

**Agenda of an Adjourned Regular Meeting
Community Development Commission-Housing Authority
of the City of National City**

**Council Chambers
1243 National City Boulevard
National City, California
Tuesday, October 25, 2016 – 5:00 p.m.**

Open To The Public

Please complete a request to speak form prior to the commencement of the meeting and submit it to the City Clerk.

It is the intention of your Community Development Commission-Housing Authority of the City of National City to be receptive to your concerns in this community. Your participation in local government will assure a responsible and efficient City of National City. We thank you for your presence and wish you to know that we appreciate your involvement.

ROLL CALL

NOTE: Pursuant to state law, items requiring Housing Authority action must be brought back on a subsequent Agenda unless they are of a demonstrated emergency or urgent nature.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the City Clerk's Office at (619) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**Council Requests That All Cell Phones
And Pagers Be Turned Off During City Council Meetings**

OPEN SESSION

Request for Qualifications for the Recapitalization and Rehabilitation of Kimball and Morgan Towers: Development Team Presentations and Selection

1. Introduction– Leslie Deese, Executive Director
2. Development Presentations/ Board Questions

Presentation Schedule

5:10 p.m.	The RAHD Group, Affirmed Housing, Community Preservation Partners LLC, Thompson Consulting, and Casa Familiar
5:50 p.m.	Bridge Housing Corporation
6:30 p.m.	Community HousingWorks and Mercy Housing California
7:10 p.m.	Chelsea Investment Corporation and Serving Seniors
7:50 p.m.	National Community Renaissance of California and Reiner Communities

3. Public Comments
4. CDC-HA Board Comments and Direction
5. ADOPTION OF RESOLUTION NO. 2016 – 43: RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION-HOUSING AUTHORITY OF THE CITY OF NATIONAL CITY CONFIRMING THE SELECTION OF COMMUNITY HOUSINGWORKS AND MERCY HOUSING CALIFORNIA AS THE DEVELOPER FOR THE RECAPITALIZATION AND REHABILITATION OF KIMBALL AND MORGAN TOWERS

ADJOURNMENT

Next Regular Meeting of the National City City Council/Community Development Commission – Housing Authority of the City of National City – Tuesday – November 1, 2016 – 6:00 p.m. – Council Chambers, Civic Center

**COMMUNITY DEVELOPMENT COMMISSION-HOUSING AUTHORITY
OF THE CITY OF NATIONAL CITY**

STAFF REPORT

October 25, 2016

Item:

- A) Developer presentations to the Board of Commissioners of the Community Development Commission-Housing Authority of the City of National City (“CDC-HA”) as provided to the Selection Committee through a Request for Qualifications (“RFQ”) issued on March 24, 2016 for the recapitalization and rehabilitation of Kimball and Morgan Towers.
- B) Resolution of the Community Development Commission-Housing Authority of the City of National City confirming the selection of Community HousingWorks and Mercy Housing California as the developer for the Recapitalization and Rehabilitation of Kimball and Morgan Towers.

Background:

Kimball and Morgan Senior Towers (“Towers”) are located in central National City, within the Kimball Community. The two nine-story Towers are located on D Avenue between Kimball Way and 15th Street. Morgan Senior Tower is a 151-unit affordable senior residential property built in 1978. Kimball Senior Tower is a 152-unit affordable senior residential property completed in 1986.

On March 4, 2016, the CDC-HA’s Board of Commissioners (“CDC-HA Board”) was presented with a draft RFQ to provide direction in considering qualified development teams for the recapitalization and rehabilitation of the Towers. The RFQ process presented was modeled after the RFQ previously issued in March 2010 for the Kimball and Morgan Tower Enhancement and Expansion Project. The CDC-HA was supportive and voted in favor of staff issuing the RFQ as drafted. The draft RFQ incorporated a Selection Committee to be composed of experienced professionals and community members with working knowledge of affordable housing development, public finance, and community needs that could deliberate on and rank RFQ submissions with respect to the goals, objectives, and scoring criteria provided in the RFQ. The RFQ was issued on March 24, 2016 and is included in the Staff Report as Attachment No.1. The RFQ solicited responses from professional affordable housing development teams and considered the following criteria:

- 1. Experience and qualifications (Max. Score: 25)
- 2. Leveraging of non-CDC-HA resources (Max. Score: 20)
- 3. Financial Capacity (Max. Score: 20)
- 4. Operating Experience (Max. Score: 20)
- 5. Resident Services and Involvement (Max Score: 15)

Staff reviewed the RFQ submissions first for completeness and, on the week of May 30, 2016, delivered copies of the eight RFQ submittals to each member of the Selection Committee. The Selection Committee convened on Monday, June 6, 2016 to review and score each submission

in an effort to select the project development teams who would be invited to interview. The Selection Committee selected five RFQ proposals for interviews scheduled for Monday, June 13, 2016. After the interviews were completed, the Selection Committee scored the development teams interviewed based on the RFQ's criteria taking into consideration the quality of each interview with the Selection Committee. By calculating an average of all cumulative scoring provided by each Selection Committee Member, the development team consisting of Community Housing Works and Mercy Housing California ranked the highest overall out of a total of 100 points:

1. Community HousingWorks and Mercy Housing California (Overall Score: 83.4)
2. Bridge Housing Corporation (Overall Score: 81.6)
3. Chelsea and Serving Seniors (Overall Score: 77.8)
4. National Community Renaissance of California and Reiner Communities (Overall Score: 77.5)
5. The RAHD Group, Affirmed Housing, Community Preservation Partners LLC, Thompson Consulting, and Casa Familiar (Overall Score: 70.6)

At the Regular Meeting on October 4, 2016 of the CDC-HA staff provided a recommendation to the CDC-HA Board to select Community Housing Works and Mercy Housing as the developer for the rehabilitation and recapitalization of Kimball and Morgan Towers.

Written and Oral Comments- October 4, 2016 CDC-HA Resolution Item #22

The City Council and City Staff received a letter ("Letter") dated July 11, 2016, on behalf of development team consisting of the RAHD Group, Affirmed Housing, Community Preservation Partners LLC, Thompson Consulting, and Casa Familiar and referred to in the Letter as Morgan-Kimball Community Partners. The Letter thanked staff for their efforts in managing the RFQ but expressed concerns with the process and suggested that the CDC-HA Board should have played greater role in the RFQ selection process. The public had the opportunity to comment on the RFQ process when it was introduced for discussion at a public meeting of the CDC-HA on March 4, 2016, but no comments were received. The CDC-HA Board directed staff to issue the proposed RFQ as drafted which incorporated a Selection Committee of affordable housing and public finance professionals and community members to deliberate over the RFQ submissions and select a development team for further consideration by the CDC-HA.

The City Manager received a letter ("Chamber's Letter") from National City Chamber of Commerce. The Chamber's Letter suggested that the CDC-HA conduct a Request for Proposals ("RFP") instead of working through an exclusive negotiations agreement with the development team selected through the Request for Qualifications. An RFP process would require that every development team considered invest substantially more time and resources in due diligence including but not limited to performing or procuring extensive studies with regards to the capital assets and current financial conditions and projections for the project. The CDC-HA would also have to procure additional financial and other consultants to fully review all of the proposals submitted through an RFP, instead of working closely with the RFQ development team selected to exclusively negotiate the best terms and conditions with the CDC-HA for the project.

State of California Assemblywoman Lorena Gonzalez submitted a letter requesting that the five development teams that provided presentations to the Selection Committee be provided an opportunity to make presentations to the CDC-HA Board for further consideration. A letter was also received from Congressman Juan Vargas requesting that CDC-HA Board consider presentations from the five development teams interviewed by the Selection Committee. Mitch Thompson of Thompson Consulting associated with Morgan-Kimball Community Partners also submitted additional written comments included in the public record.

At the CDC-HA Regular Meeting on October 4, 2016, the CDC-HA Board acknowledged the written comments received and listened to oral comments regarding the Request for Qualifications process and on Staff's recommendation. After consideration of written and oral comments, the CDC-HA Board decided to hold an Adjourned Regular Meeting on October 25, 2016 to allow all five development teams to present to the CDC-HA Board the identical presentations that were made to the Selection Committee after which the CDC-HA Board would take final action on the Selection Committee recommendation.

A. Developer Presentations to the CDC-HA Board on Tuesday, October 25, 2016, 5:00 p.m.:

Presentations by all five development teams that presented to the Selection Committee will be allowed to present as was directed by the CDC-HA Board on October 4, 2016. The CDC-HA Board was provided with each RFQ submission and any materials also provided during the RFQ Selection Committee presentations. The development team RFQ responses that were originally submitted have been made available for review on the City of National City website at www.nationalcityca.gov/rfq. The order of the presentations below was drawn randomly by the City Clerk. As directed by the CDC-HA Board, the presentation ground rules were provided in advance to each development team and are the following:

1. Presentations will be the same as made to the original Selection Committee, including the answers to the prior interview questions.
2. Presenters will have no more than 20 minutes, immediately followed by 20 minutes for questions and answers.
3. Presentations should not include a discussion of financial proposals to the Housing Authority unless such proposal was part of the original presentation.
4. Presenters should address the attached interview questions during their 20 minute presentations.
5. During development presentations, members of other development teams are asked to refrain from being present in City Council Chambers, out of fairness to each presenting group.
6. As requested by the CDC-HA Board, presenters should refrain from submitting organized public comment.

Presentation Schedule

5:10 p.m.	The RAHD Group, Affirmed Housing, Community Preservation Partners LLC, Thompson Consulting, and Casa Familiar
5:50 p.m.	Bridge Housing Corporation
6:30 p.m.	Community HousingWorks and Mercy Housing California

7:10 p.m. Chelsea Investment Corporation and Serving Seniors
7:50 p.m. National Community Renaissance of California and Reiner
Communities

B. Adoption of Resolution- Staff Recommendation:

The RFQ Selection Committee, made up of affordable housing and public finance professionals and community members and Staff recommends the selection of Community HousingWorks and Mercy Housing California as the developer for the Recapitalization and Rehabilitation of Kimball and Morgan Towers. The development team formed by Community HousingWorks and Mercy Housing California scored the highest among those interviewed and their qualifications indicate the ability to deliver on the goals and objectives outlined in the Request for Qualifications issued by the CDC-HA. Staff has not identified a significant advantage to the City in further delaying this project (i.e. by reissuing the RFQ, further reconsidering the submissions or issuing an RFP in lieu of the RFQ process). In fact, such delays may jeopardize the CDC-HA's ability to complete the project in a timeline that would allow the CDC-HA to take advantage of favorable interest rates and negotiate the best terms on the renewal of the Department of Housing and Urban Development (HUD) Housing Assistance Payment contracts.

Based on the above, Staff recommends that the CDC-HA Board confirm the selection of Community HousingWorks and Mercy Housing California as the developer for the Recapitalization and Rehabilitation of Kimball and Morgan Towers.

Attachments:

1. Request for Qualifications issued March 24, 2016
2. Resolution

REQUEST FOR QUALIFICATIONS (RFQ)

**Morgan and Kimball Towers
Rehabilitation and Recapitalization
1415 & 1317 D Avenue
National City, California**



March 24, 2016

RFQ Deadline:

Thursday, May 12, 2016, 2:00 p.m. PST

Community Development Commission-
Housing Authority of the City of National City
140 E. 12th St., Suite B
National City, CA 91950

RFQ AT A GLANCE**ISSUE DATE: March 24, 2016**

PROJECT TITLE:	Morgan and Kimball Towers Rehabilitation and Recapitalization Project
DESCRIPTION OF PROJECT	The Community Development Commission - Housing Authority of the City of National City (CDC-HA) intends to rehabilitate and recapitalize the existing Kimball and Morgan Towers. Kimball and Morgan Towers (Towers) are located in National City at 1317 D Avenue and 1415 D Avenue, respectively. They are owned by the CDC-HA and help serve National City's affordable senior housing needs. The CDC-HA is seeking qualifications from experienced non-profit or for profit developers to enter into an Exclusive Negotiation Agreement to complete due diligence and design and is expected to lead to a Disposition and Development Agreement to rehabilitate and recapitalize existing structures.
DEPARTMENT REQUESTING	Housing, Grants, and Asset Management
SUBMITTAL DEADLINE	Three (3) original copies of submittal due 2:00 p.m. Thursday, May 12, 2016 in hard copy (no facsimile or e-mailed submittals)
DELIVER SUBMITTAL TO	City of National City Office of the City Clerk 1243 National City Blvd National City, CA 91950
PRIMARY CONTACT	Carlos Aguirre Community Development Manager City of National City 140 E. 12 th St., Suite B National City, CA 91950 Direct Line: (619) 336-4391 Fax: (619) 336-4292 caguirre@nationalcityca.gov

BACKGROUND

The General Plan's Housing Element: National City's Housing Element (a required section in the General Plan) lays out an objective of continuing to provide housing opportunities and development of programs to improve the existing housing stock. The rehabilitation and recapitalization of Kimball and Morgan Towers ("Towers") is in line with each of these objectives.

Community Need and Relevance to General Plan: The existing structures are dated and are in need of rehabilitation (Kimball built in 1986 and Morgan in 1978). Additionally, the availability of senior housing in National City is far below demand. The Towers have a 1.5 to 3 year waiting period and other affordable senior housing facilities within the city are experiencing comparable waiting periods. These trends will be amplified in the coming years as the baby boom generation continues to move into senior status (62+) and by the fact that people are living longer.

To meet future community needs, the CDC-HA must transform the Property into a financial sustainable real estate asset; preserve affordability; improve resident experience; and insure the City's housing infrastructure by restructuring current debt to leverage additional private and public funding sources

The Project Site: The Towers are located in central National City, within the Kimball Community. It is across the street from Kimball Park, and near Wal-Mart and other commercial businesses, the Boys and Girls Club, a Fire Station, a health center, and civic facilities.

The project site (Attachment 1) is approximately 5.37 acres located on D Avenue between Kimball Way and 15th Street (APN: 561-410-05-00; 561-410-04-00) in National City. The site is in an RM3 zoned area. It is a residential multifamily zone specifically designated for senior citizen housing and allows higher density development than the standard residential multifamily units (22.9 units/acre). The CDC-HA may elect to segregate a portion of the subject parcels for the future development of housing.

Currently, the site is comprised of two 9-story senior housing complexes (Kimball and Morgan Towers) and Nutrition Center. There are a total of 303 units between the 2 towers: 152 units at Kimball Tower (150 currently unrestricted units rented to households at or below 50% AMI, and 2 units for property management staff), and another 151 at Morgan Tower (approximately 148 project-based units funded directly by the U.S. Department of Housing and Urban Development (HUD), 2 unrestricted

units rented to households at or below 50% AMI, and 1 unit for the assistant manager).

Purpose: The purpose of the Project is to renovate the buildings and common area of the property. The renovation will result in updated housing units and building systems, energy efficiency and technology improvements, improved resident services, and other interior and exterior improvements. The CDC-HA desires to retain ownership of the land and negotiate a long-term ground lease. It is recommended that the selected developer purchase and operate the existing senior housing units and other improvements from the CDC-HA and provide a long-term financial package to recapitalize the improvements to finance the rehabilitation, preserve current levels of affordability at or below 50% of Area Median Income and repay any financial assistance provided by the CDC-HA.

Project Objectives: The CDC-HA will take into strong consideration the applicant's ability to leverage outside resources to enhance the affordable housing project targeted for seniors. Submittals should prominently highlight the development teams past experience in seeking and being awarded grants and financing for similar projects. The project proposed shall (at a minimum) meet the following objectives:

1. Extend affordability covenants as feasible and the useful life of the improvement for at least 20 years without compromising affordability using any available financial resources.
2. Consider a financial structure that will maintain CDC-Housing Authority's ownership of the parcels through a long-term ground lease.
3. Assure full property renovation and rehabilitation including energy efficiency improvements, technology upgrades, upgraded building systems, and property/residential unit improvements.
4. Provide a method to relieve the City of National City's general fund subsidy to the George Waters Nutrition Center (Nutrition Center).
5. Allow the Nutrition Center to be managed and operated by the City of National City in the proposed financial model.

SUBMITTAL REQUIREMENTS

Development Team

- a. **Design Team:** Identify the Developer, Design Team and sub-consultants who will be responsible for implementing the proposed

project (name of individuals in charge, firm addresses, telephone numbers, website and e-mail addresses);

- b. Experience: Schedule of relevant projects completed by the developer and design team, including photographs, type of project, project address, unit count by type and size of unit, completed value, lenders involved (with contact references) and construction/completion dates. Experience with projects in an urbanized redevelopment area should be identified;
- c. Financial Partners: Identify all proposed financial partners for the project including banks, equity partners etc (name of firm and individuals in charge, addresses, telephone numbers, website and e-mail addresses);
- d. References: Each team member must include three professional references (lenders, investors, major accounts, etc.) with full names, relationship to team member, address and contact information.

Grant Funding Experience

Identify and provide examples of past successful experience applying for and winning grant funding for similar projects in California.

RFQ Developer Statement of Qualifications Worksheet:

Please complete and provide the Developer Statement of Qualifications Worksheet attached to this RFQ (Attachment 2).

Disclosure of relevant lawsuits:

Identify any and all lawsuits involving any or all of the proposed team members related to similar projects within the past three years including any lawsuits between team members and municipalities or redevelopment agencies.

SELECTION PROCESS AND RFQ SCHEDULE

This Request for Qualifications solicits responses for professional affordable housing development teams. As such, the selection of the preferred developer will not be based on the lowest bid and will, instead, consider all relevant and material factors. A Selection Committee will review and score (See Attachment 3 for Scoring Criteria) each proposal individually and will then meet as a group to discuss each proposal in an effort to select those firms and/or project teams who will be invited to an interview before the group. Notification of the invitation to interview will be

by telephone at least two weeks prior to the interview date. It is anticipated that interviews, if necessary, will be held from June 13-16, 2016. The CDC-HA will then attempt to enter into an Exclusive Negotiating Agreement (“ENA”) with the selected respondent to the RFQ. If an agreement cannot be reached, the City will approach and negotiate with the second highest ranked development team.

Issue date:	March 24, 2016
Qualifications due:	May 12, 2016, 2:00 p.m.
Interviews, if necessary:	June 13-16, 2016*
Development Team selected:	June 29, 2016

*This schedule may be amended, except for the Qualification due date, at the sole discretion of the CDC-HA.

TERMS AND CONDITIONS

Issuance of this RFQ does not commit CDC-HA to award an Exclusive Negotiation Agreement and/or any other contractual obligation, to pay any costs incurred in the preparation of a response to this request, or to procure a contract for services. All respondents should note that the execution of any agreement or contract pursuant to this RFQ is dependent upon the approval of the Board of Commissioners of the CDC-HA. The CDC-HA retains the right to reject any and all submittals.

The Community Development Commission-Housing Authority Rights Regarding this Invitation

The CDC-HA each reserves the right to reject all submittals for any reason without indicating reasons for said rejection. The CDC-HA does not accept any financial responsibility for any costs incurred by respondent. Issuance of this Request for Qualifications does not commit the CDC-HA to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure a contract for services.

The CDC-HA reserves the right to waive any irregularities or informalities in the proposal or proposal process. The CDC-HA retains the right to reject all submittals. Selection is also dependent upon the negotiation of a mutually acceptable contract with the successful respondent(s).

The CDC-HA reserves the right to cancel, for any or no reason, in part or in its entirety, this RFQ, including but not limited to: selection schedule, submittal date, and submittal requirements.

Acknowledgement of Amendments

Each firm receiving a copy of this shall acknowledge receipt of any amendment to this Request for Qualifications by signing and returning the amendment with the completed proposal. The acknowledgment must be received by the CDC-HA at the time and place specified for receipt of proposals.

Additional Information

Questions regarding this solicitation shall be submitted in writing to:

Community Development Commission-Housing Authority
Attn: Carlos Aguirre, Community Development Manager
140 E. 12th St., Suite B
National City, CA 91950

Or e-mail: caguirre@nationalcityca.gov

Respondents/firms are cautioned that any oral statements made that materially change any portion of this RFQ are not valid unless subsequently ratified by a formal written amendment to this RFQ. No technical questions that may materially change any portion of this RFQ will be accepted during the seven calendar days prior to the time and date set for receipt of proposals.

Nonconforming Terms and Conditions.

Any proposal that includes terms and conditions that do not conform to the terms and conditions of this RFP is subject to rejection as non-responsive. The Community Development Commission-Housing Authority reserves the right to permit the respondent to withdraw non-conforming terms and conditions from its proposal prior to action by the Community Development Commission-Housing Authority to award a contract.

Late Submissions.

Any proposal received after the date and time specified for receipt shall not be accepted or considered.

Right to Cancel

The CDC-HA each reserve the right to withdraw or cancel, for any or no reason, at any time, in part or in its entirety, this RFP, including but not limited to: selection schedule, submittal date, and submittal requirements.

Variations in Scope of Work

The CDC-HA may materially change the scope of services by way of written amendment to this RFQ. Such changes may include additions, deletions, or other revisions within the general scope of RFQ requirements. The CDC-HA may waive the written requirement for a variation in the scope of services if, in the opinion of the CDC-HA, such variation does not materially change the item or its performance within parameters acceptable to the CDC-HA.

Applicable Laws

The contracts awarded shall be governed in all respect by the laws of the State of California, and any litigation related to the contract or this RFQ shall be brought in the State of California, with a venue of the San Diego Superior Courts. The firm(s) awarded the contracts shall comply with all applicable Federal, State, and local laws and regulations.

Public Information

All documents received by the CDC-HA are considered public records and will be made available after the RFQ selection for public inspection and copying upon request.

Independent Contractor Status

The respondent agrees, if selected, that he or she shall perform the services as independent contractor(s) and not employee(s) of the Community Development Commission-Housing Authority. The CDC-HA shall not be considered the employer of respondent. The respondent understands, if selected, the respondent shall have the sole responsibility for deciding the manner and means of providing the services, except as outlined in any final agreement and its attachments or exhibits.

Indemnification

The respondent agrees, if selected, to indemnify and hold harmless the City of National City and the CDC-HA and all their respective officers and employees from any and all liability, claims, costs, including reasonable attorney's fees, demands, damages, expenses, and causes of action as outlined in the contract.

Examination of Solicitation

The respondent understands that the information provided herein is intended solely to assist the respondent in submittal preparation. To the best of the CDC-HA's knowledge, the information provided is accurate. However, the CDC-HA does not warrant such accuracy, and any errors or omissions subsequently

determined will not be construed as a basis for invalidating this solicitation. Further, by submitting a response to this solicitation, the respondent represents that he or she has thoroughly examined and become familiar with work required in the solicitation and is capable of performing quality work and to achieve the objectives of the CDC-HA.

INSURANCE

All required insurance (Attachment 2) shall be submitted within fifteen (15) days of notice of selection and prior to the commencement of any work. Failure to provide the insurance certificates within this time frame shall be cause for the proposal to be rejected as non-responsive. The entity/organization selected shall maintain insurance in full force and effect during the entire period of performance under the contract(s). Failure to do so shall be cause for termination of the contract(s).

All policies must have a thirty (30) day non-cancellation clause giving the Community Development Commission-Housing Authority thirty (30) days prior written notice in the event a policy is cancelled.

At the end of each contract year, the CDC-HA reserves the right to review insurance requirements and to require more or less coverage depending on the assessment of risk, the entity/organization's past experience, and the availability and affordability of increased liability insurance coverage.

BUSINESS LICENSE

The Developer selected to perform the work described in this RFQ as well as all team members, sub-consultants and service providers will be required to obtain a National City Business License. Business Licenses can be obtained at the City of National Finance Department.

SUBMITTAL DUE DATE

Three (3) original copies of the submittal must be delivered to City Clerk's office no later than 2:00 p.m. on May 12, 2016.

Submittals received by FAX or e-mail will be deemed **not** received. Incomplete submittals, incorrect or false information, or late submittals are cause for immediate disqualification.

CONTACT PERSONS

Carlos Aguirre
Community Development Manager
City of National City
1243 National City Blvd
National City, CA 91950
619/336-4391
caguirre@nationalcityca.gov

Alfredo Ybarra
Director
1243 National City Boulevard
National City, CA 91950-4301
619/336-4279
alfredoy@nationalcityca.gov

Attachments posted with this RFQ

1. Site Parcel Map
2. Developer Qualifications Worksheet
3. Selection Criteria and Scoring
4. Insurance Requirements

RFQ ATTACHMENT 1

560-41
SHT.10F2



13

5

556
56

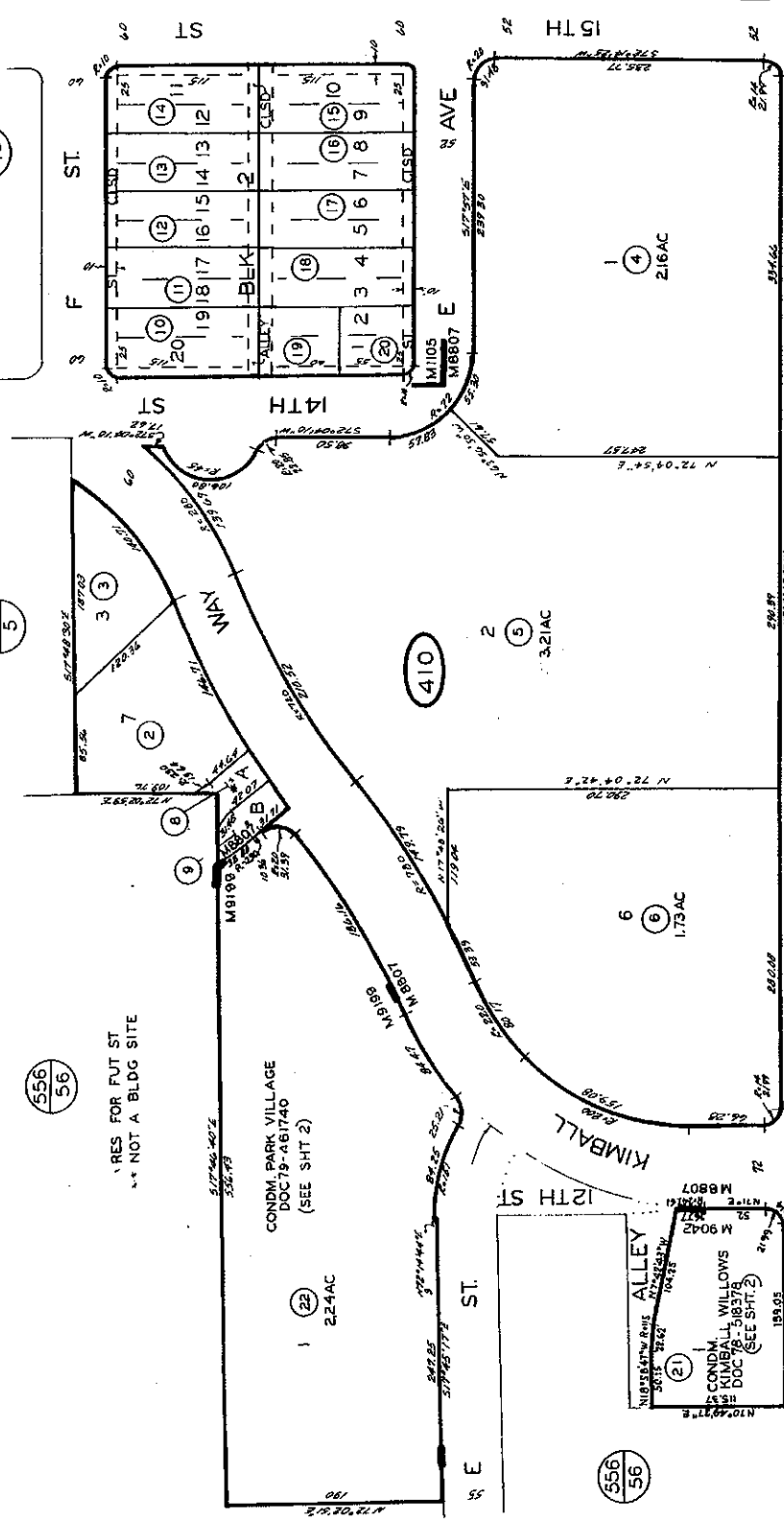
556
56

556
56

RES FOR FUT ST
** NOT A BLDG SITE

556-560
570-580
580-080
-110

CHANGES	
BLK OLD	NEW/RICUT
410	7-9 78 232
410	10-20 78 1088
410	20 2425 24 3848
410	7 21 74 229
410	21 22 80 55
410	21 CONDM 80 437
410	22 CONDM 80 565
410	23 CONDM 80 580
410	24 CONDM 80 595
410	25 CONDM 80 610
410	26 CONDM 80 625
410	27 CONDM 80 640
410	28 CONDM 80 655
410	29 CONDM 80 670
410	30 CONDM 80 685
410	31 CONDM 80 700
410	32 CONDM 80 715
410	33 CONDM 80 730
410	34 CONDM 80 745
410	35 CONDM 80 760
410	36 CONDM 80 775
410	37 CONDM 80 790
410	38 CONDM 80 805
410	39 CONDM 80 820
410	40 CONDM 80 835
410	41 CONDM 80 850
410	42 CONDM 80 865
410	43 CONDM 80 880
410	44 CONDM 80 895
410	45 CONDM 80 910
410	46 CONDM 80 925
410	47 CONDM 80 940
410	48 CONDM 80 955
410	49 CONDM 80 970
410	50 CONDM 80 985
410	51 CONDM 80 1000
410	52 CONDM 80 1015
410	53 CONDM 80 1030
410	54 CONDM 80 1045
410	55 CONDM 80 1060
410	56 CONDM 80 1075
410	57 CONDM 80 1090
410	58 CONDM 80 1105
410	59 CONDM 80 1120
410	60 CONDM 80 1135
410	61 CONDM 80 1150
410	62 CONDM 80 1165
410	63 CONDM 80 1180
410	64 CONDM 80 1195
410	65 CONDM 80 1210
410	66 CONDM 80 1225
410	67 CONDM 80 1240
410	68 CONDM 80 1255
410	69 CONDM 80 1270
410	70 CONDM 80 1285
410	71 CONDM 80 1300
410	72 CONDM 80 1315
410	73 CONDM 80 1330
410	74 CONDM 80 1345
410	75 CONDM 80 1360
410	76 CONDM 80 1375
410	77 CONDM 80 1390
410	78 CONDM 80 1405
410	79 CONDM 80 1420
410	80 CONDM 80 1435
410	81 CONDM 80 1450
410	82 CONDM 80 1465
410	83 CONDM 80 1480
410	84 CONDM 80 1495
410	85 CONDM 80 1510
410	86 CONDM 80 1525
410	87 CONDM 80 1540
410	88 CONDM 80 1555
410	89 CONDM 80 1570
410	90 CONDM 80 1585
410	91 CONDM 80 1600
410	92 CONDM 80 1615
410	93 CONDM 80 1630
410	94 CONDM 80 1645
410	95 CONDM 80 1660
410	96 CONDM 80 1675
410	97 CONDM 80 1690
410	98 CONDM 80 1705
410	99 CONDM 80 1720
410	100 CONDM 80 1735
410	101 CONDM 80 1750
410	102 CONDM 80 1765
410	103 CONDM 80 1780
410	104 CONDM 80 1795
410	105 CONDM 80 1810
410	106 CONDM 80 1825
410	107 CONDM 80 1840
410	108 CONDM 80 1855
410	109 CONDM 80 1870
410	110 CONDM 80 1885
410	111 CONDM 80 1900
410	112 CONDM 80 1915
410	113 CONDM 80 1930
410	114 CONDM 80 1945
410	115 CONDM 80 1960
410	116 CONDM 80 1975
410	117 CONDM 80 1990
410	118 CONDM 80 2005
410	119 CONDM 80 2020
410	120 CONDM 80 2035
410	121 CONDM 80 2050
410	122 CONDM 80 2065
410	123 CONDM 80 2080
410	124 CONDM 80 2095
410	125 CONDM 80 2110
410	126 CONDM 80 2125
410	127 CONDM 80 2140
410	128 CONDM 80 2155
410	129 CONDM 80 2170
410	130 CONDM 80 2185
410	131 CONDM 80 2200
410	132 CONDM 80 2215
410	133 CONDM 80 2230
410	134 CONDM 80 2245
410	135 CONDM 80 2260
410	136 CONDM 80 2275
410	137 CONDM 80 2290
410	138 CONDM 80 2305
410	139 CONDM 80 2320
410	140 CONDM 80 2335
410	141 CONDM 80 2350
410	142 CONDM 80 2365
410	143 CONDM 80 2380
410	144 CONDM 80 2395
410	145 CONDM 80 2410
410	146 CONDM 80 2425
410	147 CONDM 80 2440
410	148 CONDM 80 2455
410	149 CONDM 80 2470
410	150 CONDM 80 2485
410	151 CONDM 80 2500
410	152 CONDM 80 2515
410	153 CONDM 80 2530
410	154 CONDM 80 2545
410	155 CONDM 80 2560
410	156 CONDM 80 2575
410	157 CONDM 80 2590
410	158 CONDM 80 2605
410	159 CONDM 80 2620
410	160 CONDM 80 2635
410	161 CONDM 80 2650
410	162 CONDM 80 2665
410	163 CONDM 80 2680
410	164 CONDM 80 2695
410	165 CONDM 80 2710
410	166 CONDM 80 2725
410	167 CONDM 80 2740
410	168 CONDM 80 2755
410	169 CONDM 80 2770
410	170 CONDM 80 2785
410	171 CONDM 80 2800
410	172 CONDM 80 2815
410	173 CONDM 80 2830
410	174 CONDM 80 2845
410	175 CONDM 80 2860
410	176 CONDM 80 2875
410	177 CONDM 80 2890
410	178 CONDM 80 2905
410	179 CONDM 80 2920
410	180 CONDM 80 2935
410	181 CONDM 80 2950
410	182 CONDM 80 2965
410	183 CONDM 80 2980
410	184 CONDM 80 2995
410	185 CONDM 80 3010
410	186 CONDM 80 3025
410	187 CONDM 80 3040
410	188 CONDM 80 3055
410	189 CONDM 80 3070
410	190 CONDM 80 3085
410	191 CONDM 80 3100
410	192 CONDM 80 3115
410	193 CONDM 80 3130
410	194 CONDM 80 3145
410	195 CONDM 80 3160
410	196 CONDM 80 3175
410	197 CONDM 80 3190
410	198 CONDM 80 3205
410	199 CONDM 80 3220
410	200 CONDM 80 3235



- MAP 9199 - PARK VILLAGE (CONDM)
- MAP 9042 - KIMBALL WILLOWS
- MAP 8807 - CENTER CITY PROJECT
- MAP 1105 - LOZIER'S SUB
- ROS 10144

DATE: 11/14/07 BY: [Signature]

10

10

556
56

556
56

556
56

RFQ Attachment No. 2

DEVELOPER STATEMENT
OF
QUALIFICATIONS/
FINANCIAL SUMMARY

DEVELOPER STATEMENT OF QUALIFICATIONS & FINANCIAL SUMMARY

I. DEVELOPER INFORMATION

Name: _____

Address: _____

Telephone/Fax: _____

Contact Name: _____

Is the Developer a subsidiary of/or affiliated with, any other Corporation(s), Joint Venture(s) or Firm(s)? No Yes

If yes, list each such Corporation, Joint Venture, or Firm by name & address, specify its relationship to the Developer, the % of interest of the partners & identify the Officers & Directors or trustees common to the Developer & such other Corporation or Firm:

Name of Corporation/Joint Venture/Firm: _____

Address: _____

Relationship to Developer: _____

Officers/Directors/Trustees: _____

%of Interest of the partners: _____

Individual(s) authorized to negotiate, on behalf of the development entity/team & responsible for project execution:

Name(s): _____

Position: _____

Telephone/Fax: _____

Email: _____

II. FINANCIAL CAPACITY

A. Sources & amount of cash available to Developer to meet equity requirements of the proposed undertaking in Bank(s):

1) Bank Name: _____

Address: _____

Amount: \$: _____

2) Bank Name: _____

Address: _____

Amount: \$: _____

B. By loans from affiliated or associated corporations or firms:

Name: _____

Address: _____

Source: _____

Amount: \$: _____

C. The Following are Three Bank References:

1) Bank Name: _____

Address: _____

Contact Person: _____

Telephone: _____

2) Bank Name: _____

Address: _____

Contact Person: _____

Telephone: _____

3) Bank Name: _____

Address: _____

Contact Person: _____

Telephone: _____

D. The Following are Three Bank References:

- 1) Company: _____
Address: _____
Relationship: _____
Contact Person: _____
Telephone: _____

- 2) Company: _____
Address: _____
Relationship: _____
Contact Person: _____
Telephone: _____

- 3) Company: _____
Address: _____
Relationship: _____
Contact Person: _____
Telephone: _____

RFQ Attachment No. 2

- E. Has the Developer or (if any) the parent corporation or any subsidiary or affiliated corporation of the developers officers or principal members, shareholders or investors been adjudged bankrupt, either voluntary or involuntary, within the past ten years? No Yes

If yes, please provide the following information:

Date:

Location:

Bankruptcy was filed under the following name (s):

- F. Has the Developer or (if any) the parent corporation or any subsidiary or affiliated corporation of the Developer's officers or principal members, shareholders or investors been involved in litigation relating to a development project either voluntary or involuntary, within the past three years? No Yes

If yes, please provide the following information:

Date:

Place:

General Description:

Current Status:

- G. Total amount of development work completed by developer during the last three years:

- H. Projects currently in planning or development by the Developer or Principals of the development entity:

- I. Does any member of the Developers' Corporation/Partnership have any known relationship in connection with purchasing & implementing the Project with any member of the governing body of the Agency to which the accompanying proposal is being made, or to any officer or employee of the local public agency who exercises any functions or responsibilities in connection with the carrying out of the Project under which the local public agency covered by the Developers proposal is being made available? No Yes

If yes, explain:

- J. Statements & other evidence of the Developers Qualifications & Financial Responsibility are attached thereto & hereby made a part hereof as follows:

CERTIFICATION

I/We _____ certify that this Developer Statement of Qualifications and Financial Responsibility & the attached evidence of the Developers qualifications and financial responsibility are true and correct to the best of my/our knowledge and belief, and that the information contained in this statement is considered public record and will be made available for public inspection and copying upon request. Availability of these public records begins when the Developer selection process includes public meetings.

Name

Name

Title

Title

Signature

Signature

Date

Date

Street Address

Street Address

City, State, Zip

City, State, Zip

If the Developer is a Corporation, this statement should be signed by the President & Secretary of the Corporation; if an individual or proprietorship, by such individual; if a partnership, by one of the general partners; if an entity not having a President & Secretary, by one of its Chief Officers having knowledge of the financial status & qualifications of the Developer.



INSURANCE REQUIREMENTS

Please forward to your Insurance Agent immediately

PRIOR to performing services for the City of National City, the City must have current Certificates of Insurance on file for all companies, contractors, and consultants.

Required Insurance Certificates per Sections 16 and 17 of the City's Agreement:

- ⇒ Professional Liability Insurance (errors and omissions) with minimum limits of \$1M per occurrence (*if applicable*)
- ⇒ Commercial General Liability coverage with limits of at least \$2M per occurrence/\$4M aggregate.
 - Must include separate endorsement adding as additional insureds: "The City of National City, its elected officials, officers, agents, and employees". The actual endorsements or policy language regarding automatic additional insureds must be provided.
 - General aggregate limits must apply solely to this "project" or "location".
- ⇒ Commercial Auto Liability coverage with limits of at least \$1M, Combined Single Limit
 - Must include "any" auto.
 - Must include separate endorsement adding as additional insureds: "The City of National City, its elected officials, officers, agents and employees". The actual endorsements or policy language regarding automatic additional insureds must be provided.
- ⇒ Workers' Compensation coverage to meet CA statutory limits, plus employers' liability coverage of \$1M per accident
 - Workers' Compensation Waiver of Subrogation in favor of the City is required.
 - If there are no employees subject to Workers Compensation law, submit a signed Declaration (provided on next page).
- ⇒ Deductibles or SIRs (Self-Insured Retention) in excess of \$10,000 must be disclosed.
- ⇒ **CERTIFICATE HOLDER: City of National City, 1243 National City Boulevard, National City, CA 91950-4301.**

Insurance Document Submittal:

Email insurance certificates to your City contact person and Elena Amaya in the City's Risk Department (eamaya@nationalcityca.gov) (Phone: (619) 336-4370).

Mail the certificates and endorsements to: City of National City
c/o Risk Manager
1243 National City Blvd
National City, CA 91950-4301

Questions: Curtis Stephen, Risk Manager: (619) 336-4220
Elena Amaya, Office Assistant: (619) 336-4232

RESOLUTION NO. 2016 – 43

RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION-HOUSING
AUTHORITY OF THE CITY OF NATIONAL CITY CONFIRMING THE SELECTION OF
COMMUNITY HOUSINGWORKS AND MERCY HOUSING CALIFORNIA AS THE
DEVELOPER FOR THE RECAPITALIZATION AND REHABILITATION
OF KIMBALL AND MORGAN TOWERS

WHEREAS, the Community Development Commission-Housing Authority of the City of National City (“CDC-HA”) owns the Kimball and Morgan Towers, which are generally located at 1317 “D” Avenue and 1415 “D” Avenue in the City of National City, County of San Diego, California (“Property”); and

WHEREAS, the CDC-HA issued a Request for Qualifications (“RFQ”) on March 24, 2016 seeking to select a qualified development team for the recapitalization and rehabilitation of the Property; and

WHEREAS, Community HousingWorks and Mercy Housing California responded jointly to the RFQ and desires to recapitalize the Property and rehabilitate the improvements thereon generally as set forth in the RFQ; and

WHEREAS, Community HousingWorks and Mercy Housing California scored the highest among development teams considered and their qualifications indicate the ability to deliver on the goals and objectives outlined in the RFQ issued by the CDC-HA.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Commission-Housing Authority of the City of National City hereby selects Community HousingWorks, Inc., a California non-profit public benefit corporation and Mercy Housing California, Inc., a California non-profit public benefit corporation, jointly as the Developer, for the recapitalization and rehabilitation of Kimball and Morgan Towers located at 1317 and 1415 “D” Avenue in National City.

PASSED and ADOPTED this 25th day of October, 2016.

Ron Morrison, Chairman

ATTEST:

Leslie Deese, Secretary

APPROVED AS TO FORM:

George Eiser
Interim CDC General Counsel