

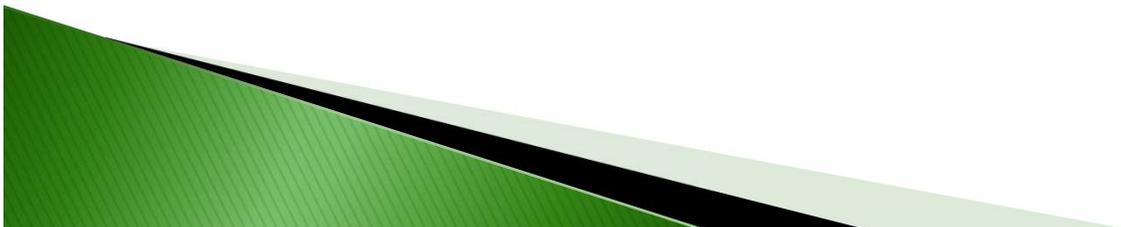


Notice of Funding Availability
New Construction – Rental Affordable Housing
Pre-Application Meeting

Housing and Community Development Department
November 18, 2021

Introduction

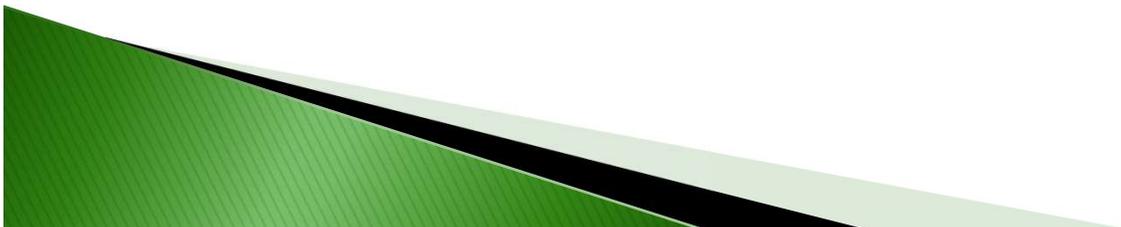
- ▶ Housing & Community Development Department
 - Shola Olatoye – Director
 - Housing Development Services
 - Christia Katz Mulvey – Housing Development Manager
 - Meghan Horl – Housing Development Coordinator
 - Arlecia Durades – Housing Development Coordinator



Overview

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.

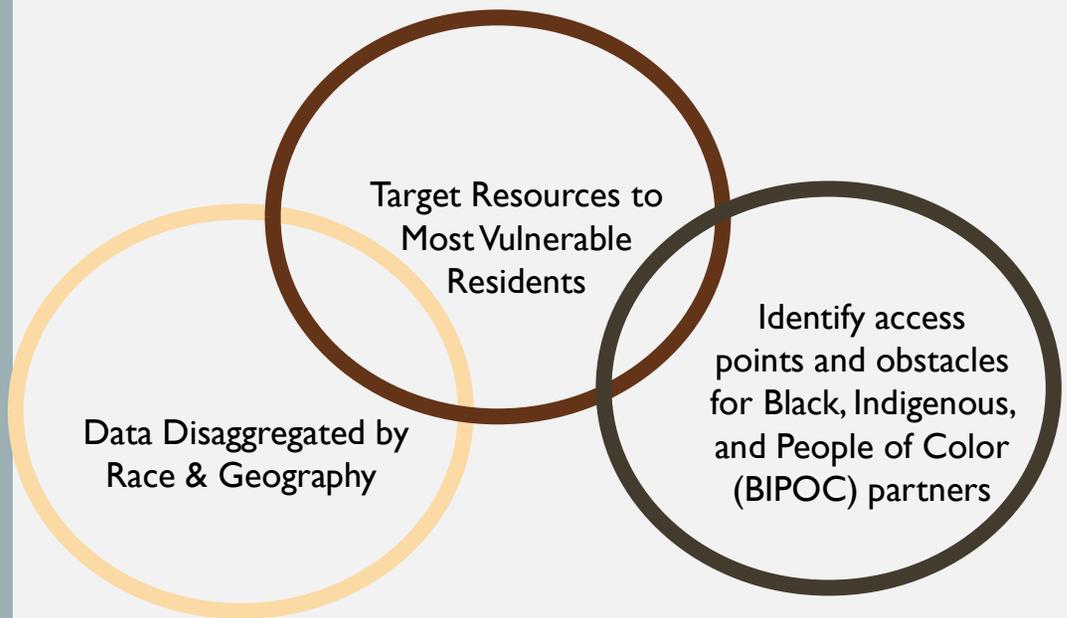
Based on ranking, projects will be recommended for funding to the Oakland City Council.



Timeline

CDS Electronic Application is now “live” and available to accept applications	Tuesday, November 16, 2021
Contact Planning & Zoning	ASAP if CEQA clearance has not yet been provided.
City Data Services Training	Wednesday, December 2, 2021
Last Day to Request Zoning Summary Letter	Monday, December 6, 2021
HCD Office Hours	December 16, 2021
Application Deadline	Friday, January 7, 2022
Staff to present recommendations to CED Committee & seek final approval from Council	March 2022 (in time for State SuperNOFA!)

EQUITY LENS



THREE P APPROACH

Protection

Preservation

Production

PRODUCTION FUNDING

City FY21-23 Biennial Budget 6/24/21	Prior Year Carryforward	FY 21-22 Budget	FY 22-23 Budget
Affordable Housing Impact Fee	230,000	7,644,567	1,202,605
Jobs Housing Impact Fee	1,270,000	3,382,198	2,147,524
Boomerang	2,100,000	4,340,648	6,826,142
HOME	-	2,642,594	2,642,594
HOME-ARP	-	9,627,050	-
Low & Mod Income Housing Asset Fund	1,310,000	-	-
Totals	4,910,000	27,637,057	12,818,865
Total FY 21-22 Budget		32,547,000	

PRODUCTION /PRESERVATION FUNDING

Example of Strategic Action Plan allocations:

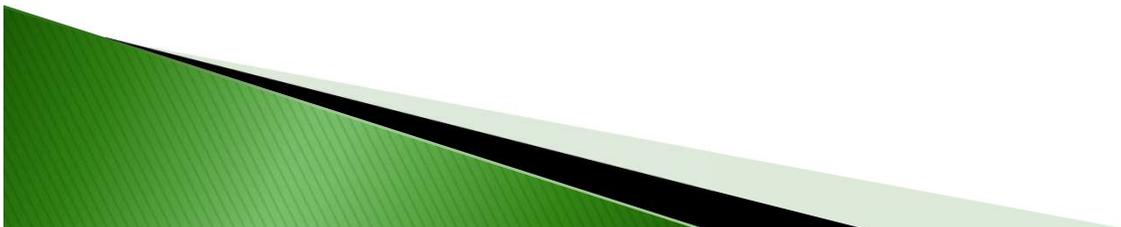
Total Available for Production: \$32,547,000
 Rounded Total: \$32,000,000

Category	% Total	\$ Allocation	Timing
New Construction	50%	16,000,000	NC NOFA -- Winter/Spring 2022
Acquisition/Conversion	35%	11,200,000	ACAH -- Homekey RFP Fall 2021, ACAH NOFA Winter/Spring 2022
Preservation/Rehab	15%	4,800,000	Preservation/Rehab -- Winter/Spring 2022
Total	100%	32,000,000	

Sources of Funds

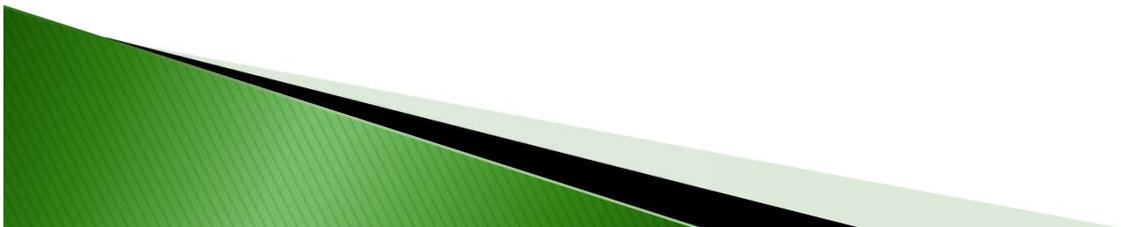
- ▶ Approximately \$15–20M available

- ▶ Local Affordable Housing Funds (Non-Measure KK)
 - Affordable Housing Trust Funds
 - HOME Funds
 - HOME–American Rescue Plan (ARP) Funds
 - Low and Moderate Income Housing Asset Funds
 - Redevelopment Agency Bond Funds
 - Excess Redevelopment Agency Bond Funds



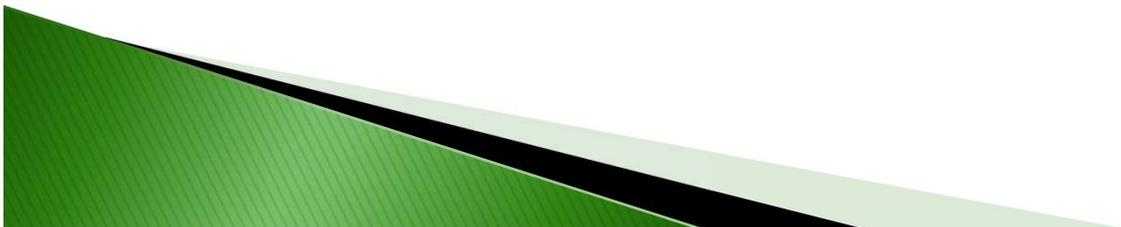
NOFA Priorities

- ▶ Housing projects targeting people experiencing homelessness and extremely low-income households.
- ▶ Project readiness (projects must have entitlements by March 2022).
- ▶ Neighborhoods experiencing displacement and gentrification.
- ▶ "Emerging" developers.



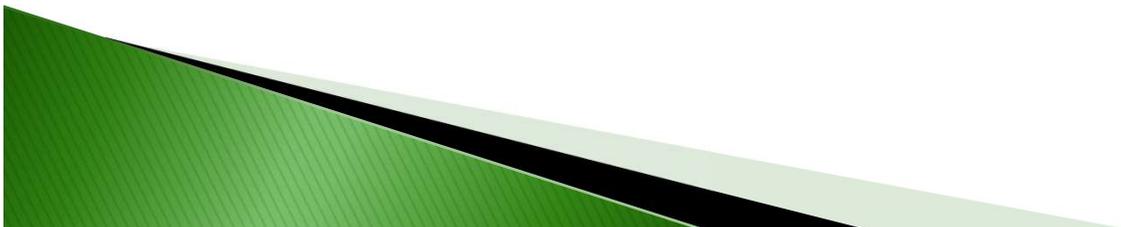
NOFA Process Changes

- ▶ Restricted to new construction of multifamily affordable rental housing development projects only.
- ▶ Two application maximum per sponsor. In the event of a joint application with an emerging developer the joint application will not count towards the lead developer's application limit.
- ▶ Applicant must submit an electronic application via CDS. No paper applications.



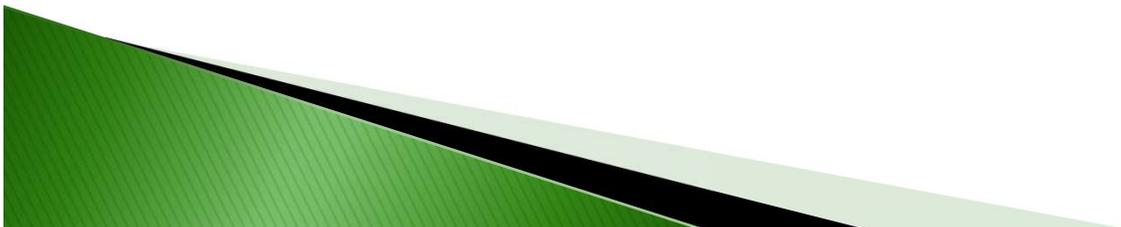
Scoring Changes

- ▶ Geographic Equity – prioritizing areas that are susceptible to/experiencing displacement and gentrification (per Urban Displacement Project)
- ▶ Target Populations – Points increased
- ▶ Developer Experience and Capacity – Points increased – and awarded to projects that include an “emerging developer,” as part of the development team.
- ▶ Note: If the Developer is a joint venture, projects will be scored based on the experience of the lead developer. Points will be awarded if within a joint venture, the less experienced member is allowed first right of refusal to purchase the land and/or building after the 15-year tax credit compliance period.



Requirements & Highlights

- ▶ Timing of the Consolidated Multifamily Housing Super NOFA (AB 434)
- ▶ Project Readiness/CEQA – Entitlements
 - Projects that have received entitlements/CEQA approvals at the time of the NOFA application due date may receive points (no points if projects receive entitlements/CEQA approvals after NOFA due date).
 - Projects will only receive funding approval if entitlements/CEQA approval is received by date recommendations are considered by City Council.
- ▶ NEPA Caution on Choice – limiting actions



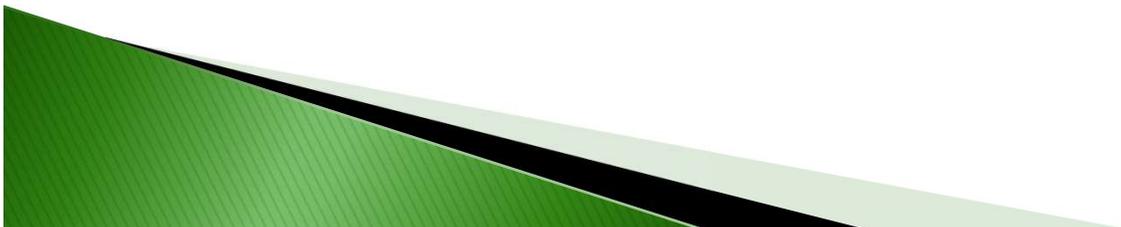
Requirements & Highlights (cont'd)

- ▶ Replacement Reserve Requirement (2021)
 - \$500 per unit.
- ▶ Operating Reserve
 - An upfront capitalized operating reserve is required in an amount equal to at least three months of estimated operating expenses and must-pay debt service under stabilized occupancy.
- ▶ Maximum Developer Fee
 - Per TCAC maximum limits for tax credit projects.
- ▶ New Financial Model
 - Updated to align with the new NOFA guidelines and calculations.



Requirements & Highlights (con't)

- ▶ Utility Allowance is based on HUD Utility Schedule Model (not new, just emphasizing).
- ▶ Affordability targets:
 - Rental Threshold: 20% of Units at 30% AMI.
 - Note: Project-based subsidy is not guaranteed from the Oakland Housing Authority in this NOFA round.
- ▶ Substantially incomplete applications may be rejected.



Planning Requirements

Edward Manasse

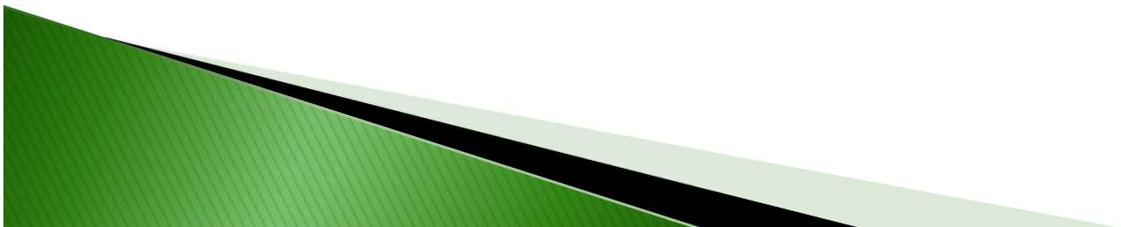
Development Planning Manager

City of Oakland

Robert Merkamp

Bureau of Planning, Zoning Manager

City of Oakland



City Contracting Requirements

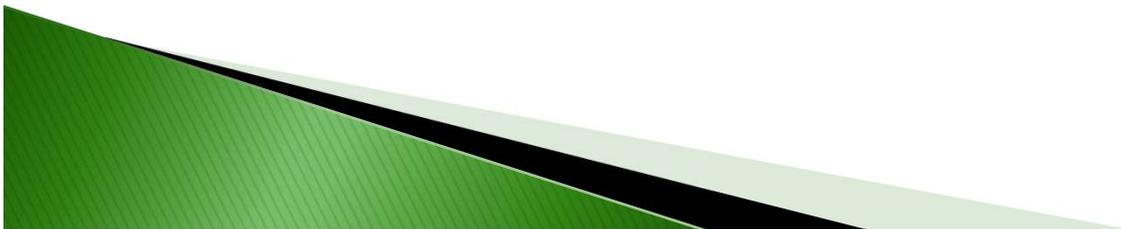
Deborah Barnes

Director, Workplace and Employment Standards

Shelley Darensburg

Supervisor, Contract Compliance

City of Oakland



Other City Departments

Heather Klein

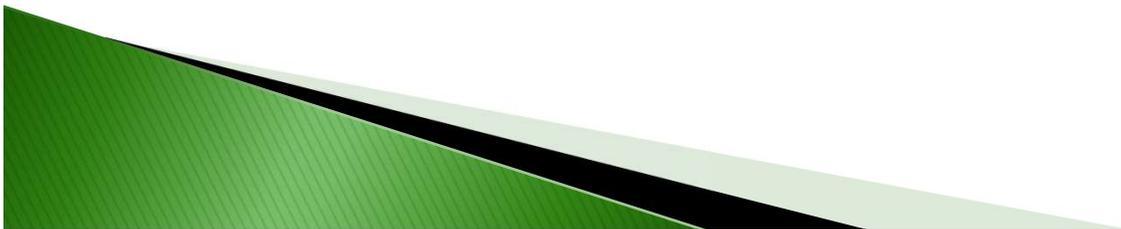
Planner, Planning & Building Department

Shayna Hirshfield-Gold

Program Analyst, Oakland Public Works – Environmental
Services

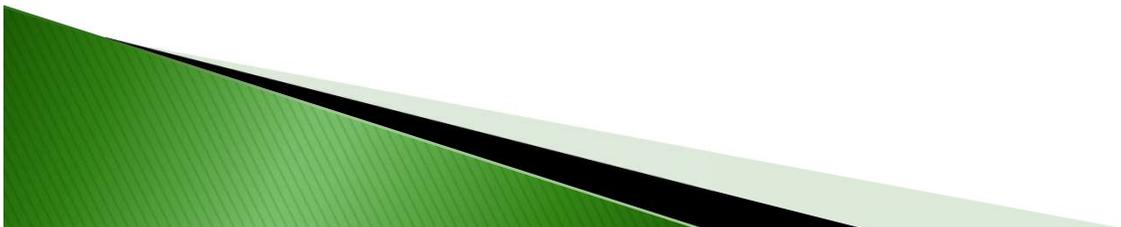
Kristen Zaremba

Program Analyst, Economics & Workforce Development

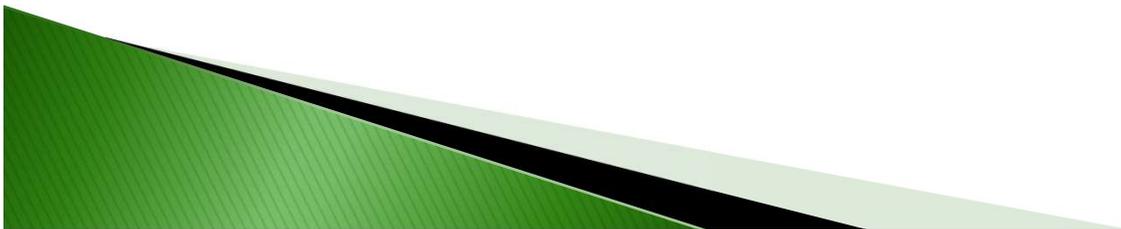


Oakland Housing Authority

Michelle Hasan
Director of Leased Housing
Oakland Housing Authority



Questions & Answers



Thank You
&
Good Luck

