

# 2024 New Construction Notice Of Funding Availability (NOFA) Stakeholder Listening Session

Housing Development Services  
Department of Housing & Community Development

July 16, 2024



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# Agenda

- Welcome & Introductions
- NOFA Overview
- Timeline & Process
- Potential HCD Changes
- Stakeholder Feedback
- Q & A



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# Welcome & Introductions

**Ali Gaylord**, Deputy Director  
Housing & Community Development

**Christia Katz Mulvey**,  
Housing Development Services Manager

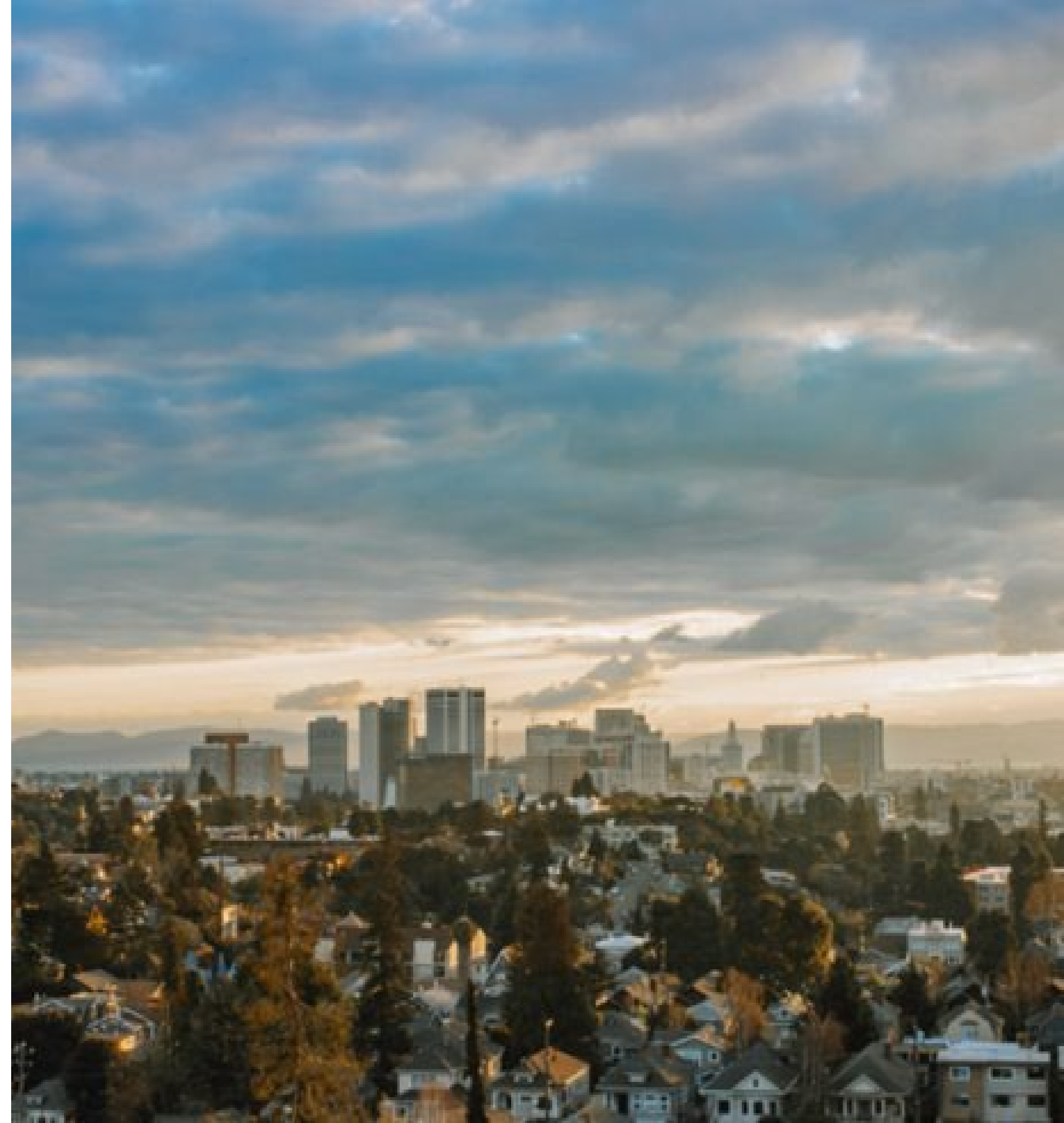
**Arlecia Durades**, Housing Development Coordinator  
& New Construction Program Manager



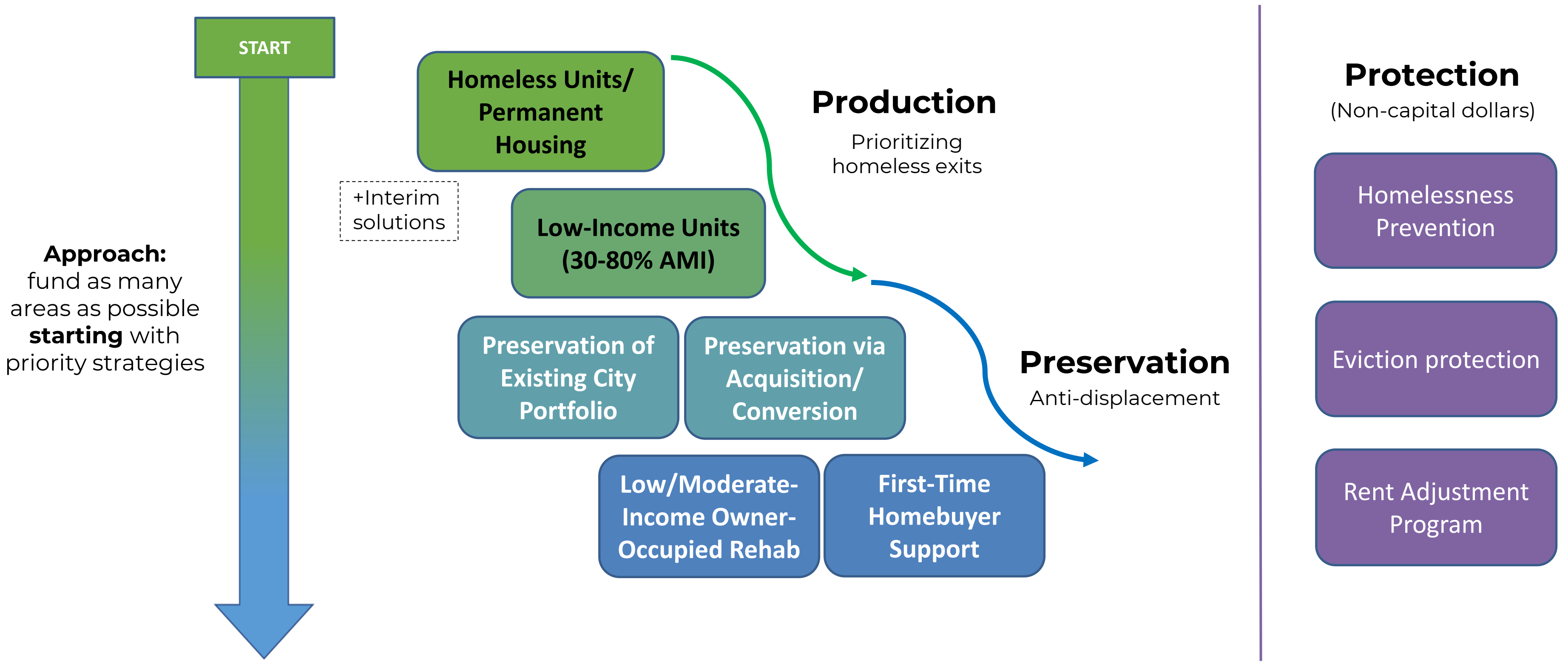
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# NOFA Overview

- Competitive application process for awarding City of Oakland funds for development of affordable housing
- Funding awards will be based on ranking and funding availability



# Capital Investment Equity Framework



# NOFA Timeline (tentative dates)

- NOFA release date: September 23, 2024
- Pre-Bidder's Meeting date: October 7, 2024
- City of Oakland HCD Office Hours: October 11<sup>th</sup> & 18<sup>th</sup>, 2024
- NOFA application deadline: November 4, 2024, at 5 p.m.
- Award Date: Early January 2025 (Initial awards)

**Q&A Email #1 – due October 10<sup>th</sup>**

**Q&A Email #2 – due October 17<sup>th</sup>**

**\*No application questions will be allowed after October 18, 2024.**



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# Scoring / Threshold Changes

- CDLAC/TCAC
- Readiness vs Pipeline Projects
- Planning Approvals
- Leverage vs Funding Commitments
- Public Land
- Geographic Equity
- Amenities
- Emerging Developer
- Joint Venture



# Programmatic Changes

- Permanent Supportive Housing – align with MHP Guidelines
- Financial Workbook - going back to 2020 –era workbook, with some revisions
- Application limit – how many a developer can submit
- Incomplete Applications – incomplete applications will be rejected
- HCD – Building a Better Pipeline





# NOFA Feedback

- What changes would you like to see to help strengthen the City's New Construction NOFA?
- What are key challenges you face with the NOFA application?
- How can we improve this program?



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# 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](mailto:adurades@oaklandca.gov)

Q & A