New RFQ Applicants can submit at any time while the RFQ is open, and are encouraged to submit their SOQ’s early, in order to be considered qualified for the Third Round of the Bridge to Home NOFA.

F. Updated Project Goals – City Objectives

The City is providing the following information to future NOFA applicants so Applicants can prepare for its NOFA application, and make any project design changes and/or add development team members. The following is added to RFQ Section 2 Project Goals – City Objectives:

“Although the City’s NOFA funding is eligible for only affordable housing purposes, the City also attempts to accomplish other City goals through the production of affordable housing. The City believes quality child care facilities are an important asset to a community, enabling low- and moderate-income families to build their way towards financial stability and eventually success for their children and families in the future. Recognizing this, the City seeks to increase the production of, and opportunity for, child care facilities located within affordable housing developments that serve onsite tenants’ children ages 0 to 5 years, as well as children from the surrounding community. In the NOFA, anticipated to be issued in August 2023, the City intends to provide five extra points to any NOFA applicant that includes a project with an onsite child care facility, and that includes child care provider team members, or letters from child care providers indicating willingness or intention to participate in the project.”

All other provisions, requirements and terms of the RFQ continue to apply.

Attachment: Attachment A - Pre-Qualified Developers List
Attachment B – List of Small & Emerging Respondents

Attachment A
List of 2021 RFQ Pre-Qualified Developers

Affirmed Housing
13520 Evening Creek Drive N, Suite 160
San Diego, CA 92128

BRIDGE Housing Corporation
600 California Street, Suite 900
San Francisco, CA 94108

Chelsea Investment Corporation
6339 Paseo Del Lago
Carlsbad, CA 92011

Community HousingWorks
3111 Camino Del Rio N., Suite 800
San Diego, CA 92108

Eden Housing
22645 Grand Street
Hayward, CA 94541

Hampstead Development Partners, Inc. and its affiliate Naturally Affordable Housing
1350 Columbia Street
San Diego, CA 92101

Kingdom Development, Inc.
6451 Box Springs Blvd
Riverside CA 92507

Linc Housing Corporation
3590 Elm Avenue
Long Beach, CA 90807

Mirka Investment
600 B Street Suite 300
San Diego, CA 92101

Murfey Company, Inc. & Bishop Ventures, LLC
2869 Historic Decatur Road
San Diego, CA 92106

National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Attachment A
List of 2021 RFQ Pre-Qualified Developers

PATH Ventures
340 N. Madison Avenue
Los Angeles, CA 90004

SVDP Management, Inc.
3350 E Street
San Diego, CA 92102

The Michaels Organization
PO Box 90708, 14th Floor
Camden, NJ 08101

Trestle Development LLC and its Affiliate Including Rise Urban Partners LLC
101 West Broadway, 3rd Floor
San Diego, CA 92101

Wakeland Housing and Development Corp.
1230 Columbia Street, Suite 950
San Diego, CA 92101

**List of Respondents that are
New, Small, Emerging, Minority-Owned, or
Women-Owned Developers, or Property Owners**

Through the City's December 8, 2020, Request for Qualifications for Affordable Housing Developers, the City encouraged new and emerging developers, property owners or interested parties to submit as a party interested in partnering with more highly experienced developers. These firms are listed below.

Additionally, listed below are the Developer chosen minority-owned, women-owned and small and emerging firms that partnered with Developers during Round One and Round Two of the City's NOFA.

Notice of Funding Application (NOFA) 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 this list 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 includes extra scoring for applications that include any of these types of firms.

New, small or emerging, minority-owned, women-owned, local development firms or property owners	
Ryan Lebowitz 17412 Ventura Boulevard, #758 Encino CA 90034 310-487-0005 Ryan Lebowitz ryanlebowitz@gmail.com	CSW Funding, LLC 2741 Lemon Grove Ave., #202 Lemon Grove, CA 91945 619-303-6890 Wanda Rogers wlorgers@constructionserviceworkers.com
BDM Investments LLC 9523 La Jolla Farms Road La Jolla, CA, 92037 858-245-5258 Michael Shoemaker m.h.shoemaker55@gmail.com	San Diego Habitat for Humanity 8128 Mercury Court San Diego, CA 92111 619-283-4663 Roxann Janes roxann.janes@sandiegohabitat.org
Housing Innovation Partners 5151 Murphy Canyon Road, Suite #120 San Diego, CA 92123 (858) 277-3757 Kimberly Russell-Shaw, Executive Director Kim@hipsandiego.org	I Am My Brothers Keeper CDC 6601 Imperial Ave, San Diego, CA, 92114 619-262-7600 Minister Hugh Muhammad, CEO hughmuhammad@gmail.com

<p>Compass for Affordable Housing 13520 Evening Creek Dr. N. Suite 160 San Diego, CA 92128 858-679-2828 Katelyn Silverwood, Executive Director Katelyn@affirmedhousing.com</p>	<p>City Heights CDC 4001 El Cajon Blvd., Suite 205 San Diego, CA 92105 619-584-1535 Alexis Villanueva, Executive Director info@cityheightscdc.org</p>
<p>MAAC Project 1355 Third Avenue Chula Vista, CA 91911 619-426-3595 x1299 Arnulfo Manriquez, CEO AManriquez@maacproject.org</p>	<p>Family Health Centers Housing, Inc. 823 Gateway Center Way San Diego, CA 92102 619-515-2300 Ricardo Roman, Chief Financial Officer ricardor@fhcsd.org</p>
<p>Casa Familiar 119 W. Hall Avenue San Ysidro, CA 92173 619- 428-1115 Lisa Cuestas, CEO lisac@casafamiliar.org</p>	