



County of San Mateo FY 2025-26
Notice of Funding Availability (NOFA) Questions/Answers
(Revised 12/23/2024)

1. The Single Audit attachment has been updated to refer to the updated CFR as noted below.

ANSWER: *Federal Single Audit: 2 CFR part 200, Subpart F Single Audit (for entities that receive more than \$750,000 in federal funding) OR A letter from your Executive Director or Corporate Financial Officer certifying that agency does not receive more than \$750,000 in federal funds and is not subject to the Single Audit. A template of the single audit letter can be found at [FY2025-26 WINTER FEDERAL/STATE FUNDS NOFA | County of San Mateo, CA](#) under the Related Documents section.*

2. Does my project need to be entitled before applying?

ANSWER: *Entitlement is not a prerequisite for applying, however, since “readiness” is one of the evaluation criteria, your project would rated less favorably than other projects that are entitled, or do not need entitlement (non-substantial rehabs). The more certainty you can provide regarding the firmness of the entitlement date the better.*

3. Does the statement, ‘For new construction of multi-family rental housing projects, construction must be commenced one year from funding award (funding will be awarded around May of 2025).’, also apply to Rental Housing Projects and Homeownership or Rental Projects only?

ANSWER: *Yes, it applies to Homeownership, as well as Rental Projects.*

4. We are applying for our organization’s Home Preservation program, which completes home repairs and improvements for homeowners. Which is the best application template in CDS to use for this program?

ANSWER: *You would use the green tile titled ‘Apply for San Mateo County Minor Home Repair State ESG FY25-26 Funding’. This link should take you to our Minor Home Repair application.*

5. We completed a Phase 1 environmental study, does that meet the NEPA requirements?

ANSWER: *No, A Phase I is not an official environmental review. A Phase I (and a Phase II, if necessary) only satisfies one regulatory section of an environmental review, “Site Contamination”. There are many other environmental regulatory sections that each site needs to comply with to utilize federal funding. If your site is not compliant with even 1 section, mitigation will be required, if mitigation is unattainable or infeasible, your project will be denied use of HUD funding. Please see HUD’s guidance on Site Contamination: [Site Contamination - Environmental Review - HUD Exchange](#)*

The nature of your project activities will determine what level of Environmental Review needs to be conducted. A full Environmental Review (ER) process must take place. There are 5 levels of Environmental Reviews:

- Exempt
 - Administrative Activities
- Categorically Exclude Not Subject to...
 - Rental Assistance, Acquisition, Minor Maintenance

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- Categorically Excluded Subject to...
 - Rehabilitation
- Environmental Assessment
 - New Construction
- Environmental Impact Statement
 - Only if an Environmental Assessment has findings that may impact the environmental significantly in some way.

**For a quick summary of the NEPA ER process, please see the “Orientation to Environmental Reviews” by HUD Exchange: [Orientation to Environmental Reviews - HUD Exchange](#).*

6. Is the County of San Mateo anticipating releasing a NOFA in 2025 specifically for the housing trust fund or vouchers such as PBVs?

ANSWER: *The County of San Mateo plans to release its Affordable Housing Fund (AHF) NOFA in the spring/summer of 2025. This generally includes Measure K and possibly, State (e.g., Local Housing Trust Fund, Permanent Local Housing Allocation) funding. There is no plan to issue a NOFA for PBVs at present. For reference, here is the AHF NOFA from the last year: <https://www.smcgov.org/housing/ahf12-nofa>.*