

2024 - 2025 New Construction NOFA Awards (and Pipeline) as of July 28, 2025

Rank	Score	Applicant	Project Name	Project Address	Council District	Affordable Units	*Homeless/ Special Needs Units	Previous City HCD Funding Awarded	Current NOFA Requested	Current NOFA Awarded**	Remaining Funds***	Includes Emerging Developer
Oakland Housing Authority Set-Aside Pool (\$15 million)											\$15,000,000	
OHA-1	123	Mandela Station Affordable LP	Mandela Station Affordable	1451 7th Street	3	238	60	\$18,000,000	\$15,000,000	\$15,000,000	\$.00	Yes
OHA-2	115.25	East Bay Asian Local Development Corporation	285 12th St	285 12th St	2	64	13		\$15,000,000	Move to General Pool		
OHA-3	80	Eden Housing, Inc.	77th and Bancroft	2500 76th Avenue	6	89	0		\$15,000,000	Move to General Pool		
City New Construction General Funding Pool											\$65,579,608	
1	127.00	Eden Housing, Inc.	Liberation Park Residences	7101 Foothill Boulevard	6	118	30		\$29,390,000	\$28,000,000	\$37,579,608	Yes
2	126.25	34SP Development LP	34th & San Pablo (34SP)	3419 - 3431 San Pablo Avenue	3	59	30		\$9,000,000	\$7,000,000	\$30,579,608	No
3	123.70	Mercy Housing California	2125 Telegraph Avenue - The Eliza	2125 Telegraph Avenue	3	96	20	\$1,000,000	\$20,179,632	\$20,000,000	\$10,579,608	No
4	119.75	Satellite Affordable Housing Associates	3135 San Pablo	3135 San Pablo Avenue/967 32nd Stre	3	72	36		\$16,000,000	\$10,500,000	\$79,608	No
5	117.90	Agnes Memorial Housing Partners, LP	Agnes Memorial Senior Apartments	2372 International Blvd	2	59	12		\$14,815,719			No
6	115.25	East Bay Asian Local Development Corporation	285 12th St	285 12th St	2	64	13		\$15,000,000			No
7	110.75	Satellite Affordable Housing Associates	125 E12th Street	125 E12th Street	2	94	19		\$20,400,000			No
8	106.55	Affirmed Housing Group	Brush Street Senior Apartments	2116 Brush Street	3	61	17		\$11,250,000			No
9	103.75	Community Housing Development Corporation	Kingdom Builders Senior Housing	7954 MacArthur Blvd	6	39	10		\$13,100,000			No
10	100.50	Spanish Speaking Unity Council	2700 International	2700-2720 International Blvd, 1409 Mitc	5	74	22	\$16,300,000	\$9,907,000			No
11	99.75	EAH Inc.	500 Lake Park Apartments	500 Lake Park Avenue	2	52	20	\$10,061,000	\$18,710,000			No
12	97.30	2301 Telegraph LP (McCormack Baron Salazar)	2301 Telegraph Avenue	2301 Telegraph Avenue	3	58	29		\$10,000,000			Yes
13	97.25	JKL Building C Housing Partners, L.P. (EBALDC)	430 Broadway Building C	430 Broadway	2	70	14		\$18,500,000			No
14	96.05	Strive Real Estate LLC	Brooklyn Arms Apartments	1433 12th Ave	2	42	10		\$10,391,000			Yes
15	90.25	3751 International Limited Partnership	Villa Fruitvale	3751 International Blvd	5	80	41		\$15,000,000			No
16	89.50	Spanish Speaking Unity Council	2610 International	2610 International Boulevard	5	104	21		\$35,692,000			No
17	90.50	Spanish Speaking Unity Council	East 12th Senior Housing	1221-1223 33rd Ave, E 12th St, 3251 Ir	5	67	14		\$18,709,000			No
18	85.75	Community Housing Development Corporation	Joshua Senior Housing	793 West Grand Ave	3	70	18		\$15,002,000			No
19	80.00	Eden Housing, Inc.	77th and Bancroft	2500 76th Avenue	6	89	0		\$15,000,000			Yes
20	78.50	Spanish Speaking Unity Council	3073 International Boulevard	3073 International	5	57	12		\$22,799,500			No
21	67.50	The Unity Council	111 Fairmount	111 Fairmount Avenue	3	91	19		\$38,543,126			No
22	56.25	The Related Companies of California, LLC	430 Broadway Building A	430 Broadway	2	64	13		\$15,000,000			No
23	55.25	The Related Companies of California, LLC	430 Broadway Building B	430 Broadway	2	56	11		\$17,000,000			No
SUBTOTAL APPLICATIONS						1874	491	\$45,361,000	\$424,388,977	\$80,500,000		
TOTAL AWARDED THIS NOFA						583	176					
UNFUNDED PIPELINE						1291	315					

* The Homeless/Special Needs Units count includes Permanent Supportive Housing (PSH) and non-PSH units.

** Per the NC NOFA issued September 23, 2024. Additional funding awards may be made through this pipeline as funds become available at City staff discretion. Additional funding awards will be made based on funding available versus requested, project readiness to proceed, and scoring.

*** Funding for the New Construction NOFA includes \$55,279,608 authorized by City Council on September 17, 2024, \$15,800,000 in funding from expired/rescinded New Construction NOFA commitments, and \$9,500,000 in additional Measure U funding allocated in December 2024.

**** Brush Street Senior Apartments project has been withdrawn from the pipeline, effective May 12, 2025.