

County of San Bernardino

No Place Like Home (NPLH) Question and Answer Session

October 24, 2019

Question: Will there be an issue with Faith-Based Organizations (FBOs) using this type of funding (e.g. separation of church and state)?

Answer: No.

Question: Are the NPLH loan funds permanent loan funds?

Answer: NPLH funds will be provided as post-construction permanent loans in rental housing developments of five or more units serving qualifying members of the Target Population.

Question: Will the developer need to find a bridge loan to get through construction?

Answer: Yes, the only subsidy that will be injected at this time are NPLH capital and NPLH Capitalized Operating Subsidy Reserve (COSR) (if awarded by the State Department).

Question: Who will provide the supportive services and how are they paid for? Who provides the case management services?

Answer: The Department of Behavioral Health (DBH) will serve as the lead service provider and will provide the supportive services and case management services, either directly or via a contractor.

Question: What are the occupancy standards/requirements per unit?

Answer: Please refer to the California Housing and Community Development (HCD) NPLH Program Guidelines regarding occupancy.

Question: What if the tenants are participating in another program that provides services? Will that interfere with the ability to receive NPLH-related services?

Answer: No.

Question: Is use of the Coordinated Entry System (CES) required?

Answer: Yes.

Question: How does CES and DBH work together?

Answer: DBH uses CES to determine who will be placed in each unit of Permanent Supportive Housing (PSH) as the unit becomes available. The CES ensures that the most vulnerable populations receive housing first.

Question: Does the potential “tenant” have a choice in where they are placed into PSH?

Answer: Please refer to the California Housing and Community Development (HCD) NPLH Program Guidelines.

Question: Do I submit in this round if I know my project isn't ready?

Answer: The choice is yours. Feel free to submit in this round with a note that you know your project is not quite ready for this competitive round of NPLH funding. Submitting your project in this round will allow CDH to become familiar with your project and keep it in mind for future County-issued RFPs and NOFAs.

Question: Supportive Services Plan – How shall we complete the application describing the supportive services plan when the County of San Bernardino Department of Behavioral Health (DBH) is the lead agency for the supportive services?

Answer: DBH will work with each selected applicant to develop a project specific supportive services plan. However, DBH will not know what the project entails until the application is received and approved. DBH will work closely with each applicant to develop a project specific supportive services plan that will be ready in time to submit to HCD. In the meantime, please submit what you propose for the supportive services plan to be.