



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: May 10, 2024

TO: Honorable Mayor Todd Gloria

FROM: Evaluation Committee for the Request for Proposal (RFP) No. 20240202-A.
RE: 1401 Imperial Avenue, San Diego, CA 92101
via Eric Dargan, Chief Operating Officer *Eric Dargan*

SUBJECT: Recommendation and Summary of Evaluation

The 1401 Imperial Avenue Request for Proposals (RFP) was for the “purchase and redevelopment of City-owned real property as 100% affordable multi-family rental housing”.

The RFP was made public on February 2, 2024, and sent to over 1,000 email addresses of prospective developers and affordable housing groups as well as being posted on the City’s website through May 1, 2024. The proposals in response to the RFP were due on Wednesday, May 1, 2024, and two (2) responses were received.


The Evaluation Committee completed a thorough review and discussion of both proposals. The proposals were evaluated based on their merits in accordance with the evaluation criteria specified in the RFP. Based on these merits, the Evaluation Committee recommends the City proceed into a 90-day good faith negotiations period with S.V.D.P. Management Inc., aka Father Joe’s Villages.

Father Joe’s Villages intends to deliver a 100% affordable housing project with 176 units dedicated to individuals and families earning between 30-60% of the area median income. Additionally, half of the units will be dedicated to individuals at-risk of or currently experiencing homelessness.


The next steps over the coming weeks include (1) notifying the responders on Tuesday, May 14, 2024, of the City’s intent to proceed with Father Joe’s Villages into the next phase, and (2) hold a kick-off meeting with Father Joe’s Villages to begin the good faith negotiations phase.

Signatures of the Evaluation Committee are on the following page.

cc: Paola Avila, Chief of Staff, Mayor Gloria’s Office
Matt Vespi, Chief Financial Officer
Casey Smith, Deputy Chief Operating Officer


By: Christina Bibler (May 10, 2024 15:28 PDT)
Christina Bibler, Director
Economic Development Department

Marc Frederick
By: _____
Marc Frederick, Program Manager, Dispositions
Economic Development Department, Real Estate Division
Evaluation Committee Chair


By: _____
Sarah Ferry, Asst. Deputy Director, Homeless Strategies and Solutions Department
Evaluator

Brian Schoenfisch
By: Brian Schoenfisch (May 13, 2024 09:01 PDT)
Brian Schoenfisch, Deputy Director, Development Services Department
Evaluator

Lucy Contreras
By: _____
Lucy Contreras, Deputy Director, Real Estate and Lease Administration
Economic Development Department, Real Estate Division
Advisory