

**City of Oakland, Housing & Community Development-
Notice of Funding Availability Pre-Application Meeting (2020) – Question & Answering, Response #1
(5/7/20)**

General Questions:

Q. Will attendees receive a copy of the PowerPoint presentation from the meeting?

A. Yes, PowerPoint from the pre-application meeting can be found at:

<https://www.oaklandca.gov/documents/2020-pipeline-new-construction-nofa-pre-app-meeting-powerpoint>

Q. Will video of the pre-application meeting be available?

A. Yes, a recording from the pre-application meeting can be found [here](#):

Password: 2D=.b.=%

Q. Will an alternative to flash drives be accepted?

A. Applications can be submitted through Dropbox or a similar document upload system. If your organization wishes to arrange an alternate means of application submission, please notify Christia Katz Mulvey (cmulvey@oaklandca.gov) by 4pm on May 22, 2020.

Q. Will electronic signatures on certification forms be accepted?

A. Yes, electronic signatures will be accepted.

Q. Is this a point ranked system where some projects will not be funded?

A. Yes, applications will be ranked by scoring on a percentage basis.

Q. Please elaborate on changes to the Conflict of Interest Form?

A. See pages 40-41 of the program description for detailed information about Conflict of Interest policies.

Q. Will homeownership projects be ranked against rental projects?

A. Homeownership and rental projects will both be ranked by their percentage scoring. There is slightly different scoring criteria between rental and homeownership housing.

Q. How old can my preliminary title report be?

A. The Preliminary Title Report should be dated no more than 90 days before application submittal.

Q. [Received via email] If we are awarded funds from this pipeline NOFA, can we come back and apply again for more Oakland money if there is still a gap?

A. Yes, however, we encourage applicants to apply for your anticipated project gap after taking into other likely funding sources, and not simply applying for a lower amount and then planning to come back. This NOFA is intended to prioritize projects that are closer to breaking ground.

Q. Can applicants resubmit CHDO board member certifications from previous application in the Fall of 2019?

A. Applicants can resubmit the CHDO certification form from the last NOFA if none of the information has changed. The CHDO must be evaluated and confirmed before funds are committed.

Q. Where can I find the local business/ contractors requirements from compliance in the NOFA?

A. See page 35 of the NOFA Program Description, or

<https://www.oaklandca.gov/departments/contracts-compliance>

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Q. Where do we put the documentation to justify our bonus points? Should we combine it with Attachment 33. Developer Experience Worksheets?

- A. If you believe that your project is eligible for a scoring boost under the bonus points scoring category, please include that information in your cover letter and indicate which NOFA exhibit(s) contain documentation to support scoring under the bonus point category(ies).

Planning/Building/Environmental Review (CEQA/NEPA)

Q. What is the contact information for zoning permit information?

- A. permitinfo@oaklandca.gov or (510) 238-3911

Alameda County and Oakland Housing Authority (OHA) Questions

Q. Should applicants provide two scenarios? One with PBV and one without?

- A. Applicants should submit two scenarios (operating, proforma, and development sources and uses). In the event that 1) federal funding is available, and 2) OHA issues an invitation for applicants to apply, and 3) if a project receives a PBV award and is able to leverage additional permanent financing that reduces the need for City funding, the City's commitment may be reduced based on the amount of additional funds leveraged.

For more information, see page 26 of the Application: If Section 8 or other rental or operating assistance is committed, an additional operating proforma should be included that assumes the contract expires after its initial term. Applicants are encouraged to budget transition reserves due to the risk that rental assistance contracts are not renewed.

Q. If providing 2 scenarios, should there be two sets of commitment letters from lenders?

- A. Only one set of commitment letters will be necessary.

Q. [Received via email] Can we overlap the income targeting units with Special Needs units or Homeless units? For instance, if 25% of our units are 20-30% AMI, and they are also units for homeless household, can we still get points for Income Targeting AND Permanent Supportive Housing for Homeless Households?

- A. No. Permanent Supportive Housing has a definition that is aligned with the State's definition for their Multifamily Housing Program (MHP), whereas Special Needs includes people who are homeless but may not have a disability or intensive service needs of the nature that's part of the state MHP supportive housing definition. For definitions of Special Needs vs Permanent Supportive Housing, please refer to the "Program Description" page 33.

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Contact Information

1. For questions regarding the City NOFA, please contact Christia Katz Mulvey at cmulvey@oaklandca.gov.
2. City Planning Requirements: City of Oakland Planning & Zoning, (510) 238-3911 or email permitinfo@oaklandca.gov.
3. Oakland Housing Authority: Ahmed Karimi, Senior Management Analyst, (510) 587-2155 (not 2115) or by email at akarimi@oakha.org.
4. City Contract Compliance: Shelley Darensburg, Senior Contract Compliance Officer, (510) 238-7325 or by email at SDarensburg@oaklandca.gov.
5. Alameda County Health Services Agency: Marc Trotz, Consultant, (415) 568-6438 or by email at marctrotz@gmail.com.