



Bridge to Home Notice of Funding Availability Round Eight

Pre-Submittal Meeting

Agenda

1. Introductions
 2. Solicitation Schedule
 3. Project Goals & Objectives
 4. Project Eligibility
 5. Funding Source Requirements
 6. Evaluation Criteria
 7. On-Site Child Care Facilities
 8. Selection Process
 9. Application Instructions
 10. Questions & Answers
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Introductions

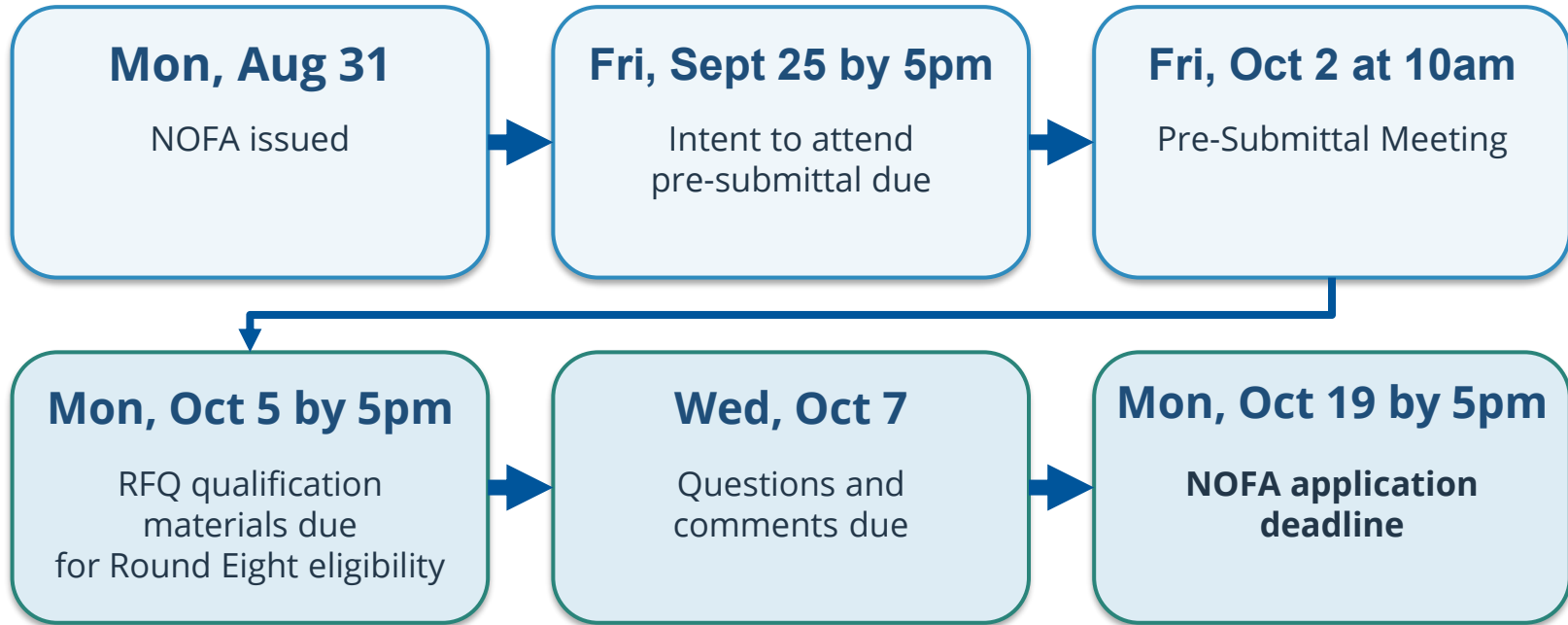
Presenters and Key NOFA Staff

- Monica Hardman, Assistant Director, EDD
- Christie Marcella, Deputy Director, EDD
- Michele Marano, Assistant Deputy Director, EDD
- Kristian Castro, Community Development Specialist III, EDD
- Sherry Brooks, VP Community Development, Civic Communities

Solicitation Schedule

Key Dates

Bridge to Home NOFA Round Eight



Anticipated Review, Award & Approval Schedule



The City may adjust anticipated dates at its sole discretion.

Project Goals and Objectives

Project Goals and Objectives

- Increase and preserve affordable housing stock at or below 80% AMI
- Facilitate housing affordability, particularly for lower-income households
- Maximize quality unit production with limited resources
- Leverage City resources with other funding sources
- Use City housing funds effectively and efficiently while optimizing units
- Produce permanent housing for and assist persons experiencing or at risk of homelessness
- Revitalize neighborhoods and catalyze neighborhood improvements
- Provide neighborhood amenities and positive economic impacts
- Activate streets and contribute to neighborhood revitalization

Project Goals and Objectives

- Promote environmental sustainability and resource efficiency
- Increase access to diverse, accessible, energy-efficient affordable housing in proximity to jobs, schools, parks, and services
- Continue incentive programs that support housing production and RHNA goals
- Focus housing in multifamily and mixed-use areas served by transit and within Transit Priority Areas
- Prioritize Opportunity Areas, including Moderate, High and Highest Resource Areas
- Support the growth and experience of minority-owned, women-owned, and small and emerging local development firms
- Support affordable childcare located within affordable housing developments

Applicant and Project Eligibility

Applicant Eligibility

- At least one development team member must be on the City's Pre-Qualified Developer List or pass the RFQ requirements at least two weeks before the NOFA deadline.
- For Round Eight, RFQ qualification materials must be received by **October 5, 2026, at 5:00 p.m. PDT.**
- Small and emerging, minority-owned, and women-owned development firms may participate but must partner with a pre-qualified developer to submit a NOFA application.
- Applicants should demonstrate knowledge of the community, a meaningful outreach approach, and opportunities for local expertise and participation.

Project Eligibility

- PLHA for construction of new or rehab affordable housing. Including supportive housing for persons experiencing or at risk of homelessness is encouraged.
- LMIHAF for new construction affordable housing
- 55-year affordability
- Site Control
- Completion within 36 months or less
- Comply with Federal, State and/or local Prevailing Wage Laws
- Leverage with other sources and reasonable proforma assumptions
- Sound under writing, ability to compete for competitive sources

City Preferences

Maximize scoring by addressing other City goals and preferences:

- Near transit, employment or services
- Within Moderate, High or Highest Resource Area
- Include a small or emerging developer on the development team
- Resource and energy sustainability
- Enhance neighborhood, Maximize density
- Resident amenities
- On-site childcare

Funding Source Requirements

LMIHAF Requirements

- New construction of affordable housing units
- CTCAC Rents and Incomes
- 55-year covenants, annual monitoring fee \$163 currently per unit

AMI Mix Requirements

- At least 30% of total subsidized units affordable to households at or below 30% AMI
- No more than 20% of total subsidized units affordable to households between 60% and 80% AMI

PLHA Requirements

- New Construction or Rehabilitation Projects
- Encourage provision of supportive housing units for persons experiencing or at risk of homelessness
- Funding towards rental units for $\leq 30\%$ AMI
- CTCAC Rent and Income Limits
- 55-year covenants, annual monitoring fee \$163 per unit

Evaluation Criteria

Evaluation Criteria

Financial Feasibility & Pro Forma (60%)

- Total NOFA funding request and per-unit request
- Compliance with LMIHAF or PLHA eligible uses
- Transparent underwriting and feasible pro forma assumptions
- Reasonable costs, operating income/expenses, and assumptions competitive for proposed sources
- Leveraged financing with public and private capital sources
- Cash flow meeting sufficient for debt service and expenses for at least 20 years
- Extent of enforceable awards of perm sources

Evaluation Criteria

Project Approach & Concept (25%)

- Complete entitlements, or a credible timeline and probability of obtaining required approvals
- Project concept, layout, neighborhood enhancement, and green/sustainable elements
- Affordable unit count, AMI levels, target populations, supportive units and service plans
- Evidence of site control
- Extent of maximizing base density
- Location near transit, within a TPA, and near amenities and neighborhood services
- Project readiness and schedule to deliver affordable units within 3 years

Evaluation Criteria

Community Support & Benefits (15%)

- Agreement to comply with the City's Equal Employment Opportunity Program and provide broad subcontracting and employment opportunities
- Demonstrated intention to include firms with local expertise and participation in the development process
- Other community or economic benefits and amenities associated with the proposed project
- Thoroughness and depth of the community outreach plan to solicit neighborhood input

Evaluation Criteria

Bonus Points

On-site Day Care (+5 points)

- Space serves tenants and/or the surrounding neighborhood; preference for birth to age five
- Provider letter to describe space and tenant improvement responsibilities

Teaming with Emerging Developers (+5 points)

- Include a qualifying small or emerging development partner from the City list

Moderate or High Resource Area (+5 points)

- Project is located in a TCAC Moderate or High Resource Area

Highest Resource Area (+10 points)

- Project is located in a TCAC Highest Resource Area

Onsite Child Care



A Community Win-Win: Co-Locating Child Care with Affordable Housing in San Diego County

This guide seeks to demystify the child care sector for housing developers, identifying resources, technical supports, and possible solutions to pain points in efforts to co-locate.

It is the product of an extensive, San Diego-specific stakeholder engagement and interview process and is meant to be a companion to bold, collective efforts to fulfill our region's promise to future generations of families and children.

**CHILDREN FIRST
COLLECTIVE
SAN DIEGO**

Typical Scenarios and Partnerships

Co-location can occur with **childcare centers** or **home-based providers**.

Typical partnerships with centers:

1. New construction of housing and child care together
2. Preservation or rehabilitation of an existing building (physical building or affordability period)
3. Tenant improvements to an existing space

Typical partnerships with FCCHs:

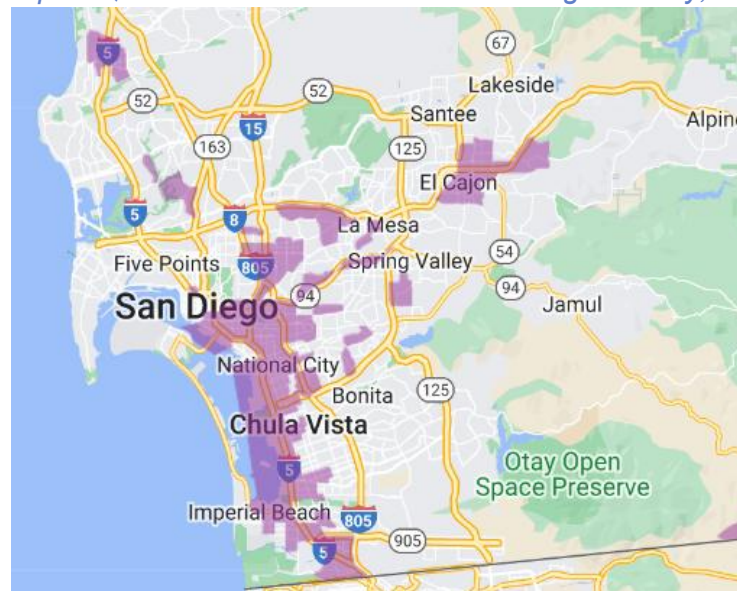
1. Intentionally designed units for income-eligible providers
2. Recruitment of existing tenants and support through licensing/start-up

Co-Locating with Child Care Centers

Typical Financing Structures

- 1. Community Service Facility:** Low Income Housing Tax Credit (LIHTC) developments in Qualified Census Tracts (QCTs) can use some housing resources for ECE build-out
- 2. Rentable Commercial Space:** Underwrite as standard commercial tenant and include some costs of shell in LIHTC basis
- 3. Condominium Structure:** Legally separate the ECE facility and look for development funding elsewhere

Map of Qualified Census Tracts in San Diego County, 2023



See full interactive mapping tool from HUD Policy & Research here:
https://www.huduser.gov/portal/sadda/sadda_qct.html

Co-Locating with Child Care Centers

Additional Considerations and Best Practices

Indoor Square Feet Needed Per Child for Child Care Centers Co-Located with Affordable Housing

Quality Level	Primary Activity Space	Secondary Activity Space			Adult and Common Space	Non-assignable Space	Total Building Square Footage		
	All	Infant	Toddler	Pre-K	All	All	Infant	Toddler	Pre-K
Minimum	35	50	23	20	15	17.5 (25%)	117.5	90.5	87.5
Workable	42	50	23	20	18	20 (25%)	130	103	100
Better	46	50	23	20	22	26 (30%)	144	117	114
Best	50	52	25	22	24	29 (30%)	155	128	125

*To set a child care program up for success, aim for at least 100 square feet of indoor commercial space and about 75 square feet of outdoor space per child. **This means a moderately sized center designed to accommodate 75 children would need at least 7,500 square feet of indoor space and 1,876* square feet of outdoor space, plus room for sufficient employee parking and child drop-off.***

Check out the report @ sdchildrenfirst.org!



Contact Information

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Erin Hogeboom

Director, San Diego for Every Child
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Report available at:
www.sdchildrenfirst.org

Application Instructions

Application Instructions

Exhibits

- Digital PDF file(s) emailed to Kristian Castro at KCastro@sandiego.gov
- Exhibits 1 – 4 only if substantial change(s) since RFQ submittal
- Exhibit 5 – NOFA Application
- Exhibit 6 – Proforma

Application Supporting Materials

- Cover Letter
- Development Schedule
- Site Control Evidence
- Site Photos
- Graphic Illustrations, Elevations
- Board of Directors, if applicable
- Community Outreach Plan
- Community Support



Questions?

Questions & Answers Posting

- Official Pre-Submittal Q&A Summary will be posted on the City's Bridge to Home NOFA website.
- Additional substantive questions must be submitted in writing only to Kristian Castro at KCastro@sandiego.gov by October 7, 2026.
- Any substantive changes to the NOFA will be issued by addendum and posted on the Bridge to Home webpage.



Thank you!