
RESPONSE TO QUESTIONS

Bridge to Home Round Four Affordable Housing Notice of Funding Availability

Questions submitted by Eligible Respondents at the Pre-Submittal Meeting held on August 9, 2024

1. **Question:** Will the slides be sent out after the webinar?

Response: Typically, the slides are not sent out by email, but the slides will be posted on the NOFA website: www.sandiego.gov/economic-development/bridge-to-home

2. **Question:** What do you have to have for site control?

Response: Refer to NOFA Section 5 Project Eligibility, and provide evidence of site control through fee title, an option to purchase, a purchase and sales contract, a lease agreement, or other site control documents.

3. **Question:** What entitlements are required (permits in hand, discretionary approval, etc.)?

Response: Completed entitlements are not required for the response to the NOFA, although entitlements are a factor in the evaluation and scoring criteria.

Refer to NOFA Section 6.B.2. Evaluation Criteria for the Project Approach and Concept, which includes:

Item 1): "Possessing complete project entitlements, or timeline and probability of obtaining necessary approvals based on the proposed project's design and regulatory constraints; "and

Item 10): "Project readiness, including, but not limited to, entitlements and permits and overall project schedule for delivery of affordable units within three years."

Developer shall provide information regarding the anticipated type of entitlements and permits required for the project, identification of the permit approval process, and an

estimated timeline for submittal and receipt of the final entitlements and permits, if the entitlement process is not complete prior to NOFA submittal.

4. **Question:** What type of projects are eligible, e.g. are permanent supportive housing units (PSH) required?

Response: Eligible project types include new construction of multi-family affordable rental housing units for any population, such as seniors, individuals, and family households earning 60% of the Area Median Income (AMI) or less.

The Low and Moderate Income Housing Asset Fund (LMIHAF) is the only source of funding for this NOFA. Supportive services are not eligible to receiving funding from the LMIHAF. The LMIHAF does not require PSH units, but Respondents should note that NOFA Section 6 Evaluation Criteria includes the City goal to produce supportive housing units, to the extent feasible using other funding sources.

5. **Question:** What are the requirements or recommendations for the size of a childcare center at a project

Response: Although childcare centers are not required, but if your project includes childcare units, bonus points may be earned during the evaluation of your NOFA submittal.

When considering childcare, the size and build-out is dependent on a number of factors, including: location; building-type; age of children to be served; the specific childcare needs for the targeted population of the project; and the needs of the local market area.

To obtain more specific information, please review the report prepared by the Low Income Investment Fund (LIIF) and Children First Collective San Diego that was referenced in the meeting, "*A Community Win-Win: Co-Locating Child Care with Affordable Housing in San Diego County*". The report is available on the San Diego Children First website at: https://www.sdchildrenfirst.org/wp-content/uploads/2023/04/SanDiego_CoLocation_Report_V13.pdf

Also, the YMCA Childcare Resource Service is contracted by the County of San Diego to provide childcare resources and information, and a referral network for providers and partners. For more information from the YMCA, contact Kim McDougal, Senior VP of Social Services, YMCA of San Diego County, at kmcdougal@ymcasd.org.

Additionally, the presenter of the childcare information during the meeting, Erin Hogeboom, Director of San Diego for Every Child and co-lead of Children First Collective San Diego, is happy to answer more specific questions and provide information and referrals to other resources. Erin can be contacted at erin@sandiegoforeverychild.org.