

San Mateo County
AHF 10.0 Questions & Answers
as of August 12, 2022

Funding Availability

- Q1 Are any of the available funds federal?
- A1 At this time, there are no federal funds available through this NOFA. American Rescue Plan Act (ARPA) funds are from U.S. Treasury, but these funds are not currently included in this AHF 10.0 NOFA.
- Q2 What was the 2nd source of TBD funds from the TA Session slide deck?
- A2 American Rescue Plan Act funds.

MHSA Funding

- Q3 Is an MOU between Developer and BHRS required for all projects?
- A3 Only for those projects that receive MHSA funds through this NOFA. Please indicate in your CDS application if the project is applying for MHSA funds.

CDS Application

- Q4 What is the username and password for a new account?
- A4 AHF2022 for username and password (also found in the NOFA).
- Q5 How do we get to the application?
- A5 You can access the application here - <https://www.citydataservices.net/>
- Q6 Are attachments II.C2 (Applicant Reference) and II.D (Ownership Structure Chart) the same?
- A6 No. The Applicant Reference attachment is recommended for first-time applicants only, aka, if this is the applicant's first time applying to the County for funding, and should include references from partners from at least three (3) past/operating projects.
The Ownership Structure Chart is the project's ownership structure (current and future ownership structures).

- Q7 Generally, there are some attachments that are included on the Attachment checklist (pg. 10 of NOFA) that do not have associated "upload attachment" links on the application. For example, "Evidence of Developer Experience" and "Evidence of Donated Land" are attachments listed in the Attachments checklist, but are not called out as required uploads in the online application. Can the County clarify whether attachments included on the attachment checklist but not in the online application as "uploads" are required?
- A7 "Evidence of Developer Experience" and "Evidence of Donated Land" are not required attachments, but are recommended, if applicable to the project. The list of attachments in the NOFA is comprehensive of all possible attachments, not all required attachments.

NOFA Process

- Q8 Do we need to have a pre-application meeting if we've applied for a specific project in round 9 and have discussed with DOH?
- A8 Yes, a pre-application meeting is required for all applicants.

Environmental

- Q9 The application requires submitting a Part 58 Environmental Assessment (EA). Preparation of an EA will take time and would require noticing. Do we need to complete the EA and noticing before August 19? I believe the DOH will need to review and comment on the EA too. Are we just required to submit a Draft EA for DOH for review?
- A9 The Part 58 EA requirement does not have to be completed before the August 19, 2022 deadline. DOH will review the draft Part 58 provided by the project sponsor and DOH will submit the Part 58 to HUD.
- Q10 The NOFA asks for two HUD specific items in the checklist, but it also says that not all attachments are required for all Project types. If a Project does not have federal subsidy, are the following required - HUD Section 3 Plan; NEPA Environmental Assessment.
- A10 Regarding the Section 3 plan, please refer to this NOFA's Section 3 requirements on page 44 of the AHF 10.0 NOFA. The NEPA Environmental Assessment is not required in order to receive an award of Measure K or MHSA funds.
- Q11 Can the Applicant use their own consultant to prepare the Environmental Assessment? Does DOH need to approve the consultant's qualification?

A11 Yes, an applicant may use their own qualified consultant. DH does not need to approve the consultant's qualification, however, DOH recommends that applicants choose a consultant with experience in preparing Environmental Assessment reports. DOH will review the reports and may send back the reports for revisions.

Qualification and Preference Criteria

Q12 Is the new inclusionary housing change, potential restriction, for rental only? Does it apply to ownership housing as well?

A12 The requirement regarding inclusionary housing projects applies to all projects that apply for funding through this AHF 10.0 NOFA.

Q13 If we are targeting IDD population (20%), are there any other requirements layered with this? For example, does a percentage need to be for homeless IDD?

A13 Each project must meet the minimum qualifications set forth in the AHF 10.0 NOFA for its applicable project type. For new construction rental projects, minimum qualifications include 5% of units designated for County Clients.

Q14 What is considered “strong leverage for county funds?” What % of total costs would you prefer to see from County vs other sources?

A14 Project proformas that indicate County funds at a level of 10% or less of total development costs are likely to receive the highest points under the leverage scoring category. However, DOH will take into consideration factors such as whether or not the project is located in unincorporated County (aka, if no city funds are available because the project is not located within a city jurisdiction) and the availability of other funding sources for the project's type.

Q15 Can you please clarify if appraisals are required for projects that have donated or leased land (for \$0 or \$1)

A15 Yes, appraisals are required because the County needs to know the market value of the land.

Q16 One of the projects applying for AHF 10.0 funds previously obtained an appraisal but it's outdated. However, the purchase price negotiated is about \$2m under the appraised value. Is it necessary to get an updated appraisal now?

A16 County will accept an outdated appraisal. Please attach the outdated appraisal to the application and provide an explanation for why the updated appraisal is still applicable.

Q17 In the page 10 definition of AHF10-restricted units for Preservation project, The Project consists of AHF10-restricted units. For example – if we intend to restrict 40 units and ask for \$3,000,000 then under a) we would need a minimum of $15\% \times 40 = 6$; b) 2 homeless units; c) This is optional correct? For the 49% is this intended to mean that $[(a) + (b) + (c)]$ will be no more than 49% of total restricted units.

A17 Yes, c) is optional.

The total number of AHF-restricted units within the project will not exceed 49% of total project units. If $[(a) + (b) + (c)]$ exceeds 49%, the total AHF-restricted units would be 49%.

Q18 How will new homeless units be tenanted? Can we assume the Housing Authority will supply “Referred households” and these will be connected to tenant based rental assistance and will be linked to County services.

A18 Yes, the homeless units will be referred with tenant based rental assistance and will be linked to County services.