
RESPONSE TO QUESTIONS

8/13/2024

BRIDGE TO HOME Request for Qualifications (RFQ)

1. **Question:** Is there a published, written list of previous questions asked by prospective developers applying for the RFQ? If so, where can I find it?

Response: No, there is not a published list because the City did not receive any questions to its RFQ.

2. The Administrative Pass/Fail Criteria includes a pipeline of projects (Exhibit 5) requirement. Is there a number as to how many projects are required to be on the pipeline or if site control is necessary vs. properties we're circling as possibilities.

Response: The Address column of Exhibit 5 contains the following note: *"Address (if disclosable - may be under contract but not site control)"*

This note relates to the City's intent for this Exhibit, as found in the RFQ page 7, Section 6.D. Submittal Instructions, Pipeline Project(s). The intent of Exhibit 5 is for the City to understand what potential projects you have in your pipeline that you are seriously considering developing, and for which you may submit a response to future NOFAs, but have not secured total site control or site ownership.

The project will not be considered pipeline and should not be included in Exhibit 5, if there is little or no information available for the remaining columns such as *'Estimated total costs'*, *'Estimated Total Equity'*, *'Total Housing Units'*, *'Affordability Range'*, etc.

There are no minimum number of projects to be included on Exhibit 5, although, in this case, if you are requesting funding from the current NOFA that is due September 13, 2024, then you should have all the project details for Exhibit 5, and the project should be included as a Pipeline project on this Exhibit.

Please note, once an RFQ Applicant passes the Pass/Fail criteria, any project can be submitted for future NOFA's, even though it was not included on Exhibit 5.

3. **Question:** One of the requirements states that “In the last ten (10) years, the Applicant’s team has developed three (3) affordable housing or mixed-income housing projects, with not less than thirty (30) units per project, at least one of which must have been located in the City of San Diego.” I’d like to make sure the property which will be submitted for the one which must have been located in the City of San Diego qualifies, it is shown below:

Mesa Commons

- Address: 6470 El Cajon, San Diego, CA 92115
- # of Units: 78 total units
- Last Building Placed in Service Date: October 30th, 2014
- Last Building Certificate of Occupancy: May 6th, 2015

Response: Yes, this project qualifies because the property is located in the City of San Diego and was developed within the last 10 years if your team submits a response to the RFQ by August 30, 2024.