

COMMUNITY DEVELOPMENT CAPITAL PROJECTS RFP (#2022-01b) SOMA CAPITAL PROJECTS RFP FY2022-23 (#2022-01c)

Questions and Answers

This document contains MOHCD response to the questions submitted regarding MOHCD Community Development Capital Projects RFP (#2022-01b) and SoMa Capital Projects RFP (#2022-01c) from August 26 through September 9, 2022. MOHCD may have made some minor corrections or edits to the questions for clarity.

	Question	MOHCD Response
1	[Both CD Capital Projects RFP and SoMa Capital Projects RFP] The version of the [RFP] you're looking at looks like it might be different from the one I downloaded from the website?	Please note MOHCD currently has two active capital projects RFPs. Both RFPs were reviewed during the webinar.
2	[Both CD Capital Projects RFP and SoMa Capital Projects RFP] It says funding must be spent between 12 and 18 months after grant application. Can we spend before that?	The funds must be fully expended before the end of the 24 months grant. It is advised that grantees began drawing down the funds within the first 12 to 18 months to ensure timely completion of the project. However, it is not a requirement to do so.
3	[Both CD Capital Projects RFP and SoMa Capital Projects RFP] It said that acquisition wasn't an eligible cost, but the version I downloaded does list acquisition as eligible.	Acquisition is an eligible project cost for SoMa Capital Projects RFP (2022-01C) and It is not eligible under CD Capital Projects RFP (2022-01B)
4	[SoMa Capital Projects RFP] Can a project be for both acquisition AND renovation in one submission?	Yes.
5	[SoMa Capital Projects RFP] Is any of the \$2M general funds addback dollars? If so, how much and are there any additional instruction around how those funds are used?	\$2 million general funds were made available through City's addback process. There are no additional instructions on how these funds must be used separate from the other funds.
6	[SoMa Capital Projects RFP] The NOFA for the SoMa says on page 4 "Applicants must be a South of Market community-based agency that is non-profit and tax-exempt under Section 501(c)(3) of the Internal Revenue Code or apply under a valid fiscal sponsor. The project must be located within the South of Market neighborhood and serve South of Market residents." Does this mean that to be eligible for this funding opportunity both the project AND our central office must be located in SoMa? Or just the project location?	Central office may be located outside of the SoMa area as long as the program that benefits from the capital project is located within the boundaries of SoMa and program beneficiaries are at least 51% SoMa residents.

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7	<p>[SoMa Capital Projects RFP] I'm interested applying for the grant and I'm only interested in requesting \$100k. How long of a lease term do I need to have to qualify?</p>	<p>There is no minimum lease period required. However, the tenure period requirements (five years for a \$100,000 grant) apply to any lease for that space during the five year tenure period. This means that the lease could change during that period but the MOHCD-required lease amendments would have to be applied to any new lease that might go into effect during the five year tenure period.</p>
8	<p>[SoMa Capital Projects RFP] The RFP states "Existing facilities should provide matching funds of 15% or more of the grant. MOHCD prioritizes proposals with between 15% and 50% match. Grant requests of over \$100,000 must provide at least a 15% match. New facilities must provide a one-to-one match."</p> <p>The capital RFP grant has a requirement for new facilities to provide a 1:1 match. In the previous capital project RFP issued by Stabilization Fund, a 1:1 match was not required, instead due to city funding limitations, the requirement was" If your grant award is supplementing other City funding, the award must not result in total City funding exceeding 75% of the total costs of the project (up to \$2 million), and 50% of the portion of the project that is in excess of \$2 million."</p> <p>Why was there a 1:1 match change for this RFP?</p>	<p>MOHCD wishes to clarify that the 1:1 match requirement applies only to the SoMa Stabilization Fund portion of the RFP. There is no match requirement for the General Funds portion of the funding. MOHCD did not clarify that in the RFP or the subsequent bidder's conference.</p> <p>MOHCD reserves the right to set a match requirement for its RFPs based upon its assessment of the funding availability, funding landscape, and other related factors.</p>
9	<p>[SoMa Capital Projects RFP] RFP states "There is no maximum or minimum grant award. However, the average grant award is between \$100,000 and \$200,000 for capital improvements. Awards of a lesser amount may be made. Awards for a new facility (defined as acquisition, or renovations of a facility to house a new or existing program in a new or adjacent space where the program had not been provided previously) may be larger." Previous capital improvements RFP's from Stabilization Fund have been larger than 200,000. How was the average grant award for capital improvements determined?</p>	<p>Availability of funding is the primary factor we consider when it comes to determining average grant award amount.</p>