

## County of San Mateo FY 2024-25 Notice of Funding Availability (NOFA) Questions/Answers (Revised 1/05/2024)

1. Is there a max request for the CDBG/HOME funds?

**ANSWER:**

There isn't a maximum amount set by the County, but HUD does have a maximum per unit subsidy limits, which can be found in the County's NOFA (or, if you are applying for HOME funding for a project in Daly City or Redwood City, you should apply directly to that city and the information will be in their NOFA).

Redwood City's NOFA -

<https://www.redwoodcity.org/home/showpublisheddocument/27351/638372793150930000>

2. What was the initial login information the City Data Services? And where is that info on the NOFOs?

**ANSWER:**

Username and Password: SMC2024

3. Once we select "Click Here" in City Data Service's online application for the application to format to our selections, are we able to go back and change if needed?

**ANSWER:**

Yes.

4. For a new development in unincorporated San Mateo County I would only apply under 'Apply For San Mateo County FY2024-25 Housing Funding' correct?

**ANSWER:**

Yes.

5. If we are submitting for rehabilitation of city-owned rental housing units, which application should we use? This is for Foster City - Public Facilities or Housing?

**ANSWER:**

For Foster City, please use Housing.

6. Given that costs may change from when an estimate is received from a vendor and when the project commences, is it OK to request more than the estimate amount?

**ANSWER:**

Yes, but this will likely be questioned during the proposal evaluation phase as cost reasonableness and use of funds will be reviewed in detail.

7. Is the April 23, 2024, Board of Supervisors meeting for the approval of the funding decisions a firm date or since it is the same date tax credit applications are due, is there any flexibility on receiving an answer earlier so that could be included in the tax credit application?



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**ANSWER:**

It is unlikely the public hearing and Board of Supervisor’s approval for funding decisions would happen before this date due to federal public comment and public hearing requirements.

**8.** Do we need to add a line for the APN?

**ANSWER:**

Yes.

**9.** Is it possible for one jurisdiction to apply to the County for two programs?

**ANSWER:**

Yes.

**10.** We are looking into the NOFA for Capital projects, specifically HOME funds, for the Hill Street project and were hoping you knew if we would be as competitive since our project does not have any PSH units?

**ANSWER:**

The competitiveness of a project will depend on the set of proposals received. Each project will be evaluated based on its unique characteristics and then will be compared to other projects based on a set of common evaluation criteria including alignment with the County’s state priorities. Below are our definitions of Supportive Housing Project/Unit. You can see that special needs populations qualify, only if they need and receive supportive services targeted to their unique needs.

“Supportive Housing Project”: A Supportive Housing Project must provide coordinated on-site and off-site supportive housing services tailored to the needs of the targeted special needs households, including but not limited to case management, health services, independent living skills, or other assistance that will help the targeted special needs household become and remain successfully housed. Supportive Housing Units must be supported by a minimum services budget of \$1,000 Per Unit Per Annum for each Supportive Housing Unit. Participation in supportive services and programs shall be voluntary, and a resident of a Supportive Housing Project shall not be required to receive supportive services as a condition of tenancy if the household is able to maintain their tenancy without such services.

“Supportive Housing Unit”: A Unit that is subject to a preference for one or more of the following special needs populations as defined in this Appendix A: Homeless households; Chronically Homeless households; At-risk-of Homelessness households; Disabled Families/Households/Persons with Disabilities; Frail Elderly; Duals Demo Households; HHC (Housing Healthy California) Households; MHSA (Mental Health Services Act) Households; HOME-ARP Qualifying Populations; and Youth Transitioning out of Foster Care. Veterans qualify for Supportive Housing Units if they fall within one of the other identified Supportive Housing populations, but Supportive Housing Units may not be limited to Veterans unless required by an award of HUD-VASH Project-

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Based Vouchers, state Veterans Housing and Homelessness Program (VHHP) funding, or other funding or long-term lease commitment limited to Veterans housing.

**11.** For FY2023-24, how many projects got funded and what was the average amount provided to the applicants that got money?

**ANSWER:**

No projects applied or were awarded CDBG or HOME funding in the Winter FY2023-24 NOFA, which we think is due to the winter storms occurring at that time. The approximately \$2.5M in HOME funds were allocated to a single project in the Spring AHF 11 NOFA. The CDBG funds have been included in this current NOFA.

In previous years, the Winter NOFA with CDBG and HOME funding for rehab and new construction projects, were awarded to approximately 3-4 projects with support ranging from a \$200K to \$2.1M.

Depending on the applications received for our current Capital Projects NOFA and given that we have a bit more CDBG than in a typical year, we'd anticipate providing a similar level of support (from \$200K to \$2M) for approximately 2-6 projects. We sometimes offer partial support if we have less funding than you request, but still want to support the project. In this case, you could either accept or decline depending on if you could secure funding for the gap.

**12.** For San Mateo County's NOFA in 2023 how many projects got funded, we noticed a new NOFA will be released next year. What was the average amount granted to each project for the recent NOFA earlier this year?

**ANSWER:**

There are a few County NOFAS/NOFOS right now, so let me outline a few of them and hopefully address your question. Current Winter Federal Funds NOFA, issued 12/5/23, due 1/18/24, <https://www.smcgov.org/housing/fy2024-25-nofa>

Based on 2023-24 funding the County estimates there will be approximately \$4,450,143.82 to distribute for Capital Projects in this current NOFA

In previous years, approximately 3-4 projects were awarded federal funding ranging from a \$200K to \$2.1M. In the Winter Federal Funds NOFA issued in December of 2022, the Federal HOME and CDBG funds were not allocated and have been added to the AHF NOFA and/or will be allocated in this current NOFA.

**Affordable Housing Fund (AHF)**

The AHF 11 NOFA was issued in the spring of 2022 and the unallocated HOME and CDBG funds from the Winter 2022 NOFA were added to this NOFA. During that proposal evaluation process, none of the CDBG funds were allocated and approximately \$2.5M of the HOME funds were allocated to a single project. Several other AHF awards were made ranging from \$3.5 to \$9.5M

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In March or April of 2024, AHF 12 will be issued and will consist of additional funds for housing development/rehabilitation. Applying for the Winter Federal Funds NOFA does not disqualify you from applying for Measure K NOFA funding.

### Measure K NOFO

The County has issued a new NOFO for Measure K funding - please see here for more information on that NOFA: <https://www.smcgov.org/ceo/measure-k>

**13.** If an existing activity, what agency has traditionally done this work in the past, and what does their program look like?

#### **ANSWER:**

In the past nonprofit organizations such as, Rebuilding Together, Center for Independence of Individuals Living with Disabilities, and El Concilio, have received funding in this program area. The program is generally designed to be for very small repairs, not exceeding \$5K per household, for owner-occupied homes.

**14.** How much would you anticipate funding in this area?

#### **ANSWER:**

As per the NOFA, we anticipate funding this activity and Micro-Enterprise activities with approximately \$378K in CDBG funding. These totals may change depending on the number and type of proposals we receive for CDBG-funded projects.

**15.** Is this an on ongoing or new activity?

#### **ANSWER:**

Owner-occupied home repairs, which we call the Minor Home Repair Program, is a long-standing activity for the County of San Mateo.

**16.** We are excited to be sending in an application for the 2024-2025 NOFA for San Mateo County. I was wondering if I can get a PDF version of the application so I can do some prep work. Is that possible?

#### **ANSWER:**

Yes. We are able to provide a PDF version of the Capital Projects for new development and/or rehabilitation.

**17.** Can we use funds on new construction projects?

#### **ANSWER:**

Yes. Two types of funding are available through the Capital Projects NOFA: HOME and CDBG. HOME funds can be used for new construction projects. CDBG funds cannot be used for new construction, but they can be used for acquisition.

**18.** Timely use, we aren't slated to start construction until Jan 2026, can funds be used on predev?



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**ANSWER:**

HOME-funded project must be completed within 4 years of the commitment letter (which, in this case, will be issued around May 2024) or else they must be returned. For a project with a Jan 2026 start date, this may be too tight.

In general, pre-development funding is not an eligible use of funds in this NOFA. There is one exception, pre-development funds are allowed in very limited circumstances and amounts for organizations that are certified as Community Housing Development Organization (CHDO). The maximum a CHDO could spend on pre-development activities in this NOFA cycle would be approximately \$25K. A nonprofit organization must submit its CHDO certification/re-certification documentation along with its proposal as CHDOs must be certified every time new HOME funding is received. Lastly, the Affordable Housing Fund NOFA will be issued in the Spring this year and will be having funding that be used for new construction, predev and projects with longer timelines.

**19.** Can you tell me which application on the City Data Services site is for the FEDERAL CDBG & HOME GRANT-FUNDED CAPITAL PROJECTS for Housing Development, Acquisition and Rehabilitation activities as well as Public Facility Development and Improvement activities? Is it the "FY2024-2025 Housing Fund" or "New Different Funding for FY 2024-25 Public Service Funding"?

- Apply for San Mateo County FY2024-25 Housing Funding
- Apply for San Mateo County FY24-25 Public Facilities Funding
- Apply for New, Different San Mateo County, City of San Mateo, Redwood City, and South San Francisco FY2024-25 Public Services Funding

**ANSWER:**

There are two applications for that NOFA. Cut and pasted below are the examples of eligible activities covered in each NOFA from page 7 of the NOFA.

*Apply for San Mateo County FY2024-25 Housing Funding* is for Housing Development, Acquisition and Rehabilitation activities.

**Examples of Eligible Activities\*:**

CDBG	HOME
<b>Housing (Permanent)</b>	<b>Housing (Permanent or Transitional Housing)</b>
<ul style="list-style-type: none"> <li>• Property Acquisition</li> <li>• Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>• Property Acquisition</li> <li>• Rehabilitation</li> </ul>
<b>Housing (Permanent)</b>	<b>Housing (Permanent or Transitional Housing)</b>
<ul style="list-style-type: none"> <li>• Demolition/Site Clearance</li> <li>• Disposition</li> <li>• Certain Soft Costs/Predevelopment</li> <li>• Relocation</li> <li>• Off-Site Improvements/Public Infrastructure</li> <li>• Conversion of Non-Residential Buildings to Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Demolition/Site Clearance</li> <li>• Disposition</li> <li>• Soft Costs/Predevelopment</li> <li>• Relocation</li> <li>• New Construction</li> <li>• Conversion of Non-Residential Buildings to Housing</li> </ul>



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***Apply for San Mateo County FY24-25 Public Facilities Funding*** is for: Public Facility Development and Improvement activities such as the development (acquisition and/or new construction) or rehabilitation of community facilities serving lower income individuals and households, including community and youth centers, childcare facilities.

Public Facilities	Public Facilities
<ul style="list-style-type: none"><li>• Property Acquisition</li><li>• Rehabilitation</li><li>• Demolition/Site Clearance</li><li>• Disposition</li><li>• Soft Costs/Predevelopment</li><li>• Relocation</li><li>• New Construction</li></ul>	<ul style="list-style-type: none"><li>• N/A</li></ul>

For more details please see 24 CFR § 92.205 General for HOME Eligible activities (<https://www.ecfr.gov/current/title-24/subtitle-A/part-92/subpart-E/subject-group-ECFRf448ea7bbdfb69a/section-92.205> ) and 24 CFR § 570.201for CDBG Eligible activities (<https://www.ecfr.gov/current/title-24/subtitle-B/chapter-V/subchapter-C/part-570/subpart-C/section-570.201> )