

EXHIBIT A
ACAH NOFA SCORING CRITERIA – ALL DEVELOPER POOL

ALL DEVELOPER POOL – EXISTING ACAH Projects Scoring Criteria
– 22 Points Available

Projects that received a prior award from the City of Oakland from the Residential Lending 1-4 Unit Program, ACAH NOFA December 2019, and/or ACAH NOFA December 2020, are eligible to apply for additional ACAH funding through this December 2022 ACAH NOFA. To be considered for funding, Applicant must submit a complete updated application and the funding request cannot exceed the total per unit maximum subsidy inclusive of prior funding. Projects must be financially feasible (e.g., maintain affordable levels for targeted lower income populations and maintain positive cash flow over 30 years). Project Applications in this category will be evaluated and scored using the following scoring criteria. Required documentation is described below.

- **[1 point]** Applicant provides sufficient evidence, in City’s sole discretion, of verifiable increased rehabilitation costs based on a construction estimate provided by 3rd party construction estimator or general contractor, as evidenced by:
 - o For projects with 1-4 units, Applicant provides an updated rehabilitation estimate by a 3rd party construction estimator, general contractor, with estimate no older than 90 days prior to the date of submission of this ACAH application; or
 - o For projects with 5+ units, Applicant provides a Preliminary Needs Assessment/ Capital Needs Assessment (cannot be older than the previous project funding award), and an updated schedule of values and/or construction estimate that is no older than 90 days prior to the date of submission of this ACAH application.

- **[1 point]** Project soft costs have not increased, or, if project soft costs have increased, Applicant provides sufficient evidence, in City’s sole discretion, of increased other project costs (soft costs such as architecture, engineering, insurance, construction interest increases, etc.).

- **[Up to 20 points]** Rehabilitation scope of work prioritizes health and safety code, accessibility, and structural work on the property, as evidenced by Home Inspection Report (for 1-4 unit properties) or Preliminary Needs Assessment/Capital Needs Assessment (for 5+ unit properties) and updated rehabilitation estimates:
 - o **[5 points]** for each correction of health and safety hazard, immediate health deficiency and/or code violation;
 - o **[3 points]** for each accessibility improvement and/or structural rehabilitation work such as roofing replacement, seismic strengthening, foundation, drainage, exterior wall restoration, energy efficiency improvements, electrical and plumbing system improvements; and/or
 - o **[1 point]** – for each other rehabilitation scope of work item (based on City approval).
 - o **[Tiebreaker]** In case of a tie, the City reserves the right to select the Project with the more severe rehabilitation needs.

Documentation shall include either Home Inspection Report or PNA/CNA as applicable by size of project, and a cover sheet prepared by applicant, indicating the page numbers in the applicable document where information and evidence of rehabilitation scope of work item may be found.

ALL DEVELOPER POOL – NEW ACAH Projects Anti-Displacement Priorities Scoring Criteria
– 10 Points Available

New project applications in the **All-Developer Pool** will be scored and ranked based on the following anti-displacement priorities. Project Applications in this category will be evaluated and scored using the following scoring criteria. Required documentation is indicated as shown.

1. **[2 points]** Properties with tenants at high risk of displacement as evidenced by:
 - o Property owner is in violation of, or has multiple complaints related to, documentable Oakland rental housing laws, including the Tenant Protection Ordinance, the Just Cause for Eviction Ordinance and Rent Adjustment Ordinance, and/or the Code Compliance Relocation Program Ordinance, including other Oakland properties owned by the same owner.

Documentation shall include copies of written complaints submitted to City by tenant(s), Rent Adjustment Program hearing decisions, Rent Board decisions, Code Enforcement notices, or City-issued citations.

2. **[2 Points]** Property is exempt from rent control under the City of Oakland Rent Adjustment Program (units constructed prior to January 1, 1983).

Documentation shall include verification of the year the building was constructed from Alameda County Assessor's Records Office or a Property Records Search from City of Oakland Building Bureau.

3. **[2 Points]** Property is in substandard condition as evidenced by:
 - o Photos/videos of the property
 - o Violations of, or multiple complaints related to, documentable housing or building code deficiencies filed pursuant to California Housing Law or Oakland Municipal Code, including other Oakland properties owned by the same owner.

Documentation shall include photos/videos of the property; written narrative detailing the substandard condition of the property on the Narrative Certification Form (Certification Form 1); and/or written documentation of violations of, or multiple complaints related to, documentable housing or building code deficiencies filed pursuant to California Housing Law or Oakland Municipal Code, including other Oakland properties owned by the same owner.

4. **[2 Points]** Applicant is considered an “**emerging developer**” by meeting the following criteria: applicant has less than five (5) years of experience as a developer and/or five (5) or fewer acquisition, rehabilitation or new construction projects completed in the last 10 years.

Provide detailed information on years of experience and the number of completed projects on the Narrative Certification Form (Certification Form 1).

1. **[Up to 2 Points]** Property location within The Urban Displacement Project’s California Estimated Displacement Risk Model “Extreme Displacement” or “High Displacement” categories, as follows:

- **[2 Points]** Property is located in the “Extreme Displacement” category of the Urban Displacement Project’s California Estimated Displacement Risk Model (using 0%-50% AMI map layer – see key on the right side of the map and select “0-50% AMI” layer)

<https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model/>

OR

- **[1 Point]** Property is located in the “High Displacement” category of the Urban Displacement Project’s California Estimated Displacement Risk Model (using 0%-50% AMI map layer – see key on the right side of the map and select “0-50% AMI” layer)

<https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model/>

Provide census tract number, Urban Displacement Map tier and Urban Displacement Map with the property identified.