

2008 FEB 13 PM 3:20



Agency Counsel

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**

RESOLUTION NO. 2008-0019 C.M.S.

A RESOLUTION AMENDING RESOLUTIONS NO. 2006-0029 AND 2007-0029 C.M.S. TO INCREASE THE AMOUNT OF AN AFFORDABLE HOUSING DEVELOPMENT LOAN TO FHP HOUSING ASSOCIATES FOR THE FOOTHILL PLAZA RENTAL PROJECT LOCATED AT 6311 FOOTHILL BOULEVARD BY \$1,300,000 FOR A TOTAL LOAN AMOUNT OF \$2,910,000, AND TO EXTEND FOR 12 MONTHS THE TIME FUNDS ARE RESERVED FOR THE PROJECT

WHEREAS, Resolution No. 2006-0029 C.M.S. dated March 7, 2006, authorized an affordable housing development loan in an amount not to exceed \$1,610,000 to Oakland Community Housing, Inc. for the Foothill Plaza Rental Project (the "Project"), a 54 unit housing project located at 6311 Foothill Boulevard in the City of Oakland; and

WHEREAS, FHP Housing Associates (the "Developer") assumed the role of developer from Oakland Community Housing, Inc.; and

WHEREAS, the Resolution stated that the loan is contingent on Developer's success in securing commitments for full Project funding, or other assurances of adequate Project funding from the Agency Administrator or his or her designee deems sufficient, within twelve months from the date of the Resolution; and

WHEREAS, Resolution No. 2007-0029 C.M.S. extended this time until March 20, 2008; and

WHEREAS, the Developer did not receive MHP funding and based on an updated project needs assessment report determined that project costs significantly increased over the original budget proposal in the response to the September 12, 2005 NOFA; and

WHEREAS, on August 17, 2007, the Redevelopment Agency and the City of Oakland jointly issued a Notice of Funding Availability ("NOFA") soliciting applications for funding for affordable housing developments; and

WHEREAS, the Developer submitted a request under the current NOFA for additional loan funds of \$1,300,000 to cover a portion of the project cost increases and

extend the Agency's existing funding reservation for the \$1,610,000 loan until September 20, 2009; and

WHEREAS, no other reasonable means of private or commercial financing of the Project at the same level of affordability and quantity are reasonably available to the Developer other than the Low and Moderate Income Housing Fund; and

WHEREAS, funds are available from the 2000 Affordable Housing Bond Fund and the 2006T Affordable Housing Bond Fund; now therefore, be it

RESOLVED: That Resolution No. 2006-0029 C.M.S. is hereby amended to increase the amount of the loan by \$1,300,000 to a total loan amount not to exceed \$2,910,000; and be it

FURTHER RESOLVED: That \$504,352 is allocated from the 2000 Affordable Housing Set-Aside Bond Fund (9583), Housing Development Organization (88929), 2000 Housing Bond Project (P151710) for a portion of the increased loan amount; and be it

FURTHER RESOLVED: That \$795,648 is allocated from 2006T Affordable Housing Set-Aside Bond Fund (9584), Housing Development Organization (88929), 2006T Housing Bond Project (L290410) for the remaining portion of the increased loan amount; and be it

FURTHER RESOLVED: That the loan as increased shall be subject to the same terms and conditions as those set forth in the original authorizing resolution as amended; and be it

FURTHER RESOLVED: That the Agency hereby amends Resolution No. 2007-0029 C.M.S., to provide that the loan as increased is contingent on Developer's success in securing commitments for full Project funding, or other assurances of adequate Project funding the Agency Administrator or his or her designee deems sufficient, by March 20, 2009.

IN AGENCY, OAKLAND, CALIFORNIA, MAR 4 2008, 2008

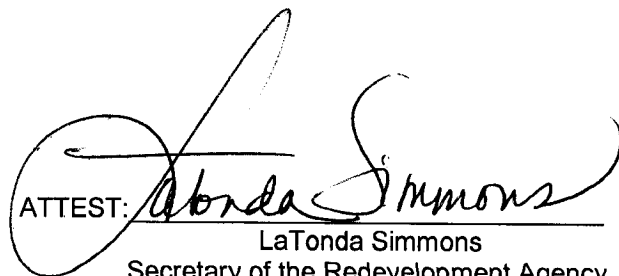
PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
CHAIRPERSON DE LA FUENTE - 8

NOES- 0

ABSENT- 0

ABSTENTION- 0

ATTEST: 
LaTonda Simmons
Secretary of the Redevelopment Agency
of the City of Oakland, California