

Mayor's Office of Housing and Community Development
City and County of San Francisco



London N. Breed
Mayor

Eric D. Shaw
Director

As of March 20, 2023, questions received through March 17

Re: Questions and Answers for a Notice of Funding Availability (NOFA) Issued January 27, 2023, by the Mayor's Office of Housing and Community Development of the City and County of San Francisco (City) - Program Site Acquisition and Predevelopment Financing for New Affordable Rental Housing

1. What are the priority equity geographic areas and well-resourced neighborhoods?

Per the NOFA, page 8, section III.B.2, MOHCD aims to deploy at least 25% and up to 50% of its resources to sites/programs located in Well-Resourced Neighborhoods, and deploy remaining resources to support Priority Equity Geographies as defined in the Housing Element.

High, or Highest Resource Areas per the 2023 CTCAC/HCD Opportunity Map found at: <https://belonging.berkeley.edu/2023-ctcac-hcd-opportunity-map>.

Equity Priority Geographies are those identified as those in this map: <https://sfhousingelement.org/priority-equity-geographies>.

2. What is the definition of Emerging Developers?

"Emerging Developer" means a nonprofit organization, including a Tribal Entity, that has developed at least one (1) but not more than three (3) Projects that are equivalent to the Proposed Project in size, scale, amenity, and target population.

Note that with regard to the minimum requirements under this NOFA, the City will determine experience by evaluating the experience of the entity itself, the experience of senior staff within the organization, and the applicant's proposed entity (in a joint venture or by contract) that meets the experience requirements.

3. Does the NOFA require reserving a minimum of 30% of total units restricted at Extremely Low Income (ELI) levels?

Yes.

Revised: Note that 25% of total units must be reserved for homeless households/referrals from Coordinated Entry. These units will count towards the required 30% of total ELI units.

4. Do the ELI units all need to be special needs?

No.

Revised: Note that 25% of total units must be reserved for homeless households/referrals from Coordinated Entry. These units will count towards the required 30% of total ELI units.

5. Is the pre-application meeting recorded?

No.

6. Why was it so hard to get the link to the pre-application meeting?

The steps involved – register for the meeting by sending an email - were intended to reduce spam activity interrupting the exchange of important and related dialogue.

7. Comparing this to previous NOFAs, seems like a lack of preference for CBOs based in San Francisco. Why?

The change is intended to allow for a wider range of applicants, which may include Emerging Developers, joint ventures between Emerging Developers and established housing developers, and/or housing developers with significant portions of staffing and leadership hailing from socioeconomic backgrounds that are typically underrepresented in the affordable housing development field. In addition, MOHCD seeks a wide range of housing developers with projects that can achieve the Housing Element goals as quickly as possible given the City's limited resources. CBOs based in San Francisco will continue to earn points for their valuable work in supporting San Francisco's underserved BIPOC residents, lowest income residents, and neighborhoods.

8. Is acquisition a required use of funds?

Yes.

9. Is the idea here that the funds awarded under this NOFA will be the entire City financing?

No. However, Sponsors are encouraged to consider proposals, locations, and partnerships that are more competitive with respect to private grants, private loans and

State financing, because current City funds are limited.

10. Is this funding intended for an ownership model and/or educator/teacher housing?

No. There will be separate, future funding opportunities for such uses.

11. Applicant's qualifying project is not in the United States, in a country where building permits are provided by the police department. What should be submitted?

Please provide documentation from the applicable jurisdiction responsible for issuing certificates of occupancy or temporary certificates of occupancy.

12. Is 2450 Irving and 2400 Irving government land?

No.

13. Does the applicant need to sign Attachment A: Minimum Insurance Requirements?

No.

14. Is an LOI or MOU with the emerging developer required to be submitted with the NOFA?

Yes.

15. Do you have a resolution template?

No.

16. What proof is required to be submitted to demonstrate that the development partner meets the requirements of an emerging developer?

Please use your best judgement.

From our previously published Q&A: "Emerging Developer" means a nonprofit organization, including a Tribal Entity, that has developed at least one (1) but not more than three (3) Projects that are equivalent to the Proposed Project in size, scale, amenity, and target population.

You must provide evidence of the previously developed projects and their equivalency with respect to size, sale, amenities provided and target population. This could be in the form of a combination of Real Estate Owned schedule and single page project forms (using qualifying project form as template, making sure to include a summary of the regulatory restrictions) establishing how the entity has completed between one and 3 like-type projects. Also, will need to provide proof of non-profit status and a copy of each Regulatory Agreement for projects submitted for equivalency.