

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

Deputy City Attorney

2016 APR 7 PM 3:10  
OAKLAND CITY COUNCILRESOLUTION No. 86124 - C.M.S.

**RESOLUTION AMENDING RESOLUTION NOS. 81961 AND 82989 C.M.S. TO INCREASE INCOME LIMITS FOR HOUSEHOLDS PARTICIPATING IN THE FIRST-TIME HOMEBUYER MORTGAGE ASSISTANCE PROGRAM FROM 100% OF AREA MEDIAN INCOME TO 120% OF AREA MEDIAN INCOME, AND MODIFY THE CORRESPONDING CALCULATION FOR THE PURCHASE PRICE LIMIT, AND AUTHORIZING THE TRANSFER OF \$800,000 TO THE PROGRAM FROM THE AFFORDABLE HOUSING TRUST FUND**

**WHEREAS**, under program guidelines adopted by Resolution No. 81961 C.M.S., the Mortgage Assistance Program ("MAP") for first-time homebuyers assists low and moderate income homebuyers with incomes at or below 100 percent of area median income to purchase market rate housing in Oakland by providing deferred loans that bridge the affordability gap and provide homeownership opportunities; and

**WHEREAS**, under program guidelines adopted by Resolution No. 82989 C.M.S., the maximum allowable purchase price limit is set at an amount equal to a sales price that is affordable to households earning 100 percent of area median income; and

**WHEREAS**, Council wishes to allow the MAP to assist first-time homebuyers with incomes at or below 120 percent of area median income; and

**WHEREAS**, Oakland's median sales price has exceeded the purchasing capacity of households whose incomes are at or below 120 percent of area median income; and

**WHEREAS**, on September 1, 2015, the City of Oakland issued a Notice of Funding Availability ("NOFA") soliciting applications for funding for affordable housing developments; and

**WHEREAS**, there were no applications to provide affordable homeownership opportunities; and

**WHEREAS**, the MAP has no permanent source of funding since the dissolution of the Redevelopment Agency on February 1, 2012, and utilizes program income in order to originate loans; and

**WHEREAS**, there is greater demand for the program than funding available, and current funds for the MAP are fully committed; and

**WHEREAS**, additional funds will provide assistance to a minimum of 20 new low and moderate income homebuyers; and

**WHEREAS**, Council is considering an ordinance that would permit the use of that portion of the Affordable Housing Trust Fund that comes from funds distributed to the City as a taxing entity under the redevelopment dissolution laws to be used for mortgage assistance to households with incomes at or below 120 percent of area median income; and

**WHEREAS**, there are sufficient funds in the Affordable Housing Trust Fund from funds distributed to the City as a taxing entity under the redevelopment dissolution law to cover the transfer of funds authorized by this Resolution; now, therefore, be it

**RESOLVED:** That the City Council authorizes the transfer of \$800,000 from the Affordable Housing Trust Fund (1870), Housing and Community Development Organization (89929), from Housing Development Project (P435210) to the Affordable Housing Trust Fund (1870), Housing and Community Development Organization (89929) First Time Homebuyer Program Project (P489520 ); and be it

**FURTHER RESOLVED:** That such transfer shall be contingent on passage of an ordinance that would permit the Affordable Housing Trust Fund to be used for mortgage assistance to households with incomes at or below 120 percent of area median income; and be it

**FURTHER RESOLVED:** That the City Council hereby amends Resolution No. 81961 C.M.S to modify the program guidelines for the MAP to increase the maximum eligible income limit to 120 percent of area median income; and be it

**FURTHER RESOLVED:** That the City Council hereby amends Resolution No. 82989 C.M.S and approves a modification to the program guidelines for the MAP to set the maximum allowable purchase limit at an amount equal to a sales price that is affordable for households earning 120 percent of area median income; and be it

**FURTHER RESOLVED:** That the City Council hereby appoints the City Administrator and his or her designee as agent of the City to take any actions necessary to execute documents, administer the Mortgage Assistance Program and take any other necessary actions consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, APR 19 2016

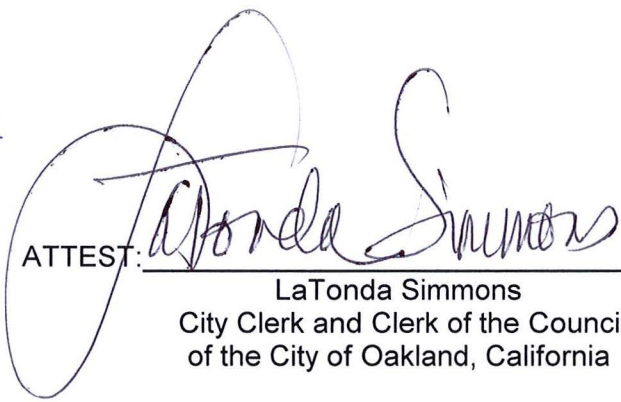
**PASSED BY THE FOLLOWING VOTE:**

AYES- ~~BROOKS~~, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, ~~KAPLAN~~, REID, and PRESIDENT GIBSON MCELHANEY - 6

NOES- 0

ABSENT- 0

ABSTENTION- Brooks, Kaplan - 2

ATTEST:   
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California