



Mayor's Office of Housing and Community Development
City and County of San Francisco

NOTICE OF FUNDING AVAILABILITY FOR HOUSING FOR FAMILIES EXPERIENCING HOMELESSNESS

Pre-Submission Conference | May 3, 2022

INTRODUCTIONS

- **Mayor's Office of Housing and Community Development (MOHCD)**
 - Mara Blitzer, Director of Housing Development
 - Omar Masry, Project Manager

- **Department of Homelessness and Supportive Housing (HSH)**
 - Mili Choudhury, Family Housing Program Manager

AGENDA

- **Welcome**
- **Project Goals**
- **Target Population and Permanent Supportive Housing Model**
- **NOFA Timeline**
- **Minimum Requirements & Qualifying Project Characteristics**
- **Scoring Overview**
- **Questions**

Project Goals

- Provide affordable housing for families with at least 50% of units reserved for families experiencing homelessness and referred through the City's Coordinated Entry System.
- Efficiently and quickly produce high-quality and community-serving affordable housing, through demonstrated Project Readiness.
- Funds associated with this NOFA will be available in Summer of 2022. Funding sources include Our City Our Home (OCOH) & SF Housing Trust Fund (HTF).
- Maximize the benefit of the City's subsidy dollars through demonstrated cost-effectiveness, whether via low-to-no land costs, use of efficient construction techniques and/or materials, or other identified cost-saving measures.

Project Goals (continued)

- Ensure that development teams are working within a culturally competent approach throughout the development process.
- Create opportunities for growth of smaller and Black, Brown, Indigenous and other people of color, (BIPOC)-led organizations in development role or as members of the development team.
- Select partners that are able to work with MOHCD and HSH to deploy City resources, tools and expertise to create developments that are responsive to populations disproportionately impacted by systemic racism.
- Utilize maximum rents of 60% un-adjusted SF AMI, as defined by MOHCD, for non-LOSP units; and at least 50% of units set aside for homeless households at Very Low-income levels (30% to 50% AMI).
- Achieve a feasible project within funding constraints; including \$250,000 City subsidy per unit.

Permanent Supportive Housing Component

- Supportive Housing Population
 - At least 50% families experiencing homelessness, in units subsidized by the Local Operating Subsidy Program (“LOSP”), per a 15-year contract.
- Coordinated Entry System
- Case Management Ratio
 - Approximately 1:20 for families
- Developer should assume tenant paid portion of rental income at ~\$250 per unit per month, for LOSP specific units serving formerly homeless families.

NOFA Timeline

NOFA Issued	April 25, 2022
Pre-submission conference via Zoom or MS Teams	May 3, 2022
Deadline for questions and requests for additional information	May 13, 2022
Proposal Submissions Due	May 23, 2022
Notification to Project teams who met submission requirements	May 27, 2022
Project team interviews, if necessary	Early June, 2022
Announcement of selection of projects	Mid-June, 2022
Deadline for objections	Late June, 2022

All correspondence regarding this NOFA should go to:

mohcdHFOpps@sfgov.org

MINIMUM REQUIREMENTS – Development Team Experience

Lead Developer

- Non-profit developer (or developers) with experience developing permanent supportive housing for formerly homeless families in San Francisco; or a for-profit developer working in partnership with a nonprofit developer, of which one of the joint venture partners must have experience developing permanent supportive housing for homeless families in San Francisco.

Ownership

- A property owner entity with experience owning housing for low-income communities, including formerly homeless families.

Property Manager

- Experience managing housing for formerly homeless families with Housing First principles, preferably in San Francisco.

Service Provision

- A community-based, service-providing entity with experience providing culturally competent, and trauma-informed services appropriate for formerly homeless families in a supportive housing context.

Qualifying Project (QP) Characteristics

For the Developer, Owner, and Property Manager a **Qualifying Project** must have all of the following characteristics:

- At least one qualifying project in San Francisco in the past ten years.
- Owner of project must have owned at least one qualifying project housing formerly homeless families in San Francisco for at least 5 years prior to submittal deadline for this NOFA; and experience with owning housing financed with Low Income Housing Tax Credits.
- Property manager must have managed at least two qualifying projects for formerly homeless households, including at least one project in San Francisco, each for at least 36 months. In addition, property manager must have experience managing housing financed with Low Income Housing Tax Credits and operating projects with a Housing First approach (Section 8255 State Welfare & Institutions Code).
- Must demonstrate site control and opportunity for the City to eventually own the land.

Applicant should also provide concept-level drawings and/or diagrams.

Ability to utilize streamlined entitlement approach, such as through SB 35, is highly desired.

Project Notes

No minimum unit count for Project, however, maximization of units within mid-rise construction preferred.

Unit for families experiencing homelessness should not be studios or junior one bedrooms.

Where feasible, provision of ground floor commercial spaces that are neighborhood-serving and developed in consultation with affected community groups.

Projects currently under development, with funding commitments from MOHCD/HSH/OCII, are not eligible for funding under this NOFA

Scoring Overview

Category	Points
Experience:	40
Developer (12 pts)	
Owner (4 pts)	
Property Manager (8 pts)	
Services provider/s (8 pts)	
Racial equity (8 pts)	
Vision:	60
Program concept (20 pts)	
Community engagement strategy (10 pts)	
Services delivery strategy (10 pts)	
Finance and cost containment approach (10 pts)	
TOTAL POSSIBLE POINTS	100

Questions?

Reminder: submit any questions to MOHCD, attention mohcdHFOpps@sfgov.org , by May 13th, 4pm.

We will post responses on our website:

<https://sfmohcd.org/2022-affordable-housing-nofa-families-including-families-experiencing-homelessness>



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