

San Mateo County
AHF 8.0 Questions & Answers
as of July 2, 2020

HHC Component

- Q1 Is HHC funding one-time-only or is it anticipated to be for multiple years?
- A1 The HHC funding made available through this AHF 8.0 NOFA is from a one-time-only State funding award. However, if there are remaining HHC funds after AHF 8.0 awards have been made, the remaining HHC funds will be made available in the next NOFA round.
- Q2 Can a single project receive awards from HHC Article I and Article II?
- A2 Yes, however, Article I and Article II funding cannot be stacked on the same unit.
- Q3 What is the ideal range of percent of HHC residents within one building?
- A3 The answer to this question depends on the size of the project and the project's unit mix. For example, projects that include mostly studio and one-bedroom units have a higher ideal HHC / general population ratio than a project that includes mostly family units. Please contact DOH staff to discuss the appropriate percent of HHC Units for your project.
- Q4 Is there an additional readiness criterion for HHC funds?
- A4 There's an expenditure deadline of March 30, 2024.

CDS Application

- Q5 Is the due date on CDS (July 18th) incorrect?
- A5 Yes, the actual due date is July 14th, CDS will be updated shortly with the correct due date.
- Q6 Who should we reach out to in order to get our AHF 7.0 application information into our AHF 8.0 application?
- A6 Steve Crouse at citydataservices@yahoo.com

ELI Threshold

- Q7 Is the 15% threshold ELI requirement applicable to affordable homeownership projects?
- A7 No, this threshold requirement is only applicable to new construction and rehab/resyndication rental projects.

- Q8 If I plan to apply for FFY funds only - which were initially made available in AHF 5.0 and 6.0, with a 10% ELI threshold requirement - do I need to now meet the new 15% ELI threshold requirement?
- A8 No, if you are applying for FFY funds ONLY, your project can meet the AHF 5.0/6.0 NOFA threshold requirement of 10% ELI.

Rehab/Re-syndication Funding Availability

- Q9 Does conversion of market rate via tax credit acquisition rehab also qualify for funding or just existing deed restricted preservation projects?
- A9 Rehab/Re-syndication eligible projects under this AHF 8.0 NOFA include only existing deed-restricted rehab/re-syndication projects. However, DOH is interested in hearing about any potential projects converting from market-rate to affordable, so please reach out to us to discuss other potential funding sources for this effort.

PBV Availability

- Q10 What is the availability of PBV over the next year?
- A10 Because of COVID-19 and Shelter-in-Place impacts, DOH's voucher turnover rate is extremely low. In addition, there are three projects in DOH's pipeline that are about to lease-up with PBV's. These two situations result in a voucher utilization rate of approximately 99%. This high voucher utilization rate means that DOH is unlikely to issue a PBV RFP this year. If an RFP is issued this year, it will be much smaller than years past, and will likely include vouchers for special needs populations.

Preference Scoring

- Q11 Are points for the 'leveraging other sources' preference criterion allocated on a sliding scale?
- A11 Yes, DOH will compare project applications to one another on this criterion and allocate points on a sliding scale accordingly.
- Q12 Are points for the 'City contribution' preference criterion allocated on a sliding scale?
- A12 Yes, DOH will compare project applications to one another on this criterion and allocate points on a sliding scale accordingly.