



Notice Of Funding Availability Pre-Application Meeting

New Construction of Affordable Housing 2020 Pipeline NOFA

Housing and Community Development Department
May 7, 2020

AGENDA

1. Introductions
2. Overview and Timeline
3. Planning Bureau Presentation
 - Q & A
4. Contracts and Compliance Presentation
 - Q & A
5. NOFA Highlights
6. Q & A

Introductions

- ▶ Housing & Community Development Department
 - Maryann Leshin – Deputy Director
 - Christia Katz Mulvey – Housing Development Manager
 - Harman Grewal – Business Analyst

Introductions

- **Planning Bureau**

- Ed Manasse, Deputy Director

- **Contracts and Compliance Department**

- Shelley Darensburg, Senior Contract Compliance Officer

Overview

The City of Oakland Housing and Community Development Department's NOFA is a competitive application process for awarding City of Oakland funds for development of affordable housing.

Projects will be reviewed for feasibility and scored based on criteria in each NOFA. Based on ranking, projects will be recommended for funding to the Oakland City Council.

Timeline

Meet with Planning & Zoning	ASAP if additional CEQA work may be required
Last Day to Request Zoning Summary Letter (New Construction)	Thursday May 14, 2020
Application Deadline	Thursday, May 28, 2020
Staff to present recommendations to CED Committee – TENTATIVE*	July 2020
Staff seeks final approval from Oakland City Council – TENTATIVE*	July 2020
<i>*COVID-19 related closures and meeting cancellations may impact ability to meet these timelines.</i>	

Planning Bureau Requirements

Ed Manasse

Deputy Director, Bureau of Planning
City of Oakland

City Contracting Requirements

Shelley Darensburg
Senior Contract Compliance Officer
City of Oakland

Eligible Applicants

The 2020 Pipeline NOFA is a LIMITED NOFA.

It is restricted to those projects that applied in the 2019–2020 New Construction of Multifamily Affordable Housing NOFA but did not receive an award of funds.

Eligible Projects

The eligible projects are:

- Friendship Senior Housing
- Fruitvale Transit Village IIB
- 3050 International Boulevard
- MacArthur Project
- The Phoenix
- Dr. Kenneth Anderson Senior Housing
- Agnes Memorial Senior Housing
- Filbert Promise

Sources of Funds

- ▶ At least \$4.35M available
- ▶ Local Affordable Housing Funds (Non Measure KK)
 - Affordable Housing Trust Funds
 - HOME Funds
 - Low & Moderate Income Housing Asset Funds
 - Redevelopment Agency Bond Funds

Special NOFA Process Points

- ▶ Please prepare a complete new application that may include both:
 - Sections that remain as they were when submitted pursuant to the 2019–2020 NOFA
 - Sections that are updated
- ▶ Note on the Application Checklist sections that remain Unchanged (“U”) and those that are New (“N”)

Special NOFA Process Points

Application Checklist Excerpt:

HOUSING DEVELOPMENT FINANCING APPLICATION CHECKLIST

Please include this checklist as the Table of Contents for your Application.

PLEASE IDENTIFY IN COLUMN 'B' BELOW IF THE ITEM LISTED IS NEW INFORMATION SINCE THE APPLICATION SUBMITTED ON SEPTEMBER 27, 2019 BY MARKING "N" OR IF IT IS UNCHANGED FROM THE SEPTEMBER 27, 2019 SUBMITTAL, THEN MARK "U"

Applicant: _____

Project: _____

Project Address: _____

	A	B	FOR CITY USE	
ITEMS TO BE SUBMITTED (in separately tabbed sections)	Check if Enclosed	New (N) or Unchanged (U)?	Date Rec'd	Complete Y/N
SUMMARY INFORMATION				
1. Cover Letter/Narrative Description				
2. Self-Scoring Worksheet				
3. City Application Form				
THRESHOLD INFORMATION				
4. Community Outreach Plan and Activities				
5. Evidence of Demand or Market Study				

Special NOFA Process Points

Submitting the Application During Shelter In Place Order

For this application round, all applications must be submitted via thumb drive and hand delivered to:

250 Frank Ogawa Plaza – GROUND FLOOR LOBBY

Thursday, May 28, 2020 – Between 1:00 and 4:00 pm

New Construction 2020 Pipeline NOFA Priorities Remain the Same as 2019–2020 NOFA

- ▶ Project readiness.
- ▶ Projects targeting people experiencing homelessness and Permanent Supportive Housing.

What Else Remains the Same?

- ▶ Affordability Targets
- ▶ Scoring Criteria
- ▶ Loan Terms
- ▶ Underwriting Guidelines
- ▶ Developer Fees
- ▶ Reserve Requirements

What is Different?

- ▶ The Oakland Housing Authority may, but is not able to commit to sending a Letter of Invitation to request Section 8 PBV upon award of City funding.
- ▶ OHA is unable to commit to providing Section 8 Project Based Vouchers.

What is Different?

- ▶ Reference to Fair Chance Access to Housing Ordinance, adopted February 4, 2020
- ▶ Certifications include additional Conflict of Interest provisions.

Questions & Answers

**Thank You
&
Good Luck**