
RESPONSE TO QUESTIONS
Bridge to Home Round Four
Affordable Housing Notice of Funding Availability

Questions submitted by Eligible Respondents

1. **Question:** Will the City continue to "cap" each unit to a max of \$100,000 in local City subsidy (SDHC/BTH)?

Response: The NOFA Section 5 Project Eligibility states: *"It is currently estimated that the City's NOFA will provide no more than \$100,000 per unit, prioritizing projects needing less funding per unit, and may elect to place a cap on the total amount awarded per project based upon demand and available funds."*

Please contact the San Diego Housing Commission (SDHC) for questions regarding SDHC funding policies, which may include limits or a "cap" on SDHC funding combined with City funding.

2. **Question:** What would be the timing of the 4th Round?

Response: Please see NOFA page 2, Application Timeline, which includes an estimated NOFA schedule, including award notices in October to November 2024, and City Council loan approvals during March to June 2025.

3. **Question:** Understanding that while \$20M is a lot of money, \$20M will be allocated fairly quickly. Would it be more advantageous to submit a "smaller" project or does the City prefer larger projects?

Response: The City cannot comment regarding advantageousness of a certain proposal or size of project, as multiple factors are considered in the NOFA response review process, and project proposals and financing plans can vary widely.

The NOFA should be read in full, and regarding any advantages, pay attention to Section 3 City Goal and Objectives, Section 5 Project Eligibility, and Section 6 Evaluation Criteria. Also note that Section 3 states: *"In an effort to ensure the inclusion of smaller and emerging development partners, 25% of rolling two-year NOFA funds will be set aside and made available for projects consisting of 40 or fewer units. The City reserves the right to redirect funding to other eligible projects if they do not receive enough eligible proposals to expend the set-aside."*

4. **Question:** I've digested the 2024 Bridge to Home NOFA and did not happen to see a requirement for applicants to submit various additional City/State/Federal Requirement documents. I know these supplemental items were requested in previous NOFA Rounds, thus I want to ensure I'm not missing anything - some of these are long lead time items for us!

Response:

This Round Four NOFA only includes the City's former redevelopment housing funds from its Low and Moderate Income Housing Asset Fund (LMIHAF). These funds are controlled by the requirements of Cal. Health & Safety Code (HSC) § 34176.1. There are no additional federal requirements since this Round does not include any federal CDBG or HOME funds. There also are no special state requirements since this Round does not include State Permanent Local Housing Allocation (PLHA) funds.

Please review the entire NOFA for information and items required with a NOFA response, including Sections 5, 6, 8 and 11 for Project Eligibility, Evaluation Criteria and Application Instructions.

Any additional project information you may have can also be submitted with the application, or the City may request additional information after the NOFA submittal. Such additional information may include detailed information related to CEQA, property conditions, project budget and financing source details, etc.

5. **Question:** This question regards adaptive reuse. TCAC defines adaptive reuse as new construction, would the same apply here? Regarding an existing motel that is an adaptive reuse project.

Response:

The LMIHAF funds must be expended on development of affordable housing, per Cal. Health & Safety Code (HSC) § 34176.1. Development is defined as new construction, acquisition and rehabilitation, and substantial rehabilitation as defined under HSC Section 33413. Please note that "acquisition and rehabilitation" are read together and not treated independently. Accordingly, the City's opinion is that an existing motel that is an adaptive reuse project does not qualify for LMIHAF funding under HSC Section 34176.1.