

**City of Oakland, Housing & Community Development**  
**Notice of Funding Availability New Construction 2023 - NOFA**  
**Questions & Answers, Response #3 (3/9/23)**

**Q1:** Where would we be able to find information regarding Oakland utility tariffs and average energy consumption?

**A1:** Please refer to the HUD Utility Model Tariff Template located on the City's NOFA website. <https://www.oaklandca.gov/resources/2023-24-new-construction-of-multifamily-rental-affordable-housing-notice-of-funding-availability-nofa>. These figures can be used for the utility allowance schedule.

**Q2:** Would our final HUD 52667 form differ among projects given that we would all be using the same base information from OHA?

**A2:** The HUD Utility Model will produce identical results for different projects if the assumptions for building type and utility type are the same. It will produce different results from OHA's Utility Allowance schedule, which uses a different method for estimating utility costs. The HUD Utility Model's cost estimates appear to be roughly \$75 more per unit per month.

**Q3:** Should our final workbook Hud Utility Model calculations match the one given in CDS?

**A3:** Yes, the HUD Utility Model calculations should match your online application and need to be entered directly into your financial proforma that you upload to CDS.

**Q4:** Where can I find the worksheet for the Replacement Unit Analysis for 2023 New Construction NOFA Application and Instructions?

**A4:** You can find the information for the Replacement Unit Analyses Information in the City's NOFA Instructions - <https://cao-94612.s3.amazonaws.com/documents/2023-New-Construction-NOFA-Application-and-Instructions-Final-2.1.23.pdf>. The Replacement Unit Analysis worksheet is built directly into CDS. You would need to answer the questions and enter the data in your CDS online application.

**Q5:** Do we need to fill out the TCAC application/"Attachment 40" for either 4% or 9% credits and provide that documentation with our application?

**A5:** Yes, per the NOFA Instructions upload all documentation describing how the project is strategically positioned to successfully compete for State funding resources, including funding from the CA Debt Limit Allocation Committee and Department of Housing and Community Development. If applicant is pursuing 4% tax credits, submit a completed Form 40 from your TCAC application (<https://www.treasurer.ca.gov/ctcac/2023/attachment-40.xlsx>) that shows the calculation tiebreaker score.