

2023 New Construction Notice Of
Funding Availability (NOFA)
Pre-Application Meeting

Housing Development Services
Housing & Community
Development Department

February 2, 2023



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Welcome & Introductions

Christia Katz Mulvey,

Housing Development Services Manager

Arlecia Durades, Housing Development Coordinator
& New Construction Program Manager

Meghan Horl, Housing Development Coordinator
& ACAH NOFA Program Manager

Emily Weinstein, Deputy Director
Housing & Community Development



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Agenda

- Welcome
- Overview
- Priorities & Changes
- NOFA Requirements
- City Contacts
- Q & A



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NOFA Overview

- Competitive application process for awarding City of Oakland funds for affordable housing developments
- Based on ranking, projects are recommended to City Council for funding approval



500 Lake Park (EAH Inc.)

NOFA Timeline

- NOFA release date: January 31, 2023
- CDS Electronic Application Training: February 6, 2023 at 2:30 pm
- City of Oakland HCD Office Hours: February 9, 2023 at 10:30 am
- NOFA application deadline: March 24, 2023 at 5 p.m.
- Staff recommendations to CED Committee & final approval from Council: Est. May 2023 (in time for the State HCD Super NOFA)

Q&A Email #1 – due February 9th

Q&A Email #2 – due February 23rd

Q&A Email #3 – due March 10th



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Funding Sources

- At least **\$13M** for the NOFA
- Biennial budget process in progress
- Potential Sources Include:
 - Affordable Housing Trust Funds: “Boomerang” & Impact Fees
 - HOME & HOME-American Rescue Plan (ARP) funds
 - Low- and Moderate-Income Housing Asset Funds
 - Local Housing Trust Fund



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“3 P” Approach



Protection

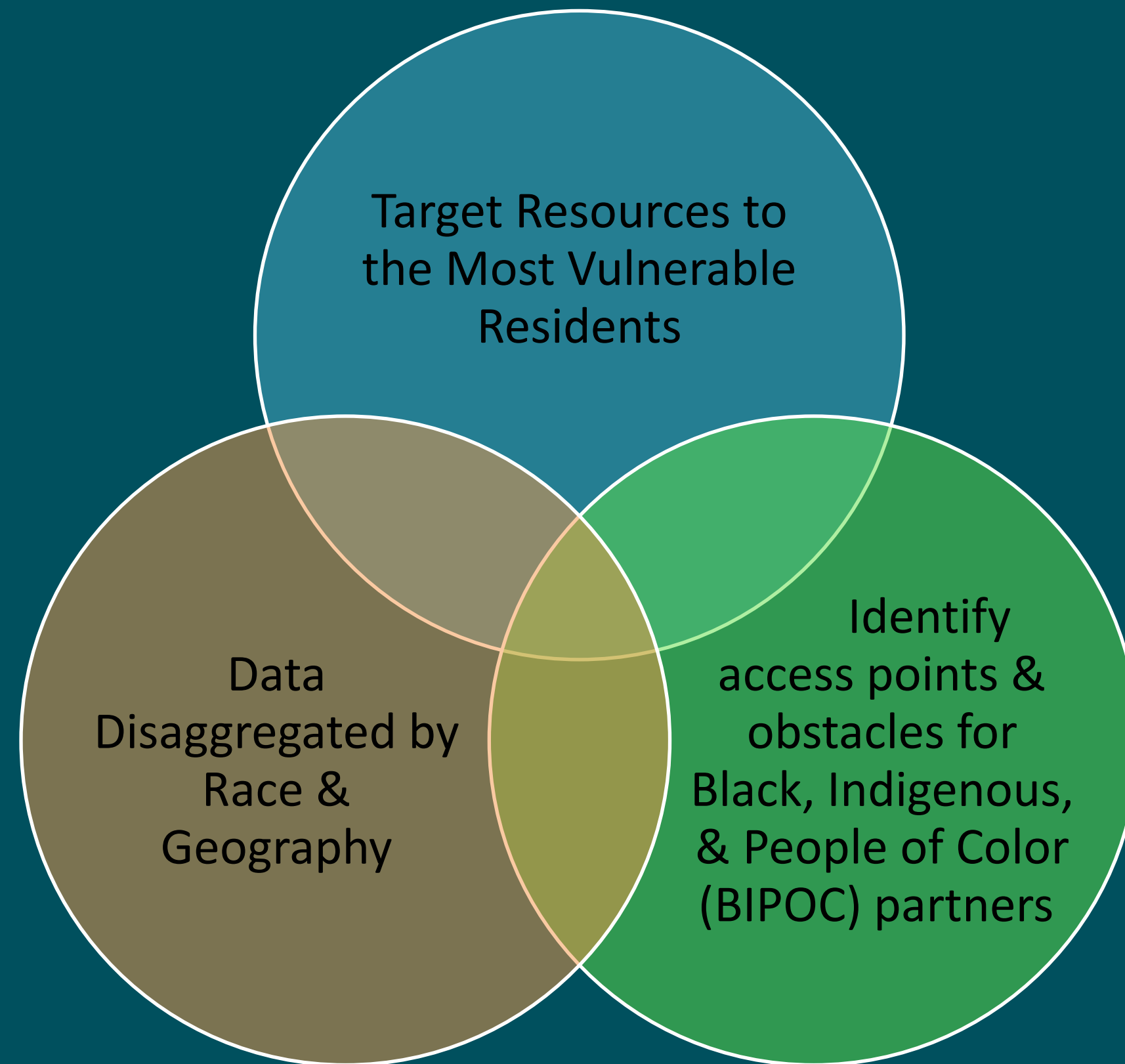


Production



Preservation

Equity Lens



NOFA Priorities

- Updated the scoring to **align with State funding guidelines**.
- Housing projects targeting **people experiencing homelessness** and **extremely low-income households**.
- **Project readiness** (projects must have entitlements by May 2023).
- Refined **emerging developer** policies to allow more opportunity for less experienced developers to qualify for the NOFA, and to incentivize experienced developers to joint venture with emerging developers.



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NOFA Process Changes

- **New construction of multifamily affordable rental housing** (including Permanent Supportive Housing) projects only.
- One application per sponsor. **Joint applications** with an emerging developer will allow for 2 applications maximum. In cases without an emerging developer joint venture, joint venture applicants must indicate which sponsor the application will count toward the application cap.
- Applicant must submit an **electronic** application via CDS. No paper applications.



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2023 Scoring Changes

- **New Category – Competitive State Resources** – Projects that are strategically positioned to successfully compete for State funding resources.
- **Geographic Equity** – prioritizing areas that are susceptible to/experiencing displacement (Urban Displacement CA Estimated Displacement Risk Model).
- **Target population** – Unit Size: Large Family units removed from this NOFA
- **Developer Experience & Capacity**
 - Points for teams with emerging developers (Note: Emerging Developer receives at least 20% of Developer Fee for project to qualify for Emerging Developer priority points)



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Highlights

- Utility Allowances: HUD Utility Schedule Model
- Project-Based Subsidies not guaranteed from OHA
- Affordability Targets: 20% of units at 30% AMI
- Incomplete applications may be rejected
- Applicants must be in CDS compliance.



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Requirements

- **Timing** of the Consolidated Multifamily Housing Super NOFA (AB 434)
- **Project Readiness/CEQA** - Entitlements
 - Projects with entitlements/CEQA approvals at the time of the NOFA application due date may receive points (no points if projects receive entitlements/CEQA approvals after NOFA due date).
 - Projects will only receive funding approval if entitlements/CEQA approval is received by date recommendations are considered by City Council.
- **NEPA Caution on Choice** – limiting actions



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Planning & Building

Edward Manasse
Planning & Building Deputy Director
emanasse@oaklandca.gov

Robert Merkamp
Zoning Manager, Bureau of Planning
rmerkamp@oaklandca.gov

Heather Klein
Planner, Planning & Building
hklein@oaklandca.gov



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Workplace & Employment/Contracting

Emylene Aspilla

Workplace & Employment Standards Director

easpilla@oaklandca.gov

Shelley Darensburg

Contract Compliance Supervisor

sdarensburg@oaklandca.gov



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Other City Contacts

Shayna Hirshfield-Gold

Program Analyst, Environmental Services - Public Works
shirshfield-gold@oaklandca.gov

Kristen Zaremba

Program Analyst, Economic & Workforce Development
kzaremba@oaklandca.gov



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Oakland Housing Authority (OHA)

Michelle Hasan,
Director of Leased Housing
mhasan@oakha.org



Design Sketch for 34th & San Pablo (EBALDC)

Questions?

LEARN MORE

Please visit our website to find the latest information about the City's New Construction NOFA application, guidelines, and resources:

<https://www.oaklandca.gov/departments/departments-of-housing-and-community-development>

Contact: Arlecia Durades at adurades@oaklandca.gov



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Thank You
&
Good Luck!



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