

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



London N. Breed
Mayor

Eric D. Shaw
Director

Questions and Answers related to a May 3, 2022, Pre-Submission Conference for a Notice of Funding Availability (NOFA), for the Acquisition and Predevelopment Financing of Affordable Rental Housing for Families including Families Experiencing Homelessness

Issue Date:
April 25, 2022

Issued by the Mayor's Office of Housing and Community Development (MOHCD) and the Department of Homelessness and Supportive Housing (HSH) of the City and County of San Francisco (City)

Application Due Date:
May 23, 2022

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

- 1. Please clarify the maximum rents. Is it an average 60% area median income (AMI), or no more than 60% AMI for the lottery units?**

The maximum unadjusted area San Francisco median income, as determined by SF MOHCD, is to be set at no more than 60% average AMI for all lottery units, with an allowable range between 30% to 80% AMI.

For those non-lottery units, which would be for Coordinated Entry System referrals/recipients of funding from the Local Operating Subsidy Program (LOSP), and primarily serve formerly homeless families, the rent limits should be between 30% to 50% AMI. Tenant paid rent for LOSP units should be estimated at \$250 per unit per month.

- 2. What is the maximum number of Qualifying Projects that may be submitted under qualifying experience?**

Only four qualifying projects may be submitted for the experience category. Applicants may discuss relevant experience from additional projects as part of narrative discussion on overall experience.

- 3. Please clarify that the San Francisco Department of Homelessness & Supportive Services (HSH) supportive services contract budget, for units for formerly homeless families, should be \$1,000 per unit per month.**

The supportive services budget that is not paid from the operating budget, is intended to serve households referred from Coordinated Entry. This should be assumed at \$1,000 per unit per month, and is subject to a separate HSH contract for operations.

- 4. Please clarify that the 8 points regarding racial equity will be scored based on information supplied in the “experience” and “proposed program” narratives and there is no additional submission required.**

Scoring related to racial equity will be based on information found in the applicants experience and other required submission items. No separate submission should be provided.

- 5. Please clarify the intention of identifying a goal of no more than \$250k per unit City subsidy.**

The City’s desire is to spend no more than \$250k per unit from City capital subsidy per project that is selected for funding under this NOFA.

- 6. Will any award letters resulting from this NOFA be sufficient to satisfy HCD’s (California Department of Housing and Community Development) SuperNOFA local funding commitment documentation requirement?**

A staff evaluation and approval by the City’s Loan Committee would be required prior to a commitment letter being provided by the City.

- 7. Please clarify the LOSP budget calculation – is it supposed to be the difference between cost and tenant rent, or 60% AMI level rent and tenant paid rent?**

The LOSP budget calculation should assume a LOSP subsidy that covers the difference between operating costs (for LOSP units only, and a portion of overall building operating costs pro-rated at approximately half the overall units); and assumed LOSP-specific tenant rents at \$250 per unit per month.

*Please review the LOSP Policies & Procedures Manual at:
<https://sfmohcd.org/housing-development-forms-documents>*

- 8. Please confirm that applicants should assume no studios (or junior one-bedroom units) for the LOSP/Coordinated Entry referral set-aside.**

Correct. The Coordinated Entry System assumes at least one parent and at least one dependent child for family referrals.

- 9. Will NOFA awards be made in time for the (Summer 2022) HCD SuperNOFA?**

This has not been determined at this time.

- 10. How can site control be provided as part of the submission?**

This information can be described as part of the narrative project description. A separate additional submittal should not be provided.