

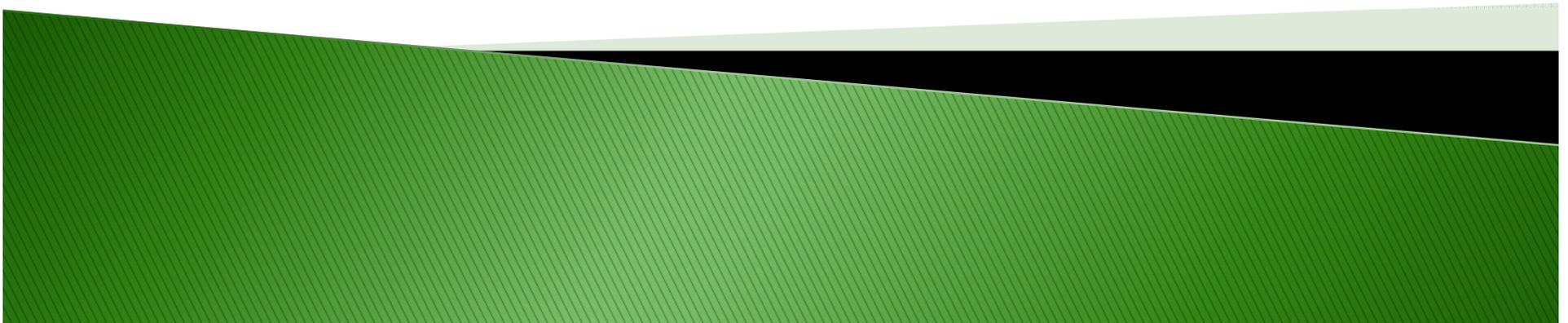


CITY OF OAKLAND

Notice of Funding Availability Pre-Application Meeting

Housing and Community Development Department

August 22, 2019



Introduction

- ▶ Housing & Community Development Department

- Maryann Leshin– Deputy Director

- Housing Development Services

- Norma Thompson – Acting Housing Development Manager

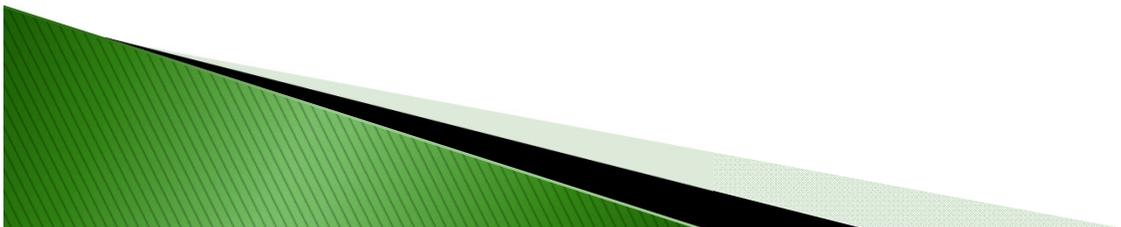
- Christia Mulvey – Housing Development Coordinator

- Meghan Horl– Housing Development Coordinator

- Everett Cleveland Jr. – Housing Development Coordinator

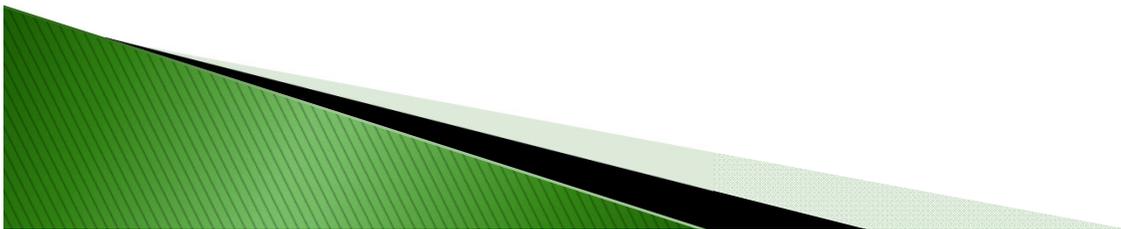
- Ahmed Conde – Housing Development Coordinator

- Brian Warwick – Housing Development Coordinator



Planning Requirements

Catherine Payne
Acting Development Planning Manager
City of Oakland



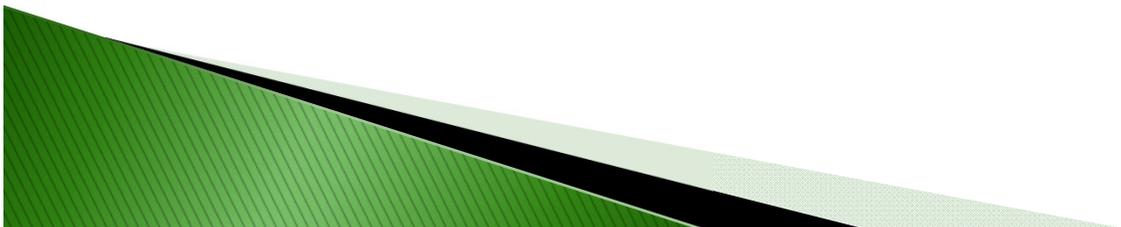
Project Based Section 8

Michelle Hasan

Director of Leased Housing
Oakland Housing Authority

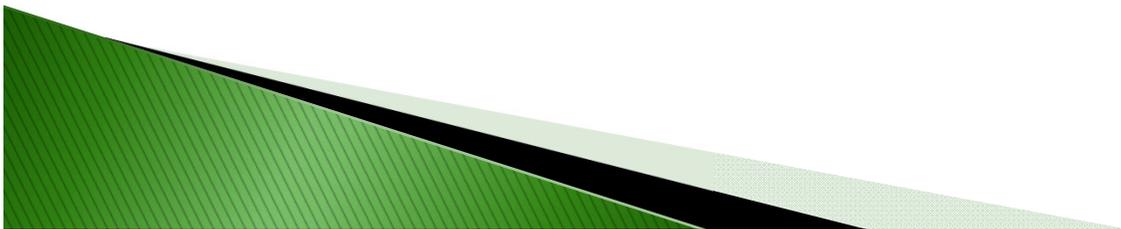
Ahmed Karimi

Senior Management Analyst
Oakland Housing Authority



City Contracting Requirements

Shelley Darensburg
Senior Contract Compliance Officer
City of Oakland

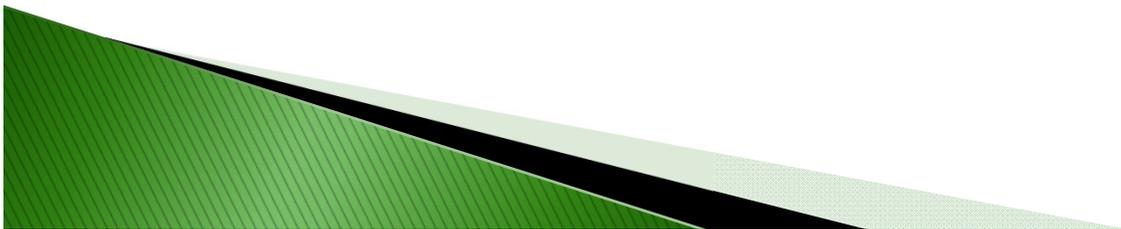


Permanent Supportive Housing

Marc Trotz

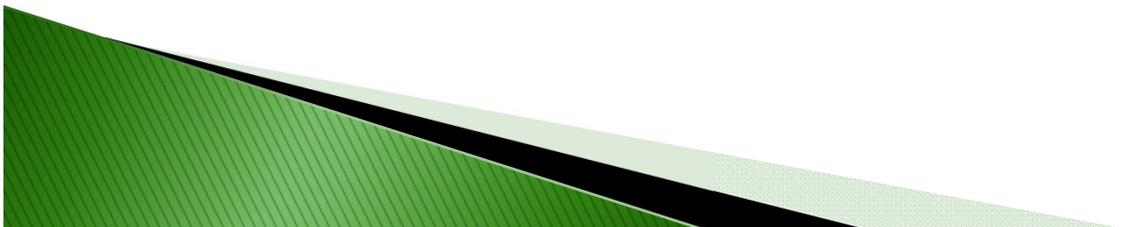
Consultant

Alameda County Health Services Agency



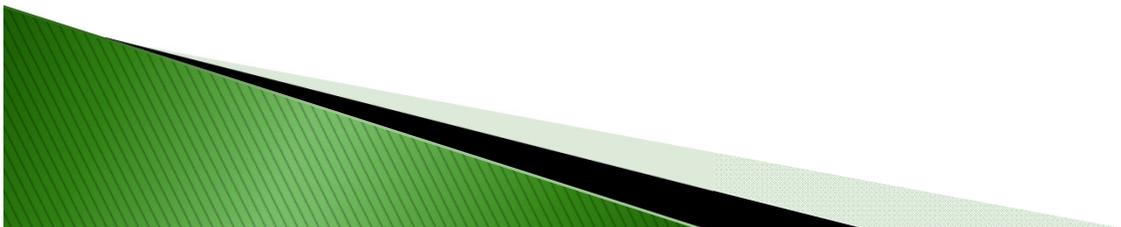
Overview

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. Projects will be reviewed for feasibility and scored based on criteria in each NOFA. Based on ranking, projects will be recommended for funding to the Oakland City Council.



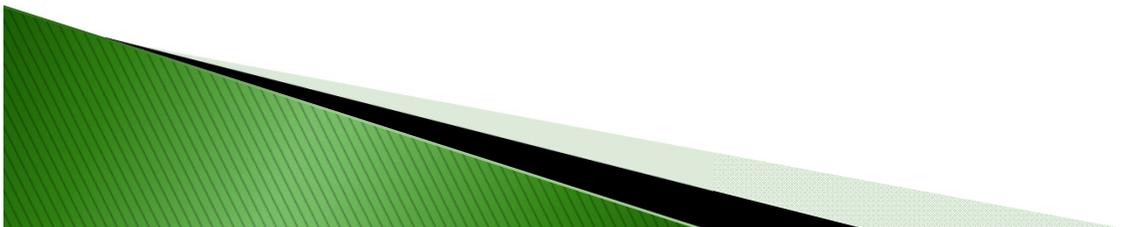
Timeline

Meet with Planning & Zoning	ASAP if additional CEQA work may be required
Last Day to Request Zoning Summary Letter (New Construction)	Friday August 30, 2019
Application Deadline	Friday September 27, 2019
Staff to present recommendations to CED Committee	January 2020
Staff seeks final approval from Oakland City Council	January 2020



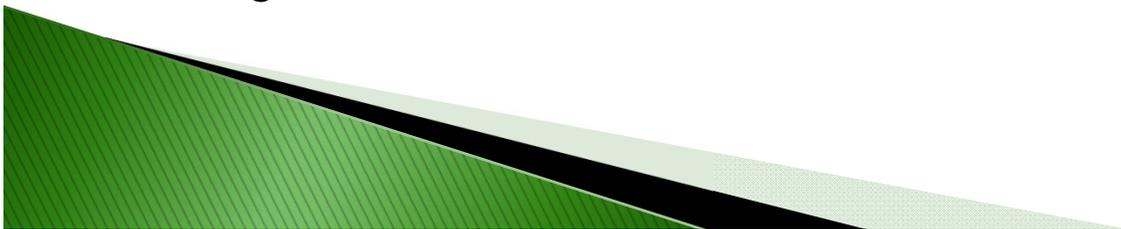
New Construction Sources of Funds

- ▶ At least \$13M available
- ▶ Local Affordable Housing Funds (Non Measure KK)
 - Affordable Housing Trust Funds
 - HOME Funds
 - Low & Moderate Income Housing Asset Funds
 - Redevelopment Agency Bond Funds



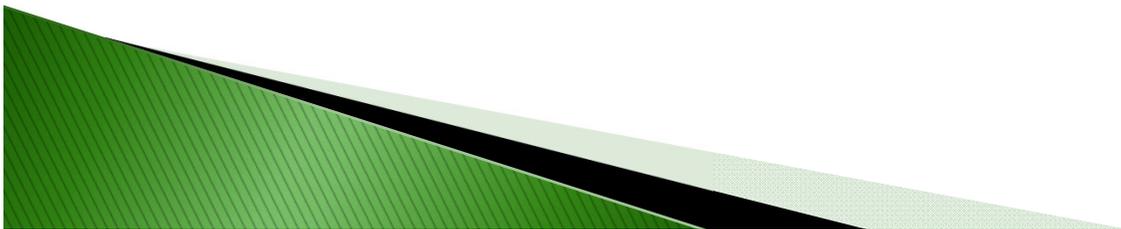
New Construction NOFA Process Changes

- ▶ Two applications per sponsor allowed.
- ▶ Restricted to existing City of Oakland HCD pipeline projects.
- ▶ One original of a complete application with one flash drive.
- ▶ Substantially incomplete applications may be rejected.



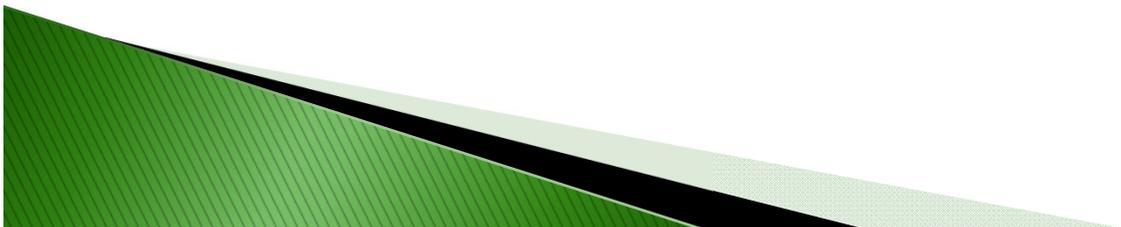
New Construction NOFA Priorities

- ▶ Project readiness.
- ▶ Projects targeting people experiencing homelessness and Permanent Supportive Housing.



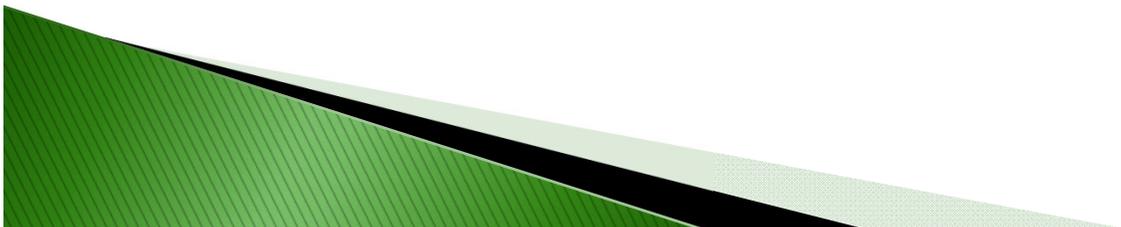
New Construction – NOFA Requirements & Highlights

- ▶ Everyone Home Property Management Guidelines.
- ▶ City of Oakland Preference Policy should be reflected in the marketing and management plans.



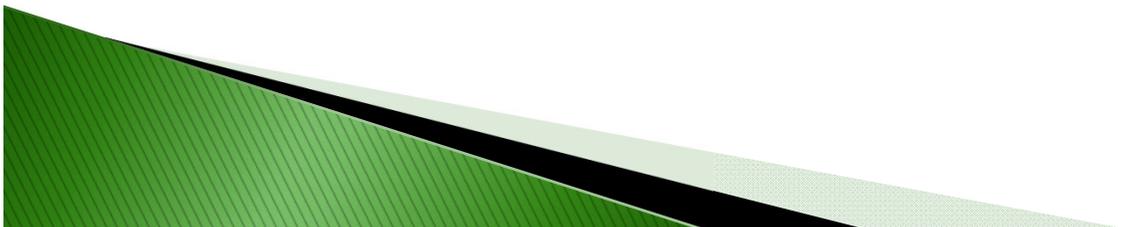
New Construction – NOFA Requirements & Highlights

- ▶ Replacement Reserve Requirement (2019)
 - \$500 per unit.
- ▶ Maximum Developer Fee
 - Per TCAC maximum limits for tax credit projects.
 - Per unit thresholds for non-tax credit projects.



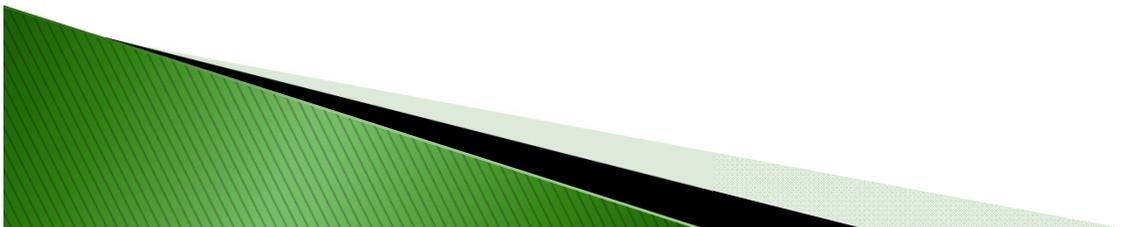
New Construction Affordability Targeting

- ▶ Utility Allowance is based on HUD Utility Schedule Model (not new, just emphasizing).
- ▶ Affordability targets:
 - Rental Threshold: 20% of Units at 30% AMI.
 - Ownership: Points for units earning less than 80% AMI.



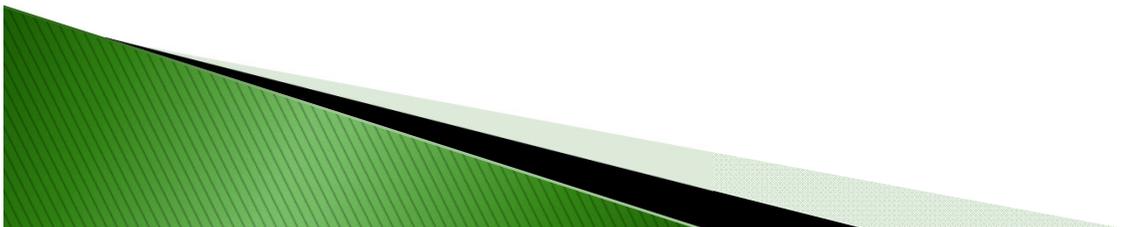
New Construction Scoring Changes

- ▶ Readiness Points
 - Standard has changed
- ▶ Education Quality
 - Standard has changed
- ▶ Income Targeting/Permanent Supportive Housing:
 - Points increased.
- ▶ Bonus Points.



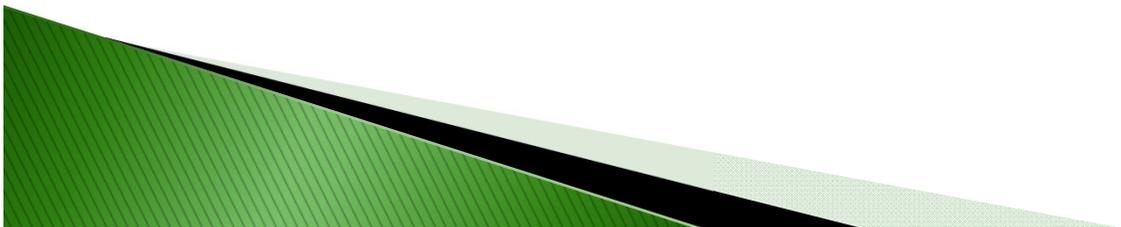
Acquisition, Rehabilitation, and Preservation NOFA – Source of Funds

- ▶ Approximately \$15M available
- ▶ Measure KK targeting thresholds
 - Overall funding expenditures by City must meet threshold requirements
 - Each project does not have to meet thresholds
 - This may influence final funding decisions



Acquisition, Rehabilitation, and Preservation NOFA – Process Changes

- ▶ Two applications per sponsor allowed.
- ▶ Open to pipeline projects and new proposals.
- ▶ One original of a complete application with one flash drive.
- ▶ Substantially incomplete applications may be rejected.



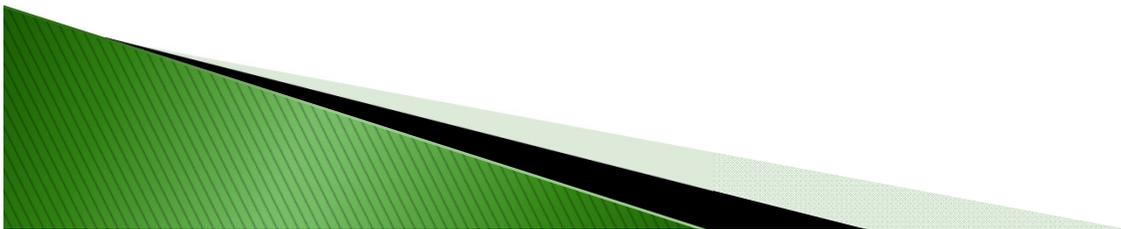
Acquisition, Rehabilitation, and Preservation NOFA – Priorities

- ▶ Housing projects where tenants are at risk of displacement.
- ▶ Projects targeting people experiencing homelessness and Permanent Supportive Housing.
- ▶ Conversion of market rate housing to affordable housing.
- ▶ Project Readiness.



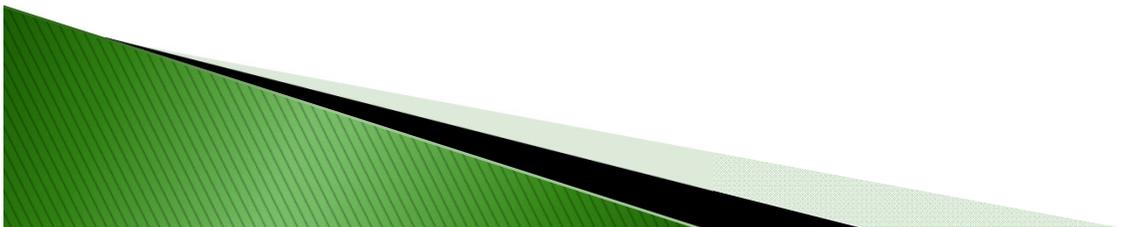
Acquisition, Rehabilitation, and Preservation NOFA –Requirements & Highlights

- ▶ EveryOne Home Management Guidelines
- ▶ City of Oakland Preference Policy
- ▶ Replacement Reserve Requirement
- ▶ Maximum Developer Fee



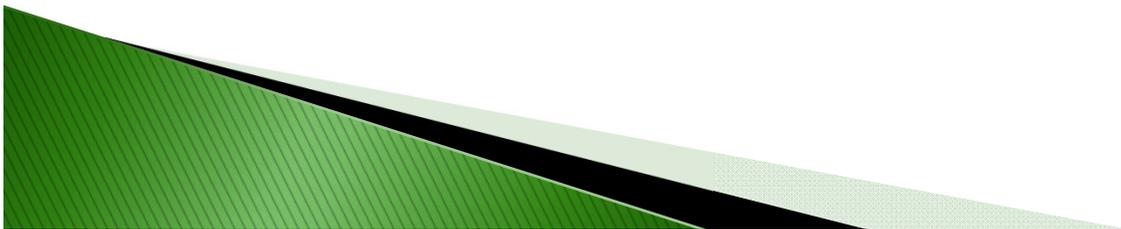
Acquisition, Rehabilitation, and Preservation NOFA –Requirements & Highlights

- ▶ Readiness Points
 - Standard has changed
- ▶ Displacement Prevention
 - Standard has changed
- ▶ Education Quality
 - Standard has changed
- ▶ Income Targeting/Permanent Supportive Housing:
 - Points increased and scored per Measure KK standards .
- ▶ Bonus Points



Planning Requirements

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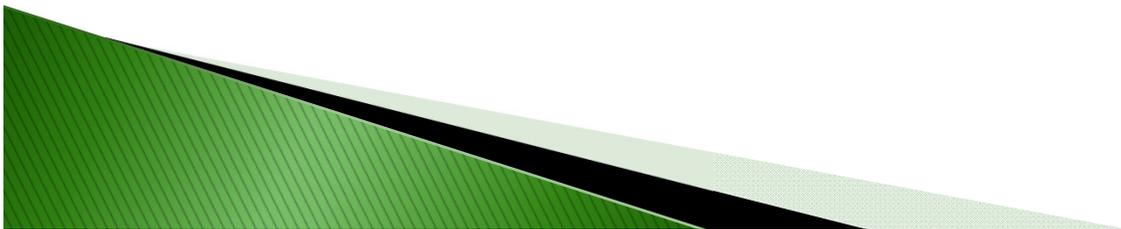
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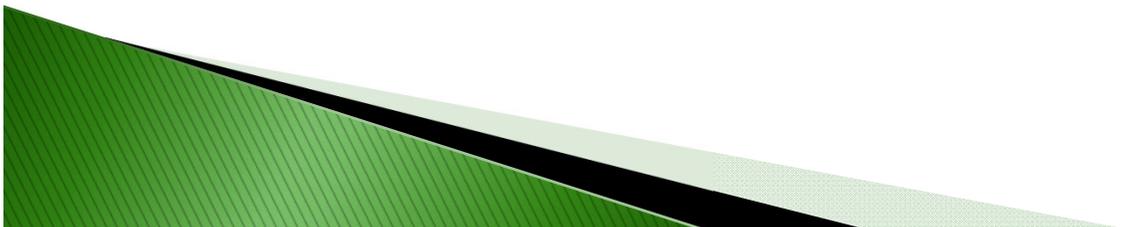
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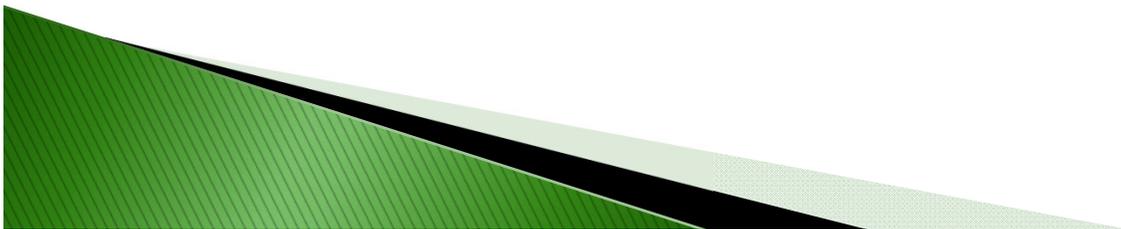


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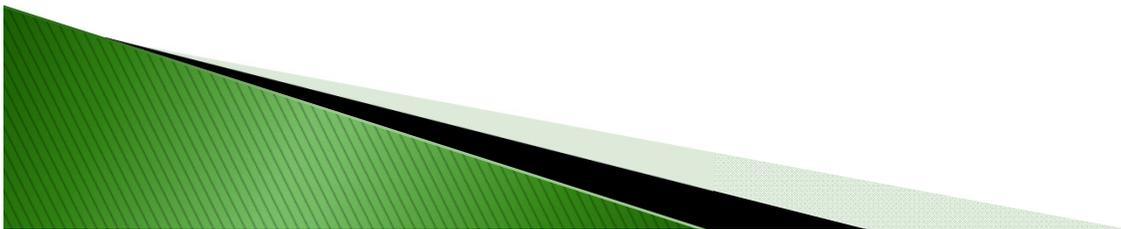
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Questions & Answers



Thank You
&
Good Luck

