



QUESTIONS & ANSWERS

RFP: Seeking Qualified Teams for Homekey+ Program Co-Applicants to develop, manage and operate Permanent Supportive Housing

- **Can you please provide the power point presentation from the January 23, 2025, Technical Assistance (TA) webinar?**
 - The power point presentation from the San Mateo County (SMC) Department of Housing's (DOH) TA webinar is located at this link: [PowerPoint Presentation](#).
- **Could you expand on the Award date of "early summer 2025" and if there is a more definitive date where RFP applicants may expect awards? Would the award be announced before or after the May 20th CDLAC deadline?**
 - The [SMC DOH RFP](#) seeks developer teams and possible opportunity sites to be considered for a partnership with SMC DOH to respond as co-applicants to the [Homekey+ NOFA](#). There will be no "award" from this RFP. Projects and development teams chosen by DOH, through this RFP process will ultimately require authorization from the SMC Board of Supervisors (BOS) along with authorization to provide a matching fund commitment for the Homekey+ application for Capital and Operating Subsidies. DOH anticipates the only leverage expected with these funds is for the Homekey+ application and no other CA HCD applications.
 - Regarding fund stacking with Homekey+ project applications, please see [Homekey+ NOFA](#), Section 204 "Program Deadlines" and Section 207 "Funding Limits" for guidance on readiness and award "stacking." It is expected that the timelines are too tight to leverage funding and that there are limitations on how other funding may be used with a Homekey+ award.
 - Please also note the August 20, 2021 Notice Number 21-06 for additional information: [DFA-Memorandum \(B&W\)](#)
- **On a previous slide you had the date the application would be available, when will that be?**
 - The [SMC DOH RFP](#)'s applications are available on DOH's website.
 - [SMC-DOH HK+ App Part A](#)
 - [SMC-DOH HK+ App Part B](#)
 - The application mentioned during the January 23, 2025, TA webinar was referencing the Homekey+ Program application, which can be found at the following website:
 - [Homekey+ | California Department of Housing and Community Development](#)

QUESTIONS & ANSWERS

Page 2 of 3

- **Is the County able to provide vouchers or operating subsidy? If so, what type of vouchers are available?**
 - SMC DOH has two divisions: Housing Authority of the County of San Mateo (HACSM) and Housing & Community Development (HCD). Project Based Vouchers (PBVs) are administered by HACSM. However, there are no PBVs available at this time.
 - The County Board of Supervisors has provided funding for a local rental subsidy that may be available for properties financed through the Homekey+ program through the County Housing Voucher Program (CHVP).
- **Will there be enough vouchers for 100% coverage of units? Most hotels have 100-150 units.**
 - Please review the [Homekey+ NOFA](#) Section 207 which has defined funding limits to projects seeking Homekey+ funding based on total project development cost and per unit costs. While it is unlikely that HACSM will provide PBVs to any project funded by Homekey+, the County may allocate funding for CHVP rental subsidies or capitalized operating subsidy reserves (COSR) for selected projects.
- **What does the County expect around timing of the application to the state of California Homekey+ program?**
 - Please see Table 1, page 6 of the SMC DOH's RFP: [SMC-DOH RFP Release 1-15-25](#)
- **Is there a preferred service provider?**
 - SMC DOH does not have preferred service providers. Please note that the [SMC DOH RFP](#) will be scored based on three areas of the proposed Team's Organizational Capacity with immediately available qualified staff capacity and that have demonstrated experience in the following areas: development, property management, and supportive services.
- **Does the County have opportunity sites in mind for the Homekey+ application? If so, does the County have site control?**
 - Yes, the County owns some possible opportunity sites. In addition, SMC is considering proposals from area property owners that may be considered as possible opportunity sites.

QUESTIONS & ANSWERS

Page 3 of 3

- **If the County has a hotel opportunity site in mind, has the County engaged with the local Building Department and Fire Departments? Is the local City supportive of this opportunity site?**
 - If the opportunity site in question is owned by SMC, then [SMC Planning and Building Department](#) will be the lead agency for securing building permits.
 - It is expected that SMC DOH's application to Homekey+ will serve the target populations identified in CA Health & Safety Code Section 50675.1.3(a). Given this, Planning entitlements are considered "by-right" under part (i) of the above-noted section.
 - SMC will coordinate communications with the locality where any project is located including with local political and civil service leadership as well as planning, building, and fire officials.
- **Is the County going to be the applicant and the Developer Teams who are chosen as a result of the RFP, the co-applicant?**
 - The County is seeking Developer Teams to partner as co-applicant for Homekey+ funding through this RFP.
- **Hypothetical regarding an opportunity site: our organization owns a low-density occupied house, what are some considerations that we might have with proposing this as an opportunity site?**
 - Please see the [SMC DOH RFP](#), Section VII Review Standards for Homekey+ Opportunity Sites, Part 2 "Physical Conditions." SMC prefers properties that are vacant and do not require relocation of existing tenants. Although relocation costs can be funded by Homekey+ funding, the cost of relocation and the time necessary to relocate existing tenants are a barrier to Homekey+ funding.