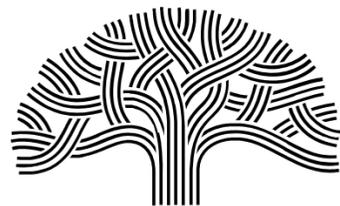


2023 New Construction Notice Of Funding Availability (NOFA) Stakeholder Listening Session

Housing Development Services
Department of Housing & Community Development

January 11, 2023



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Agenda

- Welcome & Introductions
- NOFA Overview
- Timeline & Process
- Proposed Changes
- Stakeholder Feedback
- Q & A



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Welcome & Introductions

Christia Katz Mulvey,
Housing Development Services Manager

Arlecia Durades, Housing Development Coordinator
& New Construction Program Manager

Meghan Horl, Housing Development Coordinator
& ACAH NOFA Program Manager



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NOFA Overview

- Competitive application process for awarding City of Oakland funds for development of affordable housing
- Based on ranking, projects are recommended for funding to City Council for approval



Longfellow Corner (RCD)

NOFA Timeline

- NOFA estimated release date: January 31, 2023
- Pre-Bidder's Meeting date: February 2, 2023
- City of Oakland HCD Office Hours: February 9, 2023
- NOFA application deadline: March 31, 2023, at 5 p.m.
- Staff recommendations to CED Committee & final approval from Council: Est. May 2023 (in time for the State Super NOFA)

Q&A Email #1 – due February 9th

Q&A Email #2 – due February 23rd

Q&A Email #3 – due March 10th



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Program & Priorities

- At least **\$13M** in funding projected for the new construction of affordable multifamily rental housing (including permanent supportive housing projects).
- HCD Staff is currently engaged in its biennial budget process, and a bond spending plan for the \$350 million in affordable housing funding (Bond Measure U) approved by voters in November.
- Restricted to new construction of multifamily affordable rental housing development projects only.
- City of Oakland HCDD - 3P's (**Protection**, **Preservation**, and **Production**)



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Proposed Changes for 2023

- One application per sponsor. An additional application is allowed (for a total of two applications maximum) in partnering with an **emerging developer**.
- There may be **scoring changes** to align with State funding guidelines.
- Refining the emerging developer language to allow **more opportunity** for less experienced developers to qualify and to incentivize experienced developers to joint venture with emerging developers.



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2700 International (The Unity Council)

NOFA Feedback

- What changes would you like to see to help strengthen the City's New Construction NOFA?
- What are key challenges you face with the NOFA application?
- How can we improve this program?



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LEARN MORE

Please visit our website to find the latest information about the City's New Construction NOFA application, guidelines, and resources:

<https://www.oaklandca.gov/departments/departments-of-housing-and-community-development>

Contact: Arlecia Durades at adurades@oaklandca.gov

Q & A



Agnes Memorial (Related Co)