

- Setback – What is the required (property front, back, and side) setback? What is the project proposing? **10' setbacks on front and sides, 5' setback on rear.**
- Landscaping – What is required? What is the project proposing? If the developer doesn't replace the existing quantities of trees and shrubbery, will the developers provide funds for landscaping in other areas of Serra Mesa? **The property will be landscaped according to the city requirements. Below is an early landscaping rendering which includes replacement of the existing trees. This is subject to change as the project progresses through design. All existing trees on the site are non-native.**



- Affordability Mix – What is the Bridge to Home Round Four Affordability Mix requirement for CHW? What mix is CHW providing? **CHW is providing an affordability mix that meets the requirements of the Bridge to Home Round Four affordability mix. Of the units to be funded by the City's Bridge to Home LMIHAF funds, (in this case 43 units are requesting this funding) at least 30% of those units are to be for 30% AMI households per the LMIHAF requirements (13 units = 30.23% of 43 units). The balance can be for 60% to 80% AMI households. The entire provided mix is 13 units at 30% AMI per LMIHAF, 29 units at 60% AMI per LMIHAF, and 17 units not funded by the City Bridge to Home loan but will be restricted from 30% to 60% AMI per the State's tax credit requirements.**

- City Bridge to Home NOFA – Is the City loaning CHW \$3.5 million to build the project? If so, does this violate the RFP term regarding debt financing? Specifically, “If debt financing is used, no financial risk or credit risk shall be imposed upon the City or City’s fee interest in the particular Property.” ***The City loan is for costs of the new construction of the project. This City loan will not be a risk to the City’s fee interest, and not a financial risk or credit risk, as it is a residual receipts ‘soft loan’ that is junior in priority to the City’s land lease.***
- Financing – Provide a breakdown of the costs of the project for the City, including loans, grants, and waivers; and any additional federal and state grants the project will receive. ***All capital improvement costs and post-construction maintenance costs shall be the responsibility of the Developer / Tenant. Preparation of the Development and Disposition Agreement and Ground Lease is done by City Staff with third party review by KMA at a cost of approximately \$25,000 to the City. The total City costs of the City Bridge to Home loan is limited to the loan amount \$3.5M, and the \$25,000 in City costs for legal, financial and staff costs, which are required to be reimbursed by the Developer upon entering into the loan agreement.***
- Calculations – Explain the calculations for determining the number of allowable units. ***The project has a Floor Area Ratio (FAR) limit of 4.0, with no limits on density within that development window. The current project FAR is approximately 2.74, which is well below the maximum.***
- Project Size – Provide a diagram that shows the lot size, amount of space for 22 parking spaces, and the amount of space for the building structure. ***The lot size is 0.34-acres. Plans for the podium are not yet finalized.***
- Is the Housing Commission’s \$3,000,000 funding from funds that the Housing Commission has already received and not subject to any federal freeze or withdrawal? ***The funds have been awarded and are not subject to withdraw.***

- Is the City Bridge to Home NOFA's \$3,500,000 funding from funds that the City has already received and not subject to any federal freeze or withdrawal? **Correct, the Bridge to Home funds are not federal funds, they are local funds held by the City and are not subject to any federal freeze or withdrawal.**
- Is the Tax Credit Federal \$22,497,750 secure and not subject to change? **The Developer will be seeking tax credits for the project in March 2025. Depending on the outcome, the Developer may need to reapply in later rounds.**