



## City of Oakland Acquisition and Conversion to Affordable Housing (ACAH) Program Frequently Asked Questions (FAQ)

*As of January 15, 2026*

This FAQ compiles questions received to date regarding the City of Oakland / Housing Accelerator Fund (HAF) Acquisition and Conversion to Affordable Housing (ACAH) Program [Notice of Funding Availability \(NOFA\)](#) released on December 19, 2025. This FAQ is intended to provide clarity to prospective applicants and stakeholders. Responses reflect current program guidance and are subject to City and HAF discretion.

### 1. Is there an application deadline for the 2025 ACAH NOFA?

No—there is no application deadline because it is a rolling NOFA; however, we do encourage you to submit your application as soon as you are able to provide all the application information requested in Exhibit B or Exhibit C (as appropriate). The review and process will work as follows:

- Starting January 9, 2026, applications will be accepted on a rolling basis and reviewed and approved by HAF and HCD staff in the order they are received until all funds are committed, with the exception that multiple applications submitted within five (5) business days of each other will be scored and ranked as a group according to the scoring criteria described in Section III of the NOFA.
- The first window for competitive scoring of applications will begin at 9:00am on Friday January 9th, and end 4:59pm on Friday, January 16th. All applications received within that window will be scored and ranked as a batch. Note: there is no competitive advantage to submitting an application earlier versus later in that 5-day window, so long as the application is received during the 5-day period.
- Applications received after 4:59 pm on Friday, January 16th will be reviewed on a rolling basis and will be awarded until all funds are expended.

### 2. Are existing affordable acquisition/rehabilitation properties with current City of Oakland loans eligible for this tranche of ACAH funding? **[Revised 1/15/26]**

Existing ACAH or other acquisition/rehab projects that HCD has previously funded and now require additional City funds to address a demonstrated funding gap may apply using Exhibit B. HCD will make available up to \$4.5 million of ACAH funding to cover funding gaps for ACAH projects with existing funding commitments and ACAH projects currently under construction due to additional required life safety related improvements and pending substantiation of funding need. A simplified application for these projects is available as Exhibit B to the NOFA. Existing ACAH projects will be evaluated under the following scoring criteria:

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- Readiness. [10] points will be awarded to projects demonstrating readiness (e.g., already in construction or able to commence construction immediately upon receipt of additional ACAH funds).
- Rehabilitation Scope. [5] points will be awarded to projects that will deploy the additional ACAH funding to address these essential construction needs and concerns:
  - Health and safety hazards, an immediate health deficiency, and/or a code violation. [Up to 3 points]
  - Accessibility improvements and/or structural rehabilitation work such as roof replacement, seismic strengthening, foundation, drainage, exterior wall restoration, and/or systems repairs (i.e., HVAC, plumbing, electrical) [up to 2 points]

Tiebreaker: In case of a tie, the City reserves the right to select Projects that are currently under construction or ready to move forward with construction immediately upon receipt of additional ACAH funds.

### **3. Is there a specific pro forma template that applicants must use?**

At this time, there is no required ACAH-specific pro forma template required for either new ACAH applications or existing ACAH applications. Applicants may submit their internal pro forma, provided it clearly reflects all underwriting assumptions and is consistent with ACAH underwriting and program standards.

### **4. Can a for-profit developer apply in partnership with a nonprofit that serves as the Managing General Partner?**

Both for-profit and nonprofit developers are eligible to apply; however, note that applicants must meet the Minimum Borrower Experience Requirements described in the NOFA per Exhibit A - Underwriting and Program Standards.

### **5. How is the \$22 million in ACAH funding allocated across project categories?**

Per the NOFA, of the total \$22 million:

- Approximately \$4.5 million is set aside for existing projects
- Approximately \$6 million is set aside for Community Land Trusts (CLTs) and Limited-Equity Housing Cooperatives (LEHCs)
- The remaining balance is available for other eligible rental projects

Please note that the City reserves the right to allocate funding in the manner it deems most appropriate after reviewing applications across all categories.

### **6. Is preservation of housing for low- and very-low-income artists, artisans, or entrepreneurs considered a priority population?**

No—As described in the NOFA, priority populations include extremely low-income households and vulnerable households, including people with disabilities, families with children, seniors, transition-aged youth, and formerly homeless households.

### **7. Should projects be underwritten using Exhibit A loan terms or HAF loan terms?**

Projects should be underwritten using the loan terms outlined in Exhibit A of the NOFA. These terms are the applicable terms for this ACAH funding opportunity.

**8. For existing LIHTC properties, should underwriting reflect both current operations and future affordability requirements?**

Applicants should ensure that the property meets ACAH threshold requirements for existing projects. Priority scoring criteria—such as having 10% of existing tenants at or below 0–30% AMI—apply to existing tenants as stated in the NOFA. Upon tenant turnover, developers are expected to achieve an average affordability of 80% AMI while maintaining long-term financial sustainability.

**9. What is the anticipated timeline from application submission to funding and closing?**

Application screening, scoring, award announcements and funding commitments are anticipated to be complete no later than within 8–10 weeks of receipt of application (see [Exhibit B](#) and [Exhibit C](#) (“What to Expect After Submission”) for additional details). While the City and HAF understand the urgency of purchase and sale agreement (PSA) timelines and will work to process applications as quickly as possible, actual timelines will depend on application volume and project-specific details. Applicants are encouraged to build extension options into PSAs to account for potential timing contingencies.

**10. How does the two-thirds residential requirement apply to live/work or maker-space projects?**

If a project is entitled as a live/work space and is in conformance with applicable zoning, maker spaces where residents also live are considered residential for purposes of the two-thirds residential requirement. However, any separate commercial space that is not associated with a residential unit is considered non-residential and must be limited to no more than one-third of a project’s total square footage.

**11. Does the City of Oakland Resident/Work Preference Ordinance apply to ACAH projects if the project is not undergoing rehabilitation or minor rehabilitation?**

The City of Oakland outlines its preference requirements for Multifamily Affordable Housing Projects in Oakland Municipal Code Section [§ 15.63.03](#). Per the ordinance, ACAH projects with no rehabilitation component or a rehabilitation with a level of City funding that is less than “25 percent of the project's after-rehabilitated market value” are not subject to the Oakland Live Work Leasing Preference.

**12. For purposes of scoring the two points available under the NOFA scoring criteria for “properties leveraging at least 10% of Total Development Cost from other committed funding sources,” do committed permanent loans (e.g. amortizing permanent debt) count as eligible leverage sources?**

No. To qualify for points in this scoring category, committed funding sources must be in the form of philanthropic debt, philanthropic grants, other soft debt, or sponsor equity (with supporting documentation). Committed permanent loans—including amortizing permanent debt—do **not** count toward meeting the leverage requirement for scoring purposes.

**13. For scoring rubric categories in the NOFA related to tenant income levels, are applicants required to provide tenant income certifications? What if tenant income information is not readily available?**

Yes. To receive points in the scoring rubric under tenant income-related scoring categories, applicants must provide verifiable documentation demonstrating that tenants meet the applicable income requirements and/or qualifying population criteria (e.g., low-income households and/or vulnerable populations). This documentation may be obtained through the seller and/or through direct tenant outreach, but it must be written and sufficiently detailed to support eligibility. If this information does not exist, you cannot count those points in their respective categories.

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*This FAQ will be updated as additional questions are received.*