



***HOUSING AND COMMUNITY DEVELOPMENT
DIVISION
OF THE
CITY OF VALLEJO***

REQUEST FOR QUALIFICATIONS

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Attachments

City Council Resolution No. 09-089 N. C. Dated May 5, 2009
Redevelopment Agency Resolution No. 09-006 Dated May 5, 2009
Letter to Prospective Applicants Dated July 7, 2009
Public Notice Dated July 7, 2009

**HOUSING AND COMMUNITY DEVELOPMENT DIVISION
OF THE
CITY OF VALLEJO**

REQUEST FOR QUALIFICATIONS

Publication Date: July 7, 2009

Deadline for Submission: Monday, 4:00 p.m., August 31, 2009

Introduction

With this Request for Qualifications (RFQ), the Housing and Community Development Division of the City of Vallejo is announcing that funds are available to assist in the acquisition and rehabilitation of at least fifteen rental units in Vallejo. (Please refer to attached Resolutions). The preferred property or properties would be foreclosed. The City of Vallejo and the Vallejo Redevelopment Agency (the City) seek qualified applicants to submit proposals in the near future for the acquisition and rehabilitation of housing that offers affordability to very low or low income renter families earning no more than 60 percent of the area median income (AMI). At least eight of the units in the project must offer affordability to very low income renter families in units of two or more bedrooms, earning no more than 50 percent AMI.

During Fiscal Year (FY) 2009/2010, (July 1, 2009 through June 30, 2010) the City is seeking proposals from development teams experienced in high quality, higher density, affordable housing development or acquisition and rehabilitation. The City will provide funding for the project, depending upon the requirements of the proposed project ultimately selected.

The City has approximately **\$1.2 million**, or **\$1.9 million** (if foreclosed), available to invest in the acquisition and rehabilitation of housing developments from a variety of sources. This includes the following estimated amounts:

Redevelopment Agency Affordable Housing Set-Aside funds – up to \$750,000
HOME Program funds – up to \$495,734
Neighborhood Stabilization Program (NSP) funds - up to \$664,466 (for foreclosed properties in NSP-designated areas of greatest need)

The City has historically supported affordable housing development. It provides easy access and short commutes to Solano, Southern Napa County, and Northern Contra Costa County employers. It is in close proximity to transportation services, such as the Vallejo Ferry Terminal, regional and local bus service, and U. S. 80.

I. City Goals and Objectives

The primary goal of the City is to work with an experienced development team that will successfully acquire and rehabilitate a multifamily property or properties in foreclosure, and

produce a well-designed rental project, either entirely affordable, or with an affordable component. If the property is in foreclosure, and within the NSP-designated areas of greatest need, the project will be eligible for the use of NSP funds.

The City's objectives are to assist in the acquisition and rehabilitation of multifamily housing which will:

- a) Provide family rental housing that is affordable to very low or low income levels, not to exceed 60 percent AMI, adjusted by household size.
- b) Comply with the terms of the Buchongo Settlement Agreement, which requires in part that eight more housing units of two bedrooms or more be made available to families at 50 percent AMI, or below.
(<http://www.ci.vallejo.ca.us/uploads/86/buchongoreport.pdf>).
- c) Take advantage of access to jobs, retail and services, and mass transit.
- d) Enhance the neighborhood of the proposed project.
- e) Maximize the affordability within the project.
- f) Minimize the City subsidy required by leveraging of other non-local public and private funds.

City funds will be provided only to assist the development of family rental units affordable to households earning up to 60 percent AMI. However, the affordable units may be part of a larger mixed-income (market-rate) and or mixed owner and renter development. The City encourages market-rate developers to joint venture with experienced affordable family rental housing developers on such proposals.

II. Site Control

The City anticipates entering into an Exclusive Negotiation Agreement (ENA) with a preferred developer as a result of this RFQ, regarding the development of a formal project agreement. Within 120 days of the execution of the ENA, the selected qualified developer will be required to produce evidence of enforceable site control for its proposed development, either through a trust deed, recorded property ownership interest, long-term ground lease, enforceable purchase and sales agreement or contract, or an option agreement, with an escrow or option term at least through June 30, 2010. If the respondent to this RFQ already has site control of a property, please so indicate.

III. City Demographics

The City of Vallejo is located in Solano County. Currently the population of Vallejo is approximately 120,000. The population is projected to increase to about 133,000 by 2015, a 1.8 percent annual increase over the population in 2000. The average household size in Vallejo is 2.8 persons. The Association of Bay Area Governments (ABAG) has projected Vallejo to experience three percent per year job growth between 2000 and 2010.

IV. Market Conditions

Home Prices

As of April, 2009, Vallejo's foreclosure rate was ranked 178th of all cities nationally. According to RealtyTrac, 767 new foreclosures were filed in April, 2009, bringing the total number of homes in some state of foreclosure, (default notice, auction, or bank-owned), to 2,959. The average sales price of a foreclosed property is \$160,275. Forbes.com indicates that as of March, 2009, 23.3 percent of mortgages in Vallejo were subprime mortgages. The median home price in Vallejo is \$323,100.

Rents

According to RealFacts, rent levels in Vallejo have steadily increased over the last four years. The average rate of increase for the four year period was 13.1 percent for all bedroom sizes. Rents for one bedroom, one bath units increased by 15.7 percent, and for two bedroom, two bath units by 14.6 percent. Rental vacancy rates held steady at slightly under seven percent for the three year period beginning in 2005, before declining to 4.8 percent in 2008. Vacancy rates returned to 6.9 percent in the first quarter of 2009. The median rent in Vallejo for studio through four bedroom apartments is \$1,038 per month.

Income Levels

The U. S. Department of Housing and Urban Development (HUD) annually establishes income limits for different income categories for the Vallejo-Fairfield Metropolitan Statistical Area. The following income limits are for 2009. Currently the maximum income limits for the very low income category are as follows:

50 percent AMI

1-person	\$ 27,800
2-person	\$ 31,750
3-person	\$ 35,750
4-person	\$ 39,700
5-person	\$ 42,900
6-person	\$ 46,050

V. Acquisition and Rehabilitation Criteria and Conditions

Acquisition and Rehabilitation Criteria

- Preference for foreclosed property or properties to create housing that maximizes affordability within the proposed project.
- Provide safe, secure housing that does not create any barriers between it and the neighborhood.
- Deconcentrate rent-restricted units and minimize impacts to downtown neighborhoods where subsidized housing currently exists.
- Promote use of public transit options and pedestrian access.
- Provide parking consistent with City code requirements.
- Address the impact of parking in the neighborhood and encourage pedestrian and bicycle access to the neighborhood businesses.
- Provide a high quality of design.

Acquisition and Rehabilitation Conditions

- The acquisition and rehabilitation project will be subject to City, Redevelopment Agency, or Federal program affordability requirements, depending upon the funding source provided.
- The developer shall pay all construction costs, including all off-site and on-site improvements including, but not limited to gas, water, electric, sanitary sewer services, storm drainage, access, grading, flood mitigation measures, and related fees, unless the City agrees to finance a portion of the costs to subsidize the project.
- The City may offer to provide gap financing for the project. In addition, the City may assist the developer in obtaining funding from other sources, as needed.
- The developer or owner will pay full property taxes, or will be expected to secure a property tax exemption for a qualified low income rental development, complying as necessary with State Board of Equalization requirements for such property tax exemption.
- The developer will be responsible for obtaining all approvals and permits from the City and other agencies, as needed.

VI. Loan Agreement Requirements and City Financial Participation

The selected developer(s) will enter into an Exclusive Negotiation Agreement (ENA) with the City. During the term of the ENA, the City and developer(s) will negotiate a Financing Agreement or Owner Participation Agreement (OPA), as appropriate to the circumstances of a proposed project, property, and ownership or site control. The OPA will stipulate all responsibilities of the developer and finalize all business terms between the City and the developer concerning the proposed development.

Affordability

- The City requires that, at a minimum, rental units will remain affordable for 55 years.
- The maximum rent to be paid by the tenants will be 30 percent of the lowest household income level(s) (e.g., 50 percent AMI, 45 percent AMI, or 60 percent AMI) for rent, and utility allowance, using published utility allowances from the Vallejo Housing Authority, in order to maximize leverage of State and Federal funds and to minimize the permanent gap of the City.
- In the case of a mixed-income rental development, the distribution of unit sizes and amenities for the affordable units must be generally the same as for units in the rest of the project.

Non-Residential Space

Developer can provide ground floor office and or retail space or child care or other social services facilities as a component of the acquisition rehabilitation project; however, no subsidies will be provided for these uses.

City Financial Participation

The criteria for selecting a preferred developer emphasizes the qualifications of the developer, minimizing City subsidy, and maximizing the leveraging of City funds, while obtaining the maximum number of quality affordable family rental units. The City may provide a capital contribution in the form of a loan that would be paid out at key stages during the rehabilitation of the project. The City's financial participation will be specified in a Financing Plan for a project, to be approved jointly by the City and the developer. The initial Financing Plan will be developed as part of the OPA approval process. The OPA will also contain standards for modification of the Financing Plan, if necessary.

Depending upon the needs of the project, the City funding may take the form of a low interest, residual receipts loan. The loan shall be secured by a deed of trust, which may be in a subordinate position. The full amount of the loan, and accrued interest, is due at the sale of the

project. The restrictions on the affordable units will require a minimum term of 55 years of affordability.

VII. Submission Requirements

Deadline for Submission

All submissions must be received at the address noted below no later than Monday, 4:00 p.m., Pacific Standard Time (PST), August 31, 2009. Only hard copy submittals will be accepted. Electronic or fax copies of submittals will be rejected. All submittals received after this deadline will be returned unopened, marked "Late Delivery."

The RFQ submission requirements are detailed below. Please submit five copies of the qualifications packet addressing each of the listed elements in the order presented. The City reserves the right to request additional information from the developers following the review of information submitted by August 31, 2009. Developers may submit additional information deemed pertinent but not listed below. Any incomplete qualifications packages will be disqualified from consideration.

The following shall be included in all proposals to enable the City to evaluate the experience and capacity of the development team to undertake a prospective project.

1. Confirmation of Interest

A letter from the Executive Director or Development Director of the firm confirming interest in completing a project in Vallejo, and outlining any major conditions to that interest. Please identify a single contact person at the responding firm for future correspondence.

2. Identification of Development Team

- **Lead Development Entity:**
 - Company name, address, telephone and fax numbers, e-mail address, and web site address.
 - Contact name, title, email address, and phone number.
 - Specify the legal form of the organization (e.g., corporation, partnership, joint venture, other).
 - List officers, partners or owners by name and distribution of ownership, including all joint-venture or limited partners with whom the City may contract.

- **Other Team Members:**
 - For each team member: name, address, phone and fax numbers, e-mail address, role in project, and contact person. Include architects, civil and structural engineers, property management firm, and financial consultants.

- Provide resumes for all project principals, including the proposed project manager. Resumes must list experience with all aspects of low income family rental housing development, including using low income housing tax credit financing.

PLEASE NOTE: The City will not entertain proposals where there exists an identity of interest between the developer and the general contractor. The general contractor, and its principals, must be an entirely separate business entity from the developer and its principals. The City reserves the right to approve separately selection of the general contractor and in this RFQ is not seeking to identify the general contractor for a proposed project.

3. Relevant Development Experience and Development Capacity

a. Lead Development Entity:

Describe experience in developing, or acquiring and rehabilitating, and managing at least three comparable family rental projects in California, with the emphasis on the precise role that the entity and team members played in the development. No project placed in service earlier than January 1, 2001 should be included. The description should focus on projects which show experience in terms of:

- successfully designing and developing, or acquiring and rehabilitating, multifamily housing
- utilizing public financing mechanisms
- creating affordable housing

Development Capacity:

Applicants should list all projects in predevelopment, entitlement, preconstruction, construction, and or lease-up, listing the name and location (city) of the project, the unit count, type of housing development (rental, owner, special needs, mixed use), and density in dwelling units per acre. Applicants should list the names of the project managers for each project, and should list the name of the staff person who will be designated as project manager for a proposed project in Vallejo.

b. Architects:

Residential project experience should include project location, type of units, number of units, density, percentage of below-market rate units, date of completion, and client. Please provide photos of projects similar to the one proposed.

c. Management Company:

Provide a list of apartment projects that are currently under the company's management. Include each property's location, number of units, and number of affordable units.

d. Other Team Members:

Include description of relevant residential experience for each team member. This should include project location, type of units, number of units, percentage of affordable units, dates of contract, and client.

4. Financial Capacity of the Developer

Team submittals shall provide evidence that the developer entity has the financial capacity to pursue successfully, and complete, in a timely manner, an acquisition and rehabilitation project. Submission of the required audited financial statements will suffice for this purpose.

Lead Entity:

- Applicants shall submit audited financial statements for 2006 and 2007 for the developer (all partners) and all proposed affiliated organizations, and a statement of financial condition (unaudited, if audited statement is not available) for 2008 for the developer (all partners) and all proposed affiliated organizations. This statement should show current obligations, guarantees, contingent liabilities, or other financial commitments which restrict the entity from providing completion guarantees, net worth requirements for syndication, operating deficit and tax credit recapture guarantees of limited partner investors, and guarantees which may be reasonably required by the City. If an individual person or persons is or are proposed to offer financial guarantees, audited financial statements or personally signed financial statements are required in addition to that of the developer.
- If lead is a subsidiary, please provide financial statements of the parent company.
- Is lead entity or any named individual in the project involved in any litigation or disputes that could result in a financial settlement having a materially adverse effect on the ability to execute the project?
- Has entity or individual in the proposed project team ever filed for bankruptcy or had projects that have been foreclosed? If yes, list dates and circumstances.

5. Schedule of Performance

Submittals shall include a preliminary schedule for development of an acquisition and rehabilitation project, assuming a 120 day exclusive negotiating period from the date of execution of an ENA. The schedule must address the following:

- Plan for obtaining property site control, including evidence of compliance with low income housing tax credit ten year rule compliance for acquisition and rehabilitation projects, if applicable.
- Inspection and completion of due diligence investigations of the site.
- Preparation of rehabilitation design plans and obtaining City approvals.
- Obtaining financing.
- Commencement and completion of rehabilitation.
- Occupancy lease-up period, if applicable.
- Permanent loan closing.

6. References

a. Developer:

Developer candidates must provide **three** references from **each** of the following groups for each partner. Please do not provide more than one reference from the same organization for any member of the proposed development team (i. e., *do* provide three references from three different banks, etc.). Please make sure to provide references for each group listed below:

- lender (construction or permanent)
- Low Income Housing Tax Credit limited partner investor, if applicable
- local public agency which provided financial support for an affordable family rental housing development of the developer
- non-profit joint venture development partner, as applicable

In providing references, please provide name, title, organization, phone number, email address, and the name of the development with which the reference is familiar.

b. Architect:

Architects should provide two references, with name, title, organization, phone number and email address, for each type of reference below:

- owner or developers, other than the proposing entity for the Vallejo development
- general contractors who have built or rehabilitated projects from the architect's drawings
- public agencies that have provided funding for affordable family rental developments or acquisition and rehabilitation projects designed by the architect

c. Other Team Members:

- Include names, titles, organization, phone numbers, and email addresses for at least three owners that member has worked with on a housing development or acquisition and rehabilitation project.

VIII. Evaluation and Selection

The qualifications statements will be reviewed by a panel comprised of City staff and development staff from other local jurisdictions. The City may also request feedback from Bay Area planning and housing officials in terms of experience with selected development teams. Depending upon the number of responses, a short list may be developed for more extensive review and analysis and possible interviews of developer(s) candidates. City staff will then select a preferred developer.

Developer Criteria

The developer candidates participating in this RFQ process will be judged against the following standards:

- Development team's depth of experience acquiring, rehabilitating, developing, and or managing high quality multifamily housing with an affordable component, and its past ability to compete successfully for nine percent Low Income Housing Tax Credits.
- Team's successful experience with structuring innovative financing for affordable family rental housing.
- Team's experience with public and private financing sources, including but not limited to nine percent, four percent, and State Low Income Housing Tax Credits, private activity tax exempt bonds, Redevelopment Affordable Housing Set-Aside funds, and the Multifamily Housing (MHP), HOME, and Affordable Housing (AHP) Programs.
- Team's financial capacity to provide required financial guarantees and complete the project on time and on budget.
- Team's experience in the Vallejo market area with affordable housing development.
- Team's ability to complete and manage projects satisfactorily.

The selection of a developer(s) pursuant to this RFQ will be conducted in a two-step process:

1. Screening of applications for consistency with minimum developer qualifications.
2. Ranking of qualified applicants against selected scoring criteria.

Minimum Developer Qualifications

Developers must have successfully acquired and rehabilitated, and or developed, at least one multifamily rental project.

The judgment as to whether applicants satisfactorily meet the minimum qualifications will be at the sole and absolute discretion of the City.

A. Scoring of Qualified Applications

Applicants meeting minimum developer qualifications as defined above will be scored according to the criteria below. Top-scoring candidates may be selected for an interview with a Selection Committee. The City at its sole discretion may select a developer based on submissions only. Interviews may not be conducted.

Applicants must submit all required elements. Failure to submit any of the required information will be grounds for rejection of any RFQ response. The City reserves the right to reject incomplete applications.

The points shown are the maximum possible; applicants shall be judged using a sliding scale.

1. Development Track Record: 30 Points

- a. Track record in completing acquisition and rehabilitation, or new construction, and lease-up on time and on budget.
- b. Demonstrated financial capacity to provide lender and investor guarantees.
- c. Track record in securing nine percent Tax Credits.
- d. Positive track record for collaborative negotiations with public agency, (as demonstrated by references).
- e. Success at gaining community support for affordable housing projects and remaining sensitive to community and neighborhood concerns throughout operations.

2. Operation and Management of Affordable Family Rental Housing: 30 Points

- a. Reasonableness of operating costs for project market area and type of project.
- b. Track record of positive cash flow and compliance with regulatory agreements, property reserves, and property maintenance standards.
- c. Quality and track record of on-site management operations, including program for conflict resolution, and highly trained on-site managers that maintain crime-free environments.
- d. Quality and depth of social services for families.

3. Development Staff Capacity: 15 Points

- a. Demonstrated adequacy of project manager experience.
- b. Demonstrated adequacy of project manager workload.

4. Evidence of Site Control: 25 Points

- a. Provide documentation of site control of a property for a proposed project, if applicable, as described in **Section II., Site Control.**

TOTAL: 100 Points

IX. Selection and Negotiation Schedule

The following schedule is for the selection and negotiation process:

Activity	Date
City issues RFQ:	July 7, 2009
Submission Deadline:	August 31, 2009
ENA executed:	October 15, 2009
OPA to City:	February 23, 2010

The City reserves the right to revise or extend this schedule at its sole option.

X. Limitations

The final selection shall be made at the sole discretion of the City. The City is under no obligation to select any set of proposals submitted, and may at its discretion reject any or all submissions. The final selection will not require competitive bidding.

- All materials submitted become the property of the City.
- The City reserves the right to select and compose a development team from those firms that respond to the RFQ.
- Selection of a development team in no way obligates the City to enter into an OPA with the selected developer.

XI. Submission Information and Deadline

Development teams interested in submitting qualifications for this multifamily residential development RFQ should provide all information requested above to the City. **Five copies** of the qualifications must be received at the following address by Monday, 4:00 p.m. PST, August 31, 2009:

Melinda Nestlerode
Housing and Community Development Manager
Housing and Community Development Division
City of Vallejo
P. O. Box 1432
200 Georgia Street
Vallejo, CA 94590

Questions regarding the RFQ should be directed to Melinda Nestlerode, Housing and Community Development Manager, City of Vallejo, 707-648-4408, or mnestlerode@ci.vallejo.ca.us.

RESOLUTION NO. 09-089 N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, in Fiscal Year (FY) 2006/2007 the City Council, Redevelopment Agency of the City of Vallejo (RDA), and Housing Authority of the City of Vallejo (VHA), appropriated funds for an affordable housing development; and,

WHEREAS, cumulative funds available for affordable housing development in the City, RDA, and VHA now total \$3,912,633; with an additional \$2,657,861 in Neighborhood Stabilization Program (NSP) funds, for a total of \$6,570,494; and

WHEREAS, eligible uses of NSP funds are to establish financing mechanisms, purchase, rehabilitate and resell or rent foreclosed homes; and

WHEREAS, the RDA is required to produce eight units of two bedrooms or more, made available to families at 50 percent of Area Median Income (AMI) or less, with affordability covenants in accordance with Redevelopment Law, in order to settle the Buchongo Settlement Agreement by August 2009; and

WHEREAS, at a joint meeting of the VHA Board, City Council, and RDA Board on March 31, 2009, the joint bodies provided input and direction to staff for proposed uses of the allocated affordable housing dollars; which included the formation of a Community Land Trust.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby directs the City Manager, or his designees, the Assistant City Manager/Community Development, or the Housing and Community Development Manager, to issue a Request for Proposals (RFP), by June 30, 2009, to affordable housing developers, for the acquisition and rehabilitation of at least 15 units.

BE IT FURTHER RESOLVED, that the objective of the RFP is to facilitate the acquisition and rehabilitation of rental housing which will comply with the Buchongo Settlement Agreement.

BE IT FURTHER RESOLVED, that staff will return to the City Council with the selection of a qualified preferred affordable housing developer to acquire and rehabilitate at least 15 Buchongo eligible rental units upon the completion of the RFP process.

BE IT FURTHER RESOLVED, that the City Council hereby directs the City Manager, or his designees, the Assistant City Manager/Community Development, or the Housing and Community Development Manager, to issue a RFP, by July 31, 2009, to identify an

RESOLUTION NO. 09-006

BE IT RESOLVED by the Board of the Redevelopment Agency of the City of Vallejo as follows:

WHEREAS, in Fiscal Year (FY) 2006/2007 the City Council, Redevelopment Agency of the City of Vallejo (RDA), and Housing Authority of the City of Vallejo (VHA), appropriated funds for an affordable housing development; and,

WHEREAS, cumulative funds available for affordable housing development in the City, RDA, and VHA now total \$3,912,633; with an additional \$2,657,861 in Neighborhood Stabilization Program (NSP) funds, for a total of \$6,570,494; and

WHEREAS, the RDA is required to produce eight units of two bedrooms or more, made available to families at 50 percent of Area Median Income (AMI) or less, with affordability covenants in accordance with Redevelopment Law, in order to settle the Buchongo Settlement Agreement by August 2009; and

WHEREAS, at a joint meeting of the VHA Board, City Council, and RDA Board on March 31, 2009, the joint bodies provided input and direction to staff for proposed uses of the allocated affordable housing dollars; which included the formation of a Community Land Trust.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby directs the Executive Director, or his designees, the Assistant City Manager/Community Development, or the Housing and Community Development Manager, to issue a Request for Proposals (RFP), by June 30th, 2009, to affordable housing developers, for the acquisition and rehabilitation of at least 15 units.

BE IT FURTHER RESOLVED, that the objective of the RFP is to facilitate the acquisition and rehabilitation of rental housing which will comply with the Buchongo Settlement Agreement.

BE IT FURTHER RESOLVED, that staff will return to the Redevelopment Agency with the selection of a qualified preferred affordable housing developer to acquire and rehabilitate at least 15 Buchongo eligible rental units upon the completion of the RFP process.

ADOPTED by the Board of the Redevelopment Agency of the City of Vallejo at a special meeting held on May 5, 2009:

AYES:	Chairman Davis, Vice Chairman Sunga, Members Bartee, Gomes, Hannigan and Wilson
NOES:	None
ABSENT:	Member Schivley
ABSTENTIONS:	None

//s//
OSBY DAVIS, CHAIRMAN

//s//
ATTEST: MARY ELLSWORTH, SECRETARY



CITY OF VALLEJO

COMMUNITY DEVELOPMENT DEPARTMENT
Housing and Community Development Division

251-A GEORGIA STREET • P.O. BOX 1432 • VALLEJO • CALIFORNIA • 94590-5905 • (707) 648-4507
FAX (707) 648-5249

July 7, 2009

Dear Prospective Applicant:

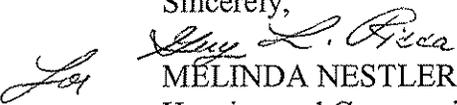
The City of Vallejo's Housing and Community Development Division is announcing the availability of up to \$1.9 million in funding for the acquisition and rehabilitation of affordable rental housing.

The City invites qualified, experienced development teams to apply for funding under a Request for Qualifications (RFQ) by the deadline of Monday, August 31, 2009. The RFQ may be located on the City's Web Page at: <http://www.ci.vallejo.ca.us/>, under "Departments, Community Development, Housing & Community Development Division, Reports and Plans."

The Council of the City of Vallejo asks developers to seek projects that will rehabilitate at least fifteen units of rental stock. The preferred property or properties would be foreclosed. Applications will be due to the Housing and Community Development Division office located at 200 Georgia Street, Vallejo, CA, not later than 4:00 p. m., on August 31.

If you have any questions regarding the Request for Qualifications packet, please contact me at (707) 648-4408, or mnestlerode@ci.vallejo.ca.us.

Sincerely,


MELINDA NESTLERODE

Housing and Community Development Manager

**PUBLIC NOTICE
CITY OF VALLEJO
REQUEST FOR QUALIFICATIONS FROM DEVELOPERS TO RECEIVE
FUNDING FOR THE ACQUISITION AND REHABILITATION OF
AFFORDABLE RENTAL HOUSING**

The City of Vallejo's Housing and Community Development Division is announcing the availability of up to \$1.9 million in funding for the acquisition and rehabilitation of affordable rental housing. The City invites qualified, experienced development teams to apply for funding under a Request for Qualifications (RFQ) by the deadline of Monday, August 31, 2009. The RFQ may be located on the City's Web Page at: <http://www.ci.vallejo.ca.us/>, under "Departments, Community Development, Housing & Community Development Division, Affordable Housing." (For Internet access, you may go to John F. Kennedy Library, at 505 Santa Clara Street).

The Council of the City of Vallejo asks developers to seek projects that will rehabilitate at least fifteen units of rental stock. The preferred property or properties would be foreclosed. Applications will be due to the Housing and Community Development Division office located at 200 Georgia Street, Vallejo, CA, not later than 4:00 p. m., on August 31.

If you have any questions concerning this public notice, please call the Housing and Community Development Division at (707) 648-4507.

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages women and minority-owned businesses to submit bids and proposals for Community Development Block Grant (CDBG) and HOME Program contracts. For further information, contact the Housing and Community Development Division at (707) 648-4507. For further information on this public notice, the hearing-impaired may call the California Relay Service at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2929 with a TTY/TDD.