2026 HEART Development RFP

Frequently Asked Questions

1. **Is there a maximum amount a project can request for funding?**

   Projects may not request more than 25% of their total development cost in City assistance through this RFP.

   Projects that provide options for scaling funding support make it easier for the review committee to provide them with support when not enough funds are available to fund the whole project.

   Additionally, City Council has designated that a maximum of $1,740,000 may be allocated to behavioral health facility development projects through this RFP.

   A minimum of $4,060,000 must be allocated to affordable housing development projects through this RFP.

2. **We are requesting "first-in" funding for our project through this RFP. Will we be considered for funding?**

   Yes, all projects, regardless of whether they are requesting "last-in" or "first-in" gap funding will be considered for funding. Applicants must describe their plan for fully funding the project and if already awarded, should include documentation of funding secured as part of the application process.

3. **Is the 18-month break ground/completion timeframe identified in Resolution 2026-0015 a requirement for HEART development projects?**

   No, it is not a funding requirement, but it is a funding priority identified by City Council on March 16, 2026 through Council Resolution 2026-0015.

4. **If an organization is interested in funding for more than one eligible project do they need to submit two applications?**

   Yes, if applying for multiple projects in the same funding round, separate applications are required. If submitting more than one application, applicants must indicate in the applications, (question B.24) which project the review committee should prioritize for funding.

5. **Will projects funded with HEART funds need to provide tenant income information every year?**

   Yes, HEART funds require tenant income to be verified each year of the affordability period.

Additionally, HEART-assisted projects must also verify tenant eligibility as one of the qualifying populations at the time of intake, or the transfer of property in the case of homeownership projects:

- Persons with disabilities including behavioral health disabilities;
- Veterans;
- Senior citizens;
- Persons who are homeless or at-risk of being homeless, including families with children; Unaccompanied homeless youth or young adults;
- Domestic violence survivors.

6. **How important is our past performance to receiving funding in this funding round?**

   Past performance is a consideration in project funding. Include relevant past performance in your narrative responses as applicable. If currently or previously funded through a City contract, organizational performance metrics will be available to the review committee for consideration.

7. **In a collaborative project, what partner is the RFP referring to when it identifies "Eligible Applicants"?**

   The eligible applicant is generally the entity that will be signing the loan/contract documents.

8. **We will have all of our "required" documents available when we submit the application on May 1st. We will have optional documents like the preliminary drawings and site plans, the Phase I ESA, and the Market Analysis after May 1st. Can we still submit those optional documents?**

   Required documents as defined in the "Required Documents" section of the application must be submitted by 5:00 p.m. May 1, 2026.

   The staff review time for this funding round is abbreviated. ONLY *optional* documents as defined in the "Required Documents" section of the application may be submitted May 1-May 6. Please contact John Gammal and Heather Page for assistance.