Economic Development Department

Bridge to Home
Notice of Funding Availability
Round Four

Pre–Submittal Meeting
August 9, 2024

The City of
SAN
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Agenda

1. Introductions
2. Solicitation Schedule
3. Project Goals
4. Project Eligibility
5. Evaluation Criteria
6. Selection Process
7. Application Instructions
8. Onsite Child Care Facilities
9. Questions & Answers

Introductions

Key NOFA Staff

  Christina Bibler, Director, Economic Development Department
  Monica Hardman, Assistant Director, Economic Development Department
  Michele Marano, Assistant Deputy Director, Economic Development Department
  Lydia Goularte, Community Development Project Manager, Economic Development Department
  Sherry Brooks, Senior Project Manager, Civic San Diego

Child Care Facilities Presenters

  Erin Hogeboom , Director, San Diego for Every Child

Solicitation Schedule

Pre-submittal Meeting (non-mandatory)	August 9, 2024, 10:00 am
Question and Comments Due no later than	August 16, 2024
Applications Accepted no later than	September 13, 2024, 5:00 pm
Application Review	September 2024
Interviews of Shortlisted Teams	October 2024
Notice to Successful Applicants	October – November 2024
City Loan Agreement Finalizing	Beginning in December 2024 – June 2025
City Council Consideration	March – June 2025

Project Goals – City Objectives

- Increase and preserve affordable housing stock <= 80% AMI
- Facilitate housing affordability, particularly lower-income households
- Maximize quality unit production with limited resources
- Leverage City resources with other funding sources
- Effective, efficient use of Housing funds while optimizing units
- Produce permanent housing for/and assist persons experiencing or at risk of homelessness
- Revitalize neighborhoods and catalyze neighborhood improvements
- Provide neighborhood amenities and positive economic impacts
- Activate streets and contribute to neighborhood revitalization

Project Goals – City Objectives

- Provide environmental sustainability and resource efficiency
- Improve access to diverse affordable housing, accessible in design and energy efficient, in proximity to jobs, schools, parks, and services
- Continue to implement current incentive programs
- Focus housing in areas well served by transit
- Prioritize housing in High Resource Areas
- Assist growth of small and emerging, and minority- and women-owned, local development firms
- Support opportunities for affordable onsite childcare

Project Eligibility

- Mixed-income projects eligible, however only the affordable housing component eligible for NOFA funding

- Priority to projects requesting less than $100,000/unit

- Site Control

- Completion within 36 months or less

- Comply with State Prevailing Wage Laws

- Leverage with other sources and reasonable proforma assumptions

- Sound unwriting, ability to compete for other competitive sources

- Maximize scoring by addressing other City goals and preferences, i.e., near transit, energy-sustainable, maximize density, amenities, on-site childcare

LMIHAF Requirements

- New construction of affordable units

- NOFA Exhibit A California Redevelopment Law (CRL) Income and Rents

- 60% TCAC = 80% CRL

- 30% AMI Households (CRL) – At least 30% of total subsidized units

- 60-80% AMI Households (CRL) – No more than 20% of total subsidized units

- 55-year covenants, annual monitoring fee $157.50/per unit

Evaluation Criteria – Financial Feasibility and Proforma (60%)

- $100,000 per unit or less

- Compliance with LMIHAF requirements

- Proforma includes transparency of underwriting and feasibility of assumptions

- Competitive proforma, reasonable costs, operating income/expenses, and underwriting assumptions to compete for proposed sources

- Leveraged financing with public and private funding sources

- Cash flow meeting all debt service and operational expenses at least 20 years

The City may cap the total award to any one development

Evaluation Criteria – Project Approach and Concept (25%)

- Complete entitlements, or timeline and probability of obtaining approvals

- Overall concepts, layout, neighborhood enhancement, sustainable elements

- Number of affordable units, AMI levels, target populations

- Includes supportive housing units, as feasible using other sources

- Evidence of site control

- Extent to which project meets or maximizes base density

- Location near transit, within TPA or SDA, near amenities, neighborhood services

- Location within federally designated Promise Zone and Opportunity Zone

- Location with CTCAC High Resource Area

- Project readiness, and unit delivery within 3 years

Evaluation Criteria – Community Support & Benefits (15%)

- Agreement to comply with the City's EEO Program

- Commitment to make meaningful and wide-range sub-contracting and employment opportunities available to all interested and qualified firms and individuals

- Demonstrated support and intention to include firms with local expertise and opportunities to participate in the development process

- Other community benefits based on proposed project uses

- Community outreach plan to solicit neighborhood input

Evaluation Criteria Bonus Points

Teaming with Emerging Developers (5 Bonus Points)

Small or emerging development team partners or property owners from either the City's RFQ list of such firms or developer's selected firm that would be considered small or emerging according to City's RFQ requirements.

List available on the Bridge to Home website
[Bridge to Home | City of San Diego Official Website](#)

Onsite Day Care (5 Bonus Points)

- Space for onsite day care, with preference for serving children birth through age five
- Letter from childcare providers, or include in team
- Details on space, and who will manage the tenant improvements

A Community Win-Win: Co-Locating Child Care with Affordable Housing in San Diego County

This guide seeks to demystify the child care sector for housing developers, identifying resources, technical supports, and possible solutions to pain points in efforts to co-locate.

It is the product of an extensive, San Diego-specific stakeholder engagement and interview process and is meant to be a companion to bold, collective efforts to fulfill our region's promise to future generations of families and children.

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Typical Scenarios and Partnerships

Co-location can occur with child care centers or home-based providers.

Typical partnerships with centers:

1. New construction of housing and child care together

2. Preservation or rehabilitation of an existing building (physical building or affordability period)

3. Tenant improvements to an existing space

Typical partnerships with FCCHs:

1. Intentionally designed units for income-eligible providers

2. Recruitment of existing tenants and support through licensing/start-up

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Co-Locating with Child Care Centers

Typical Financing Structures

1. **Community Service Facility**: Low Income Housing Tax Credit (LIHTC) developments in Qualified Census Tracts (QCTs) can use some housing resources for ECE build-out

2. **Rentable Commercial Space**: Underwrite as standard commercial tenant and include some costs of shell in LIHTC basis

3. **Condominium Structure**: Legally separate the ECE facility and look for development funding elsewhere

Map of Qualified Census Tracts in San Diego County, 2023
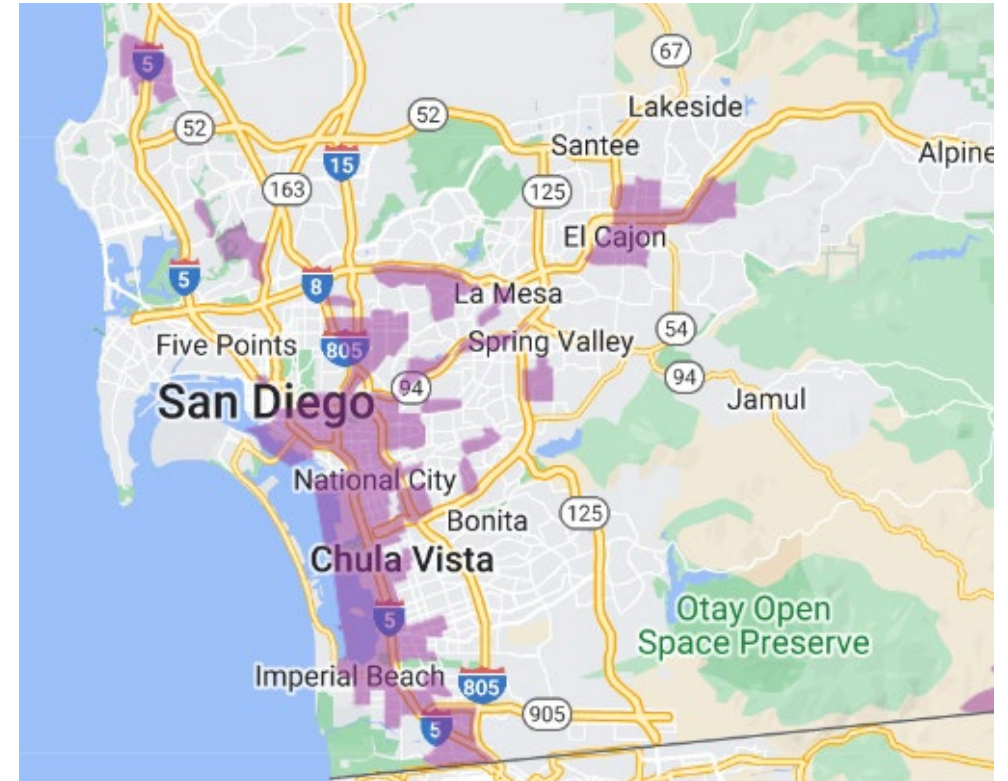
See full interactive mapping tool from HUD Policy & Research here:
https://www.huduser.gov/portal/sadda/sadda_qct.html

Co-Locating with Child Care Centers
Additional Considerations and Best Practices

Indoor Square Feet Needed Per Child for Child Care Centers Co-Located with Affordable Housing

Quality Level	Primary Activity Space	Secondary Activity Space			Adult and Common Space	Non-assignable Space	Total Building Square Footage		
	All	Infant	Toddler	Pre-K	All	All	Infant	Toddler	Pre-K
Minimum	35	50	23	20	15	17.5 (25%)	117.5	90.5	87.5
Workable	42	50	23	20	18	20 (25%)	130	103	100
Better	46	50	23	20	22	26 (30%)	144	117	114
Best	50	52	25	22	24	29 (30%)	155	128	125

*To set a child care program up for success, aim for at least 100 square feet of indoor commercial space and about 75 square feet of outdoor space per child. **This means a moderately sized center designed to accommodate 75 children would need at least 7,500 square feet of indoor space and 1,876* square feet of outdoor space, plus room for sufficient employee parking and child drop-off.***

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Check out the report @ sdchildrenfirst.org!

A Community Win-Win:
Co-Locating Child Care with Affordable Housing in San Diego County

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April 2023

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Report available at:

www.sdchildrenfirst.org

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Selection Process

- Only complete, responsive, timely applications with all required exhibits

- From Pre-Qualified RFQ Respondents

- City Staff Evaluation Panel

- Virtual Interviews - October 2024

- Award Letters – October - November 2024

- Agreement Negotiating and City Council December 2024 – June 2025

Application Instructions - Exhibits

- Digital PDF file emailed to Lydia Goularte

- Exhibits 1 – 4 only if substantial change since RFQ

- Exhibit 5 – NOFA Application

- Exhibit 6 – Proforma

Application Supporting Materials

- Cover Letter

- Development Schedule

- Photos

- Graphic Illustrations and Elevations

- Board of Directors, if applicable

- Community Benefits and Outreach Plan

- Community Support

- Child Care Provider

Questions?

Questions & Answers

Official Pre-Submittal Q&A Summary will be posted on the City's Bridge to Home NOFA website

Any further questions will only be accepted in writing submitted by email to Lydia Goularte, **and must be submitted by August 16, 2024**

Economic Development Department

Thank You!

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