



Housing & Community Development Division · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

February 26, 2018

**NOTICE OF REQUEST FOR QUALIFICATIONS (RFQ):
Planning, Development, Construction, and Operational Management
of Permanent Supportive Housing**

RFQ Link: <http://www.ci.vallejo.ca.us/common/pages/DisplayFile.aspx?itemId=12486208>

The issue of homelessness remains a high priority for the City of Vallejo. The Solano County 2017 Point in Time Count identified at least 300 sheltered or unsheltered individuals experiencing homelessness in Vallejo. Although Vallejo documented a 25% decrease in the number of homeless persons from 2015 to 2017, the City continues to seek out evidence-based programming and intervention models that can permanently and broadly address homelessness.

In December 2017, the City purchased two adjacent properties with buildings at 2118 Sacramento Street and 2134-2136 Sacramento Street to develop as Permanent Supportive Housing (PSH) units. The creation of PSH for Vallejo residents experiencing homelessness or at immediate risk of homelessness is an important goal contained in the City's Five Year Consolidated Plan.

In addition to providing these two properties for the project site, the City has approximately \$4 million in additional one-time funds available to contribute toward the rehabilitation, construction or other hard costs associated with development of new PSH units.

The City hereby solicits qualifications and proposed development concepts from qualified, experienced affordable housing developers and supportive services providers for the planning, development, construction, and operational management of higher-density PSH units on two adjacent City-owned parcels at 2118 and 2134-2136 Sacramento Street. Specifically, the City is seeking:

Qualifications & Experience

- Affordable housing development
- On-site operational management of PSH, transitional, or emergency housing
- Service provision for tenants (on-site or off-site)
- Financial Stability
- Access to existing funding sources, especially county, state and federal funds
- Similar projects in size and scope
- Familiarity with Solano County and City of Vallejo

Proposed Development Concepts

- Conceptual size and density of PSH development on site
- Proposed use of ~\$4 million in one-time City capital improvement/construction funds
- Funding streams for ongoing services (especially county, state and federal funds)
- Demographics of at-need population(s) to be targeted through PSH
- Community engagement strategy

Based upon direction from the City Council, the Vallejo Housing Authority, and the City's 5-Year Consolidated Plan, the City has developed seven key objectives for the successful proposer to meet:

- 1) Qualified and experienced affordable housing developer and on-site operational manager
- 2) Maximum number of PSH units on site for homeless individuals and families
- 3) Minimal barriers to entry through evidence-based intervention models
- 4) Leverage of City in-kind contributions (\$1.1 million) and one-time capital improvement funds (~\$3.9 million)
- 5) Sustainable, non-City funding streams for ongoing program stability
- 6) Coordination with existing non-profit organizations and service providers, especially the Coordinated Entry system
- 7) Community and neighborhood support for the program

At this stage, the City is seeking only rough project concepts, which may be subject to change through subsequent discussions, community feedback, City Council direction, and ongoing negotiations. The City seeks submissions that document and support the qualifications of the proposer to successfully implement their conceptual proposal.

Notice is hereby given that proposals will be received by the City of Vallejo, Office of the City Manager, until 5:00 p.m. on March 30, 2018, via e-mail and hard copy, and shall be addressed and marked as follows:

Will Morat
Housing & Community Development Division, City of Vallejo
200 Georgia Street
Vallejo, California 94590
will.morat@cityofvallejo.net

A proposal must meet the requirements as outlined in the RFQ, which can be accessed at:

<http://www.ci.vallejo.ca.us/common/pages/DisplayFile.aspx?itemId=12486208>

The proposal must be received by the City of Vallejo on or before:

March 30, 2018 at 5:00 p.m. PDT

For more information, to view a hard copy of the RFQ, or to schedule a site visit, contact Will Morat, at 707-648-4109 or email Will.morat@cityofvallejo.net.