



CITY OF OAKLAND

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OAKLAND

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AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Michele Byrd
Director, HCDD

SUBJECT: NOFA Affordable Housing Funding

DATE: November 22, 2017

City Administrator Approval

Date:

11/21/17

RECOMMENDATION

Staff Recommends That The City Council:

Accept A Report And Adopt Resolutions Pertaining To Affordable Housing Loans And Predevelopment Loan Term Modifications Which Will Include The Following:

1. Resolution Appropriating \$114,409 From Fund Balance In The Low And Moderate Income Housing Asset Fund And Future Development Loan Repayments To Housing Development Activities.
2. A Resolution Authorizing Affordable Housing Development Loans As Funds Become Available In A Total Amount Not To Exceed \$13.5 Million, And Approving Funding Awards From The City Of Oakland's Base Allocation From The Alameda County Housing Bond (Measure A1) In A Total Amount Not To Exceed \$34.4 Million, Without Returning To Council, For The Following Affordable Housing New Construction Projects: Camino 23, Coliseum Place, Macarthur Apartments, 3268 San Pablo, Fruitvale Transit Village Phase II B, 7th And Campbell, 3801 MLK Family Housing, W. Grand And Brush, And 34th And San Pablo Family Housing.
3. A Resolution Authorizing Affordable Housing Development Loans As Funds Become Available In A Total Amount Not To Exceed \$9.5 Million Without Returning To Council, For The Following Affordable Housing Rehabilitation And Preservation Projects: Howie Harp Plaza, Empyrean Tower, Fruitvale Studios, Town Center At Acorn, The Courtyard At Acorn, Harrison Hotel, 9th Avenue, And James Lee Court.
4. A Resolution (1) Authorizing The Transfer Of \$166,000 In Affordable Housing Trust Funds To The Housing Predevelopment Revolving Loan And Grant Program, And (2) Amending Resolution No. 64573 C.M.S., Which Created The Program, To Reduce The Interest Rate On Predevelopment Loans From Six Percent To Three Percent And To Increase The Loan Limit From \$35,000 To \$50,000.

Item: _____
CED Committee
December 5, 2017

EXECUTIVE SUMMARY

This staff report presents the results of the City's Notice of Affordable Housing Funding Availability (NOFA) process pertaining to affordable housing development loans. As brief background, each year the City has federal, state and local funding sources to allocate to affordable housing programs and projects. The City solicits applications for project funding on a competitive project basis. The resolutions included in this staff report will increase the supply of affordable housing through construction, rehabilitation and preservation activities. Specifically, the recommended resolutions include:

- 1) Authorization for affordable housing development loans for new construction for up to ten projects as affordable housing funds become available in a total amount not to exceed \$13.5 million.
- 2) Approval of allocations of Alameda County housing bond funds set aside for Oakland projects for these ten projects in an amount not to exceed \$34.4 million.
- 3) Authorization for affordable housing development loans for rehabilitation and preservation of existing housing for up to eight projects as Measure KK Affordable Housing and Infrastructure Bond funds become available in a total amount not to exceed \$9.5 million.
- 4) Authorization to increase funding for the Predevelopment Revolving Loan and Grant Program by \$166,000, and modify the housing predevelopment revolving loan and grant program to reduce the interest rate from six to three percent and increase the maximum loan amount from \$35,000 to \$50,000.
- 5) Authorization to appropriate funds from the fund balance and future affordable housing loan repayments in the Low and Moderate Income Housing Asset Fund for housing development activities.

BACKGROUND / LEGISLATIVE HISTORY

Measure KK Affordable Housing and Infrastructure Bond

In November 2016, voters passed Measure KK, the Affordable Housing and Infrastructure Bond. On November 29, 2016, the City Council approved Ordinance No. 13403 C.M.S. that enacted the City of Oakland Affordable Housing and Infrastructure Bond Law. On June 19, 2017, the City Council approved Resolution No. 86774 C.M.S. identifying the programs that are authorized for funding with proceeds from the Measure KK bond. These programs included the NOFA for New Construction of Affordable Rental and Ownership Housing and the NOFA for Multifamily Housing Rehabilitation and Preservation, with funding allocations of \$2 million and \$10 million, respectively. Subsequently, on June 29, 2017, the City Council approved Resolution No. 86814 C.M.S. increasing the allocation for the NOFA for New Construction of Affordable Rental and Ownership Housing to \$7 million.

Alameda County Housing General Obligation Bond

In November 2016, voters passed Measure A1, the Alameda County General Obligation Bond for Housing. The County Board of Supervisors authorized a \$580 million Countywide housing bond program to fund development of affordable rental housing, down payment assistance loans, homeownership housing development, and home ownership preservation loans. \$54,803,565 of the bond funds were set aside for projects within the City of Oakland (the "Oakland base allocation"). The County requires that all projects that receive funds under the Countywide housing bond receive local match funds, and that the local jurisdiction approve and support the projects that will receive County A1 bond funds from the jurisdiction's base allocation. On April 18, 2017, the City Council approved Resolution No. 86689 C.M.S. awarding \$18.65 million from Oakland's base allocation to Fruitvale Transit Village Phase IIA, Redwood Hill Townhomes, Camino 23, 3706 San Pablo Avenue, Embark Apartments and Coliseum Connections. After Alameda County program delivery costs are withheld, 34.4 million is available from the Oakland base allocation for funding projects.

Notice of Funding Availability

The Housing and Community Development Department (HCDD) biennially issues the Notice of Funding Availability (NOFA) to award funds for new construction, rehabilitation or preservation of new or existing affordable housing. **Attachment A** provides a summary of all projects and units funded from 1973 through 2016 by HCDD by housing type and Council District.

Eligible activities under the NOFA include new construction, rehabilitation or preservation of ownership, rental, supportive or transitional affordable housing. Projects must meet basic standards regarding developer experience, income targeting, site control, and other requirements. The NOFA also sets forth criteria by which projects will be scored and ranked including income targeting, developer experience, location near transit, and other amenities. Other criteria include location in a higher income neighborhood, revitalization potential, targeting to households with special needs or who are homeless, energy efficiency, financing commitments, percentage of leveraged funds, and project readiness. Additionally, affordable housing programs under the Measure KK Affordable Housing Bond Law prioritize strategies, programs and projects that increase the supply of affordable housing for those who are homeless and households most vulnerable to displacement, including extremely low income renters, and limited income seniors, veterans, and people with disabilities. (Measure KK only permits the use of bond funds for new construction during the first three years if the funds are used to match County Measure A1 funds.) As a result, each project that applied under the NOFA for New Construction of Affordable Rental and Ownership Housing was required to provide a minimum of 20% of the units targeting households with incomes at or below 30% of area median income (AMI), and was awarded points for exceeding this threshold. Additionally, projects are required to incorporate the *EveryOne Home Property Management Guidelines* into their marketing and management plans to reduce barriers for individuals who are homeless, at-risk homeless, or formerly incarcerated. Projects that submitted applications under the NOFA for Multifamily Housing Rehabilitation and Preservation were evaluated based on the project's ability to prevent displacement or preserve existing affordable housing.

Predevelopment Revolving Loan and Grant Program

The City has administered its Predevelopment Revolving Loan and Grant Program since 1987, and has provided loans to 42 projects in Oakland. The program provides predevelopment loans of up to \$35,000 per project at six percent interest. This program provides developers with additional working capital to perform detailed predevelopment activities such as a feasibility analysis, environmental review and preliminary architectural design work, which will encourage more affordable housing development in Oakland.

ANALYSIS AND POLICY ALTERNATIVES

Notice of Funding Availability Recommendations

HCDD published two NOFAs on July 31, 2017, the NOFA for New Construction of Affordable Rental and Ownership Housing and the NOFA for Multifamily Housing Rehabilitation and Preservation. Applications were reviewed for completeness and to determine whether the City's minimum standards for project and developer qualifications had been met. The eligible applications were then evaluated and ranked per prepared criteria outlined in the NOFA solicitations.

NOFA for New Construction of Affordable Rental and Ownership Housing

16 applications were submitted under the NOFA for New Construction of Affordable Rental and Ownership Housing. All of the NOFA applications were evaluated. Two applications were deemed ineligible because they did not meet the threshold requirements. However, staff will continue to work with these projects to ensure that in the future the projects meet the requirements. Requests for Oakland funds totaled \$69,159,828 for City funds and \$107,271,144 for the City of Oakland base allocation of Alameda County A1 bond funds, while the anticipated funding available during the current budget cycle only totals \$13.5 million and \$34.4 million, respectively.

Requests for funds and the need to invest in City projects greatly exceed the amount of funds available. By establishing a project pipeline, funds can be awarded over the two-year budget cycle. This will enable HCDD to include currently undetermined amounts of program revenue already designated for affordable housing. Staff has requested that each developer provide additional financing plans that reduce the amount of local funds required which then can be extended to other projects administratively as funds become available.

Table 1 below is the Project Pipeline table for the new construction projects. Only projects that have obtained their determination under the California Environmental Quality Act (CEQA) are included. It is likely that staff will return to Council, when additional funds have been identified, to add projects that have obtained a CEQA determination during this current fiscal year. Projects are listed in order of their ranking. The first two projects on the pipeline are projects that were approved for funding in the 2015-17 Project Pipeline but were not fully funded. These projects were not scored and were given priority for funding in the 2017-19 NOFA. See

Attachment B for detailed information on all reviewed NOFA new construction projects, along with the scoring and funding breakdown.

Table 1: New Construction NOFA 2017-19 Pipeline

Rank	Project/Developer	Project Type	Council District	City Funding Requested	A1 Funding Requested	AHSC Applicant
1*	Camino 23 (SAHA)	Rental -- Family	5	\$500,000	Awarded April 2016 \$4.2M	Yes
2*	Coliseum Place (RCD)	Rental -- Family	7	\$2,300,000	\$6,500,000	Yes
3	MacArthur Apartments (Affirmed)	Rental -- Family	1	\$2,900,000	\$6,447,872	No
4	3268 San Pablo (SAHA)	Rental -- Senior	3	\$3,229,000	\$7,680,000	Yes
5	Fruitvale Transit Village Phase II B (Spanish Speaking Unity Council & Bridge Housing Corporation)	Rental -- Family	5	\$7,650,000	\$7,650,000	Yes
6	7th & Campbell (Oakland & the World Enterprises Inc. & CHDC))	Rental-- Veterans Housing	3	\$3,000,000	\$12,688,996	Yes
7	3801 MLK Family Housing (RCD)	Rental -- Family	1	\$3,225,000	\$2,626,872	No
8	W. Grand and Brush (EBALDC)	Rental-- Veterans Housing	3	\$3,448,000	\$9,972,580	Yes
9	Oak Hill Apartments (Affirmed)	Rental- Family	3	\$4,850,000	\$8,342,304	No
12**	34 th & San Pablo Family Housing (EBALDC)	Rental -- Family	3	\$6,474,000		Yes

*Projects were scored and ranked in the 2015-17 NOFA and given priority for funding under 2017-19 NOFA.

**Projects ranked number 10, 11, 13, 14, 15 and 16 were omitted because the CEQA determination is pending.

Funding Scenarios for New Construction NOFA

Staff evaluated various funding scenarios to fund the top-ranking projects. The first scenario evaluates funding based on funds requested by the developers. The second scenario reduces the request of City funds to meet the minimum match requirements for Alameda County Measure A1 bond funds and increases the request for Alameda County A1 bond funds. The third scenario evaluates alternate project financing plans that reduce the need for City and County funds if projects were to obtain either state Affordable Housing Sustainable Communities (AHSC) (i.e., cap and trade) funds or permanent financing based on income from Section 8 vouchers.

Table 2 provides a funding scenario of the top ranking projects based on specific funding requests of the applicants. The project ranked number five (Fruitvale Transit Village Phase II B) is skipped because there are insufficient City of Oakland funds to comply with the Alameda County's match requirement. To be eligible for County A1 bond funds, the project must receive matching funds equivalent to planning and permit fees. Per the project's NOFA application, the planning and permit fees exceed \$5.5 million. This scenario will award five projects, funding 270 units and enable three projects to compete for AHSC funds. Over \$2.5 million of City and Oakland A1 base allocation are left uncommitted because funding is insufficient to fund another eligible project.

Table 2: New Construction NOFA 2017-19 Funding Scenario – Funds Requested

Rank	Project/ Developer	Council District	Affordable Units	City Match	A1 Funds	AHSC Applicant
Funds Available				\$13,478,097	\$34,373,209	
1	Camino 23 (SAHA)	5	36	\$500,000	N/A	Received
2	Coliseum Place (RCD)	7	58	\$2,300,000	\$6,500,000	Yes
3	MacArthur Apartments (Affirmed)	1	43	\$2,900,000	\$6,447,872	No
4	3268 San Pablo (SAHA)	3	50	\$3,229,000	\$7,680,000	Yes
6	7th & Campbell (Oakland & the World Enterprises Inc. & CHDC)	3	78	\$2,500,069	\$13,188,927	Yes
Total			265	\$11,429,069	\$33,816,799	
Balance				\$2,049,028	\$556,410	

Table 3 provides a funding scenario of the top-ranking projects based on the City providing the minimum match requirements for Alameda County A1 bond funds. To be eligible for A1 County Bond funds, a project must receive a funding award greater than or equal to the permit and planning fees. Fees were determined based on the amount estimated in the project's development budget. Additionally, the maximum funding requests of Alameda County A1 bond funds cannot exceed 30% of the total development costs for 9% tax credit projects and 40% of the total development costs for 4% tax credit projects. This scenario funds the top five projects creating 354 units of affordable housing and enables three projects to compete for AHSC funds. Over \$3 million of City funds and Oakland A1 base allocation are left uncommitted because the funding is insufficient to fully fund eligible projects.

Table 3: New Construction NOFA 2017-19 Funding Scenario-Minimum Match

Rank	Project/ Developer	Council District	Affordable Units	City Match	A1 Funds	AHSC Applicant
Funds Available				\$13,478,097	\$34,373,209	
1	Camino 23 (SAHA)	5	36	\$500,000	N/A	Received
2	Coliseum Place (RCD)	7	58	\$1,600,000	\$7,200,000	Yes
3	MacArthur Apartments (Affirmed)	1	43	\$2,600,000	\$6,747,872	No
4	3268 San Pablo (SAHA)	3	50	\$1,500,000	\$9,409,000	Yes
5	Fruitvale Transit Village Phase II B (Spanish Speaking Unity Council & Bridge Housing Corporation)	5	163	\$5,543,014	\$9,756,986	Yes
Total			350	\$11,743,014	\$33,113,858	
Balance				\$1,735,083	\$ 1,259,351	

Table 4 provides a funding scenario of the top-ranking projects based on the City providing the minimum match requirements for Alameda County A1 bond funds and requires that the project either increase or seek other funding opportunities. This scenario maximizes AHSC funds by prioritizing Oakland A1 base allocation funds for projects that intend to apply for AHSC funds in January 16, 2018. Projects not seeking AHSC funds would receive sufficient City commitment

to apply to the Alameda County for the North County A1 Regional Pool funds. If any project chooses not to apply for AHSC funds in January of 2018, the pipeline gives staff the flexibility to redirect the Alameda County A1 funds to the higher-ranking project. The scenario also includes a project that has already received sufficient City funds from the site acquisition program to qualify for the North County A1 Regional Pool funds. It is anticipated that the County's Request for Proposal for the Regional Pool funds will be released in the spring of 2018. This funding scenario increases the number of projects that will be funded by the City, increases the number of projects that can apply for AHSC funds, and qualifies projects for North County A1 Regional Pool funds. This scenario funds the top eight projects which creates 518 units of affordable housing and enables four projects to compete for AHSC funds. Under this scenario, both City and County funds are nearly fully utilized.

Table 4: New Construction NOFA 2017-19 Funding Scenario-Maximize AHSC, Section 8 and Alameda County A1 Regional Pool Funds

Rank	Project/ Developer	Council District	Affordable Units	City Match	A1 Funds	Potential Additional Funding
Funds Available				\$13,478,097	\$34,373,209	
1	Camino 23 (SAHA)	5	36	\$500,000	N/A	
2	Coliseum Place (RCD)	7	58	\$1,600,000	\$4,400,000	State IIG
3	MacArthur Apartments (Affirmed)	1	43	\$2,600,000	\$0	Apply to County for A1 Regional Pool
4	3268 San Pablo (SAHA)	3	50	\$1,000,000	\$7,180,000	Permanent Financing from Section 8 Vouchers
5	Fruitvale Transit Village Phase II B (Spanish Speaking Unity Council & Bridge Housing Corporation)	5	163	\$5,229,000	\$10,071,000	

6	7th & Campbell (Oakland & the World Enterprises Inc. & CHDC)	3	78	\$801,900	\$12,722,209	Increased AHSC Request/ Section 8 Vouchers
7	3801 MLK Family Housing (RCD)	3	31	City Match from Site Acquisition Program	\$0	Apply to County for A1 Regional Pool
8	W. Grand and Brush (EBALDC)	3	59	\$1,700,000	\$0	Apply to County for A1 Regional Pool
		Total	518	\$13,430,900	\$34,373,209	
		Balance		\$47,197	\$ 0	

New Construction Funding Recommendations

Staff recommends funding based on **Table 4**. This funding scenario gives more projects the opportunity to move forward by securing local funds needed to apply for AHSC funds and by providing matching funds that will enable projects to apply to the Alameda County North County Regional Pool Funds. Additionally, it requires that all projects secure Section 8 rental assistance vouchers. Vouchers increase project revenue which can be used to pay private loans.

Unfunded Applications

Unfortunately, not all of the applications submitted under the NOFA for New Construction of Affordable Rental and Ownership Housing can be funded at this time. During the mid-cycle budget review, staff will identify additional revenue. Additional revenue is anticipated based on development loan and Mortgage Assistance Program loan payments and from both the Affordable Housing Impact Fees and the Jobs/Housing Impact Fees. As of the end of FY 2016-17, \$10,207,568 has been assessed but not due yet in Affordable Housing Impact Fees and Jobs/Housing Impact Fees. However, collection of Impact Fees is dependent on the projects' development schedule and meeting certain benchmarks. Impact Fees are not paid in full when a building permit is applied for, but a portion of the Fees are paid later in the building permit process:

- a. At building permit issuance, 50% of Affordable Housing Impact Fees, and 25% of Jobs/Housing Impact Fees are paid, which occur up to one year after a building permit application. Therefore, a large portion of these fees are not included in the first fiscal year.
- b. At project completion, the remaining 50% of Affordable Housing Impact Fees and 50% of Jobs/Housing Impact Fees are paid, which for larger projects typically occurs 1 to 3 years after the building permit issuance (and 2 to 4 years after the building permit

application). So, those Impact Fees likely will not be paid until the second, third, or fourth fiscal year.

- c. For Jobs/Housing Impact Fees, the remaining 25% of the Impact Fees are paid at 18 months after the certificate of occupancy.

Because of this, it is unknown how much of the assessed Impact Fees will be collected during the current fiscal year. Once additional funds are identified, staff will return to Council to amend the New Construction NOFA 2017-19 pipeline adding the additional funds and the projects that have obtained CEQA determinations.

NOFA for Multifamily Housing Rehabilitation and Preservation funding

Eight applications were submitted under the NOFA for Multifamily Housing Rehabilitation and Preservation. All of the NOFA applications were evaluated. Requests totaled \$25,013,98. There is \$9.5 million available from the first issuance of Measure KK bonds.

Requests for funds and the need to invest in City projects greatly exceed the amount of funds available. By establishing a project pipeline, funds can be awarded from the next issuance of Measure KK bonds.

Table 5 on the following page shows the Project Pipeline table for the rehabilitation and preservation projects. Only projects that have obtained their determination under CEQA are included. Projects are listed in order of their ranking. The first project was given priority because it was only partially funded under the 2014 NOFA. This project was not scored because these funds are required to complete the project and preserve the housing units. It is likely that staff will return to Council to add projects that have obtained a CEQA determination during this current fiscal year. See **Attachment C** for detailed information on all reviewed NOFA rehabilitation and preservation projects, along with the scoring and funding breakdown.

Table 5: Rehabilitation and Preservation NOFA 2017-19 Pipeline

Rank	Project/Developer	Project Type	Council District	Affordable Units	City Funding Requested
1	Howie Harp Plaza (CHDC and Dignity House West)	Rental - Family	3	20	\$3,000,000
2	Empyrean Tower (RCD)	Rental - Family	2	66	\$4,688,000
3	Fruitvale Studios (Allied Housing & Abode)	Rental - Family	5	24	\$3,300,000
4	Town Center at Acorn (Bridge Housing Corporation)	Rental - Senior	3	206	\$4,656,775
5	The Courtyard at Acorn (Bridge Housing Corporation)	Rental - Family	3	87	\$3,162,477
6	Harrison Hotel (RCD)	Rental - SRO	2	81	\$1,549,729
7	9th Avenue (OakCLT & RCD)	Rental - Family	2	15	\$1,642,375
8	James Lee Court (CHDC & Dignity Housing West)	Rental - Family	3	26	\$3,000,000

From the \$9.5 million of available Measure KK funding, only the top two projects will be completely funded at this time. These awards will preserve 20 units of affordable housing and will convert 66 market rate units to affordable housing. Fruitvale Studios which is ranked third could be partially funded and would convert 24 more market rate units to restricted affordable units. The remaining projects could potentially be funding from the second issuance of Measure KK bond funds.

Modification of Predevelopment Loan terms

The interest rate and the maximum loan amount for the Predevelopment Revolving Loan and Grant Program have not been modified since 1987. The current interest rate on a City predevelopment loan is six percent, which is inconsistent with the interest rate on other City affordable housing loans, and the loan limit of \$35,000 is too low relative to pre-development costs. Staff recommends reducing the interest rate to three percent to be consistent with other City affordable housing loans and increasing the maximum loan amount to \$50,000.

Funding for the predevelopment loan program is nearly depleted. By adding an additional \$166,000, the program will be able to provide at least six new predevelopment loans.

FISCAL IMPACT

Funding for the proposed projects will come from six sources:

- 1) FY 2017-18 and FY 2018-19 Low and Moderate Income Housing Asset Fund Balance (Fund 2830). The Low and Moderate Income Housing Asset Fund is a fund required under the Redevelopment Dissolution law to hold funds generated from housing assets (such as land sales or loan repayments) transferred to the City from the former Redevelopment Agency when the Agency dissolved. The current fund balance is from loan repayments received by the City from existing rental or ownership properties and from redevelopment funded Mortgage Assistance Loans. A resolution to appropriate available amounts from this fund balance accompanies this report for the City Council to approve.
- 2) Affordable Housing Trust Funds (Fund 1870). Funds deposited into the Affordable Housing Trust Fund (AHTF), and all interest and investment earnings thereon, must be used to increase, improve, and preserve the supply of affordable housing in the City, with priority given to housing for very low-income households per Chapter 15.68.100 of the Oakland Municipal Code.
- 3) Jobs/Housing Impact Fees (Fund 1870). The Jobs/Housing Impact Fee (which is a funding source of the AHTF) is assessed on construction of buildings for office and warehouse/distribution uses per Ordinance No. 12242 codified as Chapter 15.68 of the Oakland Municipal Code.
- 4) Affordable Housing Impact Fees (Fund 1870). The Affordable Housing Impact Fee (which is a funding source of the AHTF) is assessed on construction of new market-rate housing units including live/work and work/live units per Chapter 15.72 of the Oakland Municipal Code.
- 5) FY 2017-18 and FY 2018-19 HOME funds (Fund 2109). FY 2017-18 HUD HOME funds are already budgeted and available, and an advance commitment of the City's HOME grant for FY 2018-19 is needed to meet critical funding commitment and expenditure requirements from HUD.
- 6) Measure KK Housing and Infrastructure Bond (5330). Resolution Nos. 86774 C.M.S. and 86814 C.M.S. approved funding from the Measure KK Housing and Infrastructure Bond for matching funds for new construction of affordable housing and for the rehabilitation and preservation of existing housing. These programs received \$7 million and \$10 million respectively, less 5% to cover administrative costs.

Summary of Funds Available for New Construction

Table 6: Available Funding for New Construction-Sources and Uses

	Total	Sources					
		Measure KK Infrastructure Bond New Construction 5330	City HOME 2109	Low-mod Income Housing Asset Fund 2830	Affordable Housing Trust Fund	Jobs/Housing Impact Fee	Affordable Housing Impact Fee
						1870	
Jobs/Housing Impact Fee Balance	\$ 528,861						\$528,861
FY 2016-17	\$ 781,184						\$303,360 \$477,824
FY 2017-18	\$ 9,695,281	\$7,000,000	\$1,440,282	\$438,053			\$749,943 \$67,003
Administrative/Staff Costs	\$ (381,963)	\$(350,000)					\$(21,066) \$(10,897)
FY 2018-19	\$ 1,440,282		\$1,440,282				
Development Loan Payment Appropriation	\$ 280,452			\$114,409	\$166,043		
MAP Loan Repayments	\$ 1,300,000			\$1,300,000			
Estimated Funds Available for 2-year Budget Cycle	\$13,644,097	\$6,650,000	\$2,880,564	\$1,852,462	\$166,043	\$1,561,098	\$533,930

Uses							
Predevelopment Revolving Loan and Grant Program	\$ (166,000)				\$166,000		
Estimated Funds Available for New Construction Funding Awards	\$13,478,097	\$6,650,000	\$2,880,564	\$1,852,462	\$43	\$1,561,098	\$533,930

There is \$13,644,097 available in affordable housing funds over the current budget cycle (FY 2017-18 and FY 2018-19). Staff recommends utilizing \$166,000 to increase funding for the Predevelopment Revolving Loan and Grant Program and the balance to fund the affordable housing projects submitted under the New Construction NOFA 2017-19,

Pre-commitment of Federal HOME Funds

Advance award of the HOME funds is needed to meet critical funding commitment and expenditure requirements from HUD. This corresponds to a long-standing practice for the City's Community Development Block Grant (CDBG) program, where those funds are appropriated in May of each year, through the adoption of the Consolidated Plan, in advance of the beginning of the grant year. Advance awards of these funds (which will not be legally committed nor expended until the grant agreement with HUD is executed) will ensure that the City meets its obligations for timely commitment and expenditure of HOME funds. Failure to meet these deadlines could result in HUD recapturing grant funds from the City.

Funds Currently Available for Rehabilitation and Preservation

Resolution No. 86774 C.M.S. approved funding from the Measure KK Housing and Infrastructure Bond for the rehabilitation and preservation of existing housing up to \$10 million dollars. The Infrastructure Bond Ordinance allows five percent of the funds requested to cover staff costs. The total amount available to fund applications under the Rehabilitation and Preservation NOFA is \$9.5 million.

Financing Reservation and Loan Terms

If approved, funding for affordable housing developments will be reserved for a maximum of 24 months for new projects to allow each developer to successfully obtain commitments for the balance of needed funding. The City's standard loan terms for rental projects are a simple interest rate, set at the discretion of the City Administrator (typically at three percent), and a term of up to 55 years. Annual payments are deferred unless funds are available from project cash flow after paying other approved expenses, fees, reserves, and senior debt service. All City loans will be secured by a deed of trust, and a regulatory agreement will be recorded that sets the period of affordability (typically 55 years), income and occupancy restrictions and the rent structure.

The City Administrator is given authority in each project funding resolution to subordinate the priority of the deed of trust, if necessary, to obtain other financing for the project. The current policy is to subordinate the City's deed of trust to other financing on a case-by-case basis, but not to subordinate the City's regulatory agreement or affordability agreement to private financing.

PUBLIC OUTREACH / INTEREST

A NOFA pre-application meeting was held on August 11, 2017 to explain the NOFA application process, CEQA and National Environmental Policy Act (NEPA) requirements, as well as the City's required employment and contracting programs. Staff was available to answer any NOFA-related questions. There were 32 participants who attended the meeting.

Applicants for the NOFA are required to hold at least one meeting with an established neighborhood organization prior to application submission. Applicants must prepare a community outreach plan with evidence of outreach. Each applicant is required to contact neighborhood organizations in the vicinity of the proposed development prior to applying for financing.

COORDINATION

HCDD staff consulted with Planning and Building Department staff to coordinate CEQA determinations, planning and zoning conformity, and to identify possible barriers to

development. The Office of the City Attorney was consulted to ensure legality of funding commitment resolutions. The Department of Finance was consulted to confirm funding amounts.

SUSTAINABLE OPPORTUNITIES

The housing development projects recommended for funding will address the “3 E’s” of sustainability in the following ways:

Economic: These projects will generate construction, professional services, and ongoing property management jobs in Oakland. Providing families with affordable housing helps provide financial stability for low and very low-income households which could free some household income to be spent on other goods and services in Oakland. Also, providing viable housing creates activity on underutilized parcels which could stimulate demand for goods and services in Oakland.

Environmental: By developing in already built-up areas, infill projects reduce the pressure to build on agricultural and other undeveloped land. Proposed projects are near public transit which enables residents to reduce dependency on automobiles and further reduce any adverse environmental impacts of development. Projects are selected for funding partially based on their ability to achieve high scores using Leadership in Energy & Environmental Design (LEED) or Alameda County’s GreenPoint Rating system.

Social Equity: Affordable housing is a means of achieving greater social equity. Oakland’s neighborhood-level environment will be improved by replacing underused and sometimes blighted buildings and lots with residents in new homes. This is especially important for long-term Oakland residents. The proposed developments will provide affordable rental and ownership housing for low and very low-income residents. Social services, such as computer centers for residents, are a component of each rental development and further build social equity.

CEQA

NOFA for New Construction of Affordable Rental and Ownership Housing

Under California Environmental Quality Act (CEQA), the City is required to review possible environmental impacts of all projects prior to a definitive commitment of funding, unless the project is exempt from CEQA review. Nine of the 16 projects in the pipeline have completed and complied with CEQA review requirements.

A Notice of Determination has been filed for Fruitvale Transit Village Phase IIA under CEQA Guideline Sections 15-15163. A Notice of Exemption has been filed for Camino 23, Coliseum Place, 3268 San Pablo, 7th and Campbell, and 3801 MLK Family housing under Section 15183 (projects consistent with a community plan) and Section 15332 (infill projects).

The City has reviewed possible environmental impacts for W. Grand and Brush and confirmed that the CEQA Determination for the proposed project is to rely on the West Oakland Specific Plan (WOSP) EIR (2014), the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998), the Housing Element (2010) and the West Oakland Redevelopment Plan (2003) and determined that it is likely to accept as the final CEQA determination as part of the project approval the detailed CEQA Analysis that concludes that the proposed project, separately and independently, satisfies each of the following CEQA provisions:

- 15183 – Projects consistent with a community plan, general plan, or zoning; and/or
- 15183.3 – Streamlining for Infill Projects
- 15162 – Subsequent EIRs - Addenda to the 2014 WOSP and the other EIRs listed above)

The City has reviewed possible environmental impacts for 34th and San Pablo and confirmed that CEQA Determination for the proposed project is to rely on the West Oakland Specific Plan (WOSP) EIR (2014), the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and the Housing Element (2010) and determined that it is likely to accept as the final CEQA determination, as part of the project approval, detailed CEQA Analysis that concludes that the proposed project, separately and independently, satisfies each of the following CEQA provisions:

- 15332 – Infill;
- 15300.2 – Exceptions;
- 15183 – Projects consistent with a community plan, general plan, or zoning;
- 15164 – Addenda to the 2014 WOSP EIR).

The City has reviewed possible environmental impacts for MacArthur Apartments and confirmed that CEQA Determination for the proposed project is likely to accept as the final CEQA determination that it satisfies each of the following CEQA provisions:

- 15332 – Infill;
- 15183 – Projects consistent with a community plan, general plan, or zoning.

The City has reviewed possible environmental impacts for Oak Hill Apartments and confirmed that the CEQA Determination for the proposed project is to rely on the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and the Housing Element (2010).

A draft detailed CEQA Analysis that concludes that the proposed project, separately and independently, satisfies each of the following CEQA provisions:

- 15332 – Infill;
- 15300.2 – Exceptions;
- 15183 – Projects consistent with a community plan, general plan, or zoning.

NOFA for Multifamily Housing Rehabilitation and Preservation funding

A Notice of Exemption has been filed for Empyrean and the Harrison Hotel under Section 15303-Small Structures, Section 15183 (projects consistent with a community plan) and Section 15332 (infill projects).

The City has determined that 9th Avenue will be categorically exempt from CEQA as an existing 15-unit apartment with no expansion of existing use as the result of the renovation. This project meets the conditions for Section 15301(d)(existing facilities) and Section 15332 (In-fill development project)

The City has determined that Harp Plaza Apartments will be categorically exempt from CEQA as an existing 20-unit apartment with no expansion of existing use as the result of the renovation and will have no significant impact on the environment. This project meets the conditions for Section 15301(d)(existing facilities) and Section 1515183 (Projects consistent with a community plan, general plan, or zoning)

The City has reviewed possible environmental impacts for Fruitvale Studios and James Lee Court and is likely to accept as the final CEQA determination that it satisfies at least one of the following CEQA provisions: Section 15183 (Projects consistent with a community plan, general plan, or zoning), Section 15183.3 (Streamlining for Infill Projects) or 15301 (Existing Facilities).

The City has reviewed possible environmental impacts for Courtyard at Acorn and Town Center at Acorn is likely to accept as the final CEQA determination that it satisfies at least one of the following CEQA provisions: Section 15183 (Projects consistent with a community plan, general plan, or zoning), Section 15183.3 and 15301 (Existing Facilities).

ACTION REQUESTED OF THE CITY COUNCIL

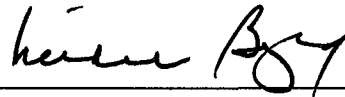
Staff recommends that the City Council:

Accept a report and adopt resolutions pertaining to affordable housing loans predevelopment loan term modifications which will include the following:

1. Resolution Appropriating \$114,409 From Fund Balance In The Low And Moderate Income Housing Asset Fund And Future Development Loan Repayments To Housing Development Activities
2. A Resolution Authorizing Affordable Housing Development Loans As Funds Become Available In A Total Amount Not To Exceed \$13.5 Million, And Approving Funding Awards From The City Of Oakland's Base Allocation From The Alameda County Housing Bond (Measure A1) In A Total Amount Not To Exceed \$34.4 Million, Without Returning To Council, For The Following Affordable Housing New Construction Projects: Camino 23, Coliseum Place, Macarthur Apartments, 3268 San Pablo, Fruitvale Transit Village Phase II B, 7th And Campbell, 3801 MLK Family Housing, W. Grand And Brush, And 34th And San Pablo Family Housing
3. A Resolution Authorizing Affordable Housing Development Loans As Funds Become Available In A Total Amount Not To Exceed \$9.5 Million Without Returning To Council, For The Following Affordable Housing Rehabilitation And Preservation Projects: Howie Harp Plaza, Emyrean Tower, Fruitvale Studios, Town Center At Acorn, The Courtyard At Acorn, Harrison Hotel, 9th Avenue, And James Lee Court
4. A Resolution (1) Authorizing The Transfer Of \$166,000 In Affordable Housing Trust Funds To The Housing Predevelopment Revolving Loan And Grant Program, And (2) Amending Resolution No. 64573 C.M.S., Which Created The Program, To Reduce The Interest Rate On Predevelopment Loans From Six Percent To Three Percent And To Increase The Loan Limit From \$35,000 To \$50,000

For questions regarding this report, please contact Meghan Horl, Acting Housing Manager, at 510-238-6171 or Christina Morales, Housing Development Coordinator, at 510-238-6984.

Respectfully submitted,



Michele Byrd
Director, Department of Housing and
Community Development

Reviewed by:
Meghan Horl, Acting Manager of Housing
Development

Prepared by:
Christina Morales, Housing Development
Coordinator
Housing Development Services

Attachments (3):

- (A) Summary of City of Oakland Assisted Affordable Units by Council District and Housing Type
- (B) New Construction NOFA Project Summary, Scoring, and Descriptions
- (C) Rehabilitation and Preservation NOFA Project Summary, Scoring, and Descriptions

Attachment A

Summary of City of Oakland Assisted Affordable Units by Council District and Housing Type

Council District	Number of Projects	Total Units	Total Affordable Units	Accessible Units	Subsidized Units	Special Use	Year Completed	Project Area	Census Tract	Council District
		5	5	1	0	Disabled or HIV/AIDS Total				
		343	253	0	0	Families Total				
		27	27	0	0	Homeownership Total				
		204	202	16	142	Seniors Total				
		1	1	0	0	Transitional Housing Total				
District 1 Grand Total	15	580	488	17	142					
		13	12	1	0	Disabled or HIV/AIDS Total				
		482	405	31	66	Families Total				
		159	157	8	80	Seniors Total				
District 2 Grand Total	13	654	574	40	146					
		80	78	44	50	Disabled or HIV/AIDS Total				
		2044	1324	55	236	Families Total				
		183	143	0	0	Homeownership Total				
		579	553	69	459	Residential Hotel Total				
		724	717	222	428	Seniors Total				
		84	84	1	0	Transitional Housing Total				
District 3 Grand Total	56	3694	2899	391	1173	Grand Total				
		19	18	9	18	Disabled or HIV/AIDS Total				
		82	81	0	0	Seniors Total				
		32	30	0	0	Transitional Housing Total				
District 4 Grand Total	3	133	129	9	18	Grand Total				
		341	299	12	62	Families Total				
		74	74	0	0	Homeownership Total				
		612	611	32	419	Seniors Total				
District 5 Grand Total	19	1027	984	44	481					
		43	41	2	0	Disabled or HIV/AIDS Total				
		452	266	36	39	Families Total				
		3	3	0	0	Homeownership Total				
		42	25	2	3	Residential Hotel Total				
		137	135	10	75	Seniors Total				
		7	7	0	0	Transitional Housing Total				
District 6 Grand Total	16	684	477	50	117					
		372	308	1	80	Families Total				
		299	287	0	0	Homeownership Total				
		155	153	16	104	Seniors Total				
		19	19	1	0	Transitional Housing Total				
District 7 Grand Total	25	845	767	18	184					
Oakland Grand Total	147	7617	6318	569	2261					

Attachment A

Summary of City of Oakland Assisted Affordable Units by Council District and Housing Type

Council District	Number of Projects	Total Units	Total Affordable Units	Accessible Units	Subsidized Units	Special Use
		5	5	1	0	Disabled or HIV/AIDS Total
		343	253	0	0	Families Total
		27	27	0	0	Homeownership Total
		204	202	16	142	Seniors Total
		1	1	0	0	Transitional Housing Total
District 1 Grand Total	15	580	488	17	142	
		13	12	1	0	Disabled or HIV/AIDS Total
		482	405	31	66	Families Total
		159	157	8	80	Seniors Total
District 2 Grand Total	13	654	574	40	146	
		80	78	44	50	Disabled or HIV/AIDS Total
		2044	1324	55	236	Families Total
		183	143	0	0	Homeownership Total
		579	553	69	459	Residential Hotel Total
		724	717	222	428	Seniors Total
		84	84	1	0	Transitional Housing Total
District 3 Grand Total	56	3694	2899	391	1173	
		19	18	9	18	Disabled or HIV/AIDS Total
		82	81	0	0	Seniors Total
		32	30	0	0	Transitional Housing Total
		133	129	9	18	Grand Total
District 4 Grand Total	3	133	129	9	18	
		341	299	12	62	Families Total
		74	74	0	0	Homeownership Total
		612	611	32	419	Seniors Total
District 5 Grand Total	19	1027	984	44	481	
		43	41	2	0	Disabled or HIV/AIDS Total
		452	266	36	39	Families Total
		3	3	0	0	Homeownership Total
		42	25	2	3	Residential Hotel Total
		137	135	10	75	Seniors Total
		7	7	0	0	Transitional Housing Total
District 6 Grand Total	16	684	477	50	117	
		372	308	1	80	Families Total
		299	287	0	0	Homeownership Total
		155	153	16	104	Seniors Total
		19	19	1	0	Transitional Housing Total
District 7 Grand Total	25	845	767	18	184	
Oakland Grand Total	147	7617	6318	569	2261	

ATTACHMENT B

New Construction NOFA 2017-19 Descriptions of Submitted Projects

34TH & SAN PABLO FAMILY HOUSING

Developer: East Bay Asian Local Development Corporation
This Request: \$6,474,000 (City) (A1)
Previous Award: \$0

Address: 3419-3431 San Pablo Ave.
Council District: 3

PROJECT SUMMARY:

- New construction of a seven-story mixed use 60 unit affordable housing development with approximately 2,500 sq. ft. of ground floor, community serving commercial space that is intended to revitalize the surrounding neighborhood.
- The lot is adjacent to the California Hotel and consists of four parcel of which three are vacant and one has a 1,500-sq. ft. commercial building (formerly a liquor store) which is to be demolished prior to construction of the new building.
- This project is a cornerstone in EBALDC's efforts related to the San Pablo Avenue Revitalization Collaborative (SPARC).
- Building amenities will include: 16 parking spaces, laundry facilities, elevated residential courtyard, ground floor courtyard to share with residents of the California hotel, community room, onsite resident services suite including a computer lab for residents, design elements that improve health such as advanced air filtration and HVAC systems and "Active design" features that encourage exercise such as using stairs instead of elevators, active courtyard including a children's play area, open circulation corridors, etc.

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	13	13	22	12	0	60

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Affordable Housing and Sustainable Communities, Federal Home Loan Bank AHP funds, Alameda County A1 Bond funds, and 4% Low Income Tax Credits.

95TH AND INTERNATIONAL APARTMENTS

Developer: The Related Companies of California
This Request: \$10,147,000 (City) \$2,276,000(A1)
Previous Award: \$0

Address: 9409, 9415, 9426, 9431, 9437 International Blvd and 1361 95th Avenue
Council District: 7

PROJECT SUMMARY:

- New construction of a four story on-grade building. This phase consists of 45 units for residential family rental and will provide housing for extremely low income and individuals and families.
- Eleven units will be designated for homeless individuals and families.
- Building amenities will include: 31 on-grade parking spaces, laundry facilities, a community room with kitchen, computer learning center, outdoor play area as well as secured parking. The capacity of high-speed internet access will be provided in each unit. A Resident Services Coordinator who will ensure personalized service plans for each resident and will coordinate programs that will focus on economic mobility, education, health and wellness, cultural enrichment and life skills. Individual and intensive case management services will be provided to the residents of the units set aside for homeless or at risk of homelessness.

AFFORDABILITY LEVELS: 30 to 50% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	20	12	12	0	44

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, City of Oakland Donated Land, Tax Credit Equity, 9% Low Income Tax Credit.

657 W. MACARTHUR (AFFIRMED)

Developer: Affirmed Housing
This Request: \$2,900,000 (City) \$6,447,872(A1)
Previous Award: \$0

Address: 657 W. MacArthur Blvd
Council District: 1

PROJECT SUMMARY:

- New construction of a five-story 44-unit (including a manager’s unit) affordable permanent supportive housing development, with minor ground floor retail (~3,000 square feet).
- All units (except a manager's unit) targeted towards homeless/at-risk and special needs populations, with intensive services for residents. Developer intends to apply for 100% project-based vouchers.
- The project site is currently vacant (formerly a car wash).
- Building amenities will include: 17 structured parking spaces, bicycle parking room, laundry facilities on each floor, common areas (indoor and outdoor), and community room with computers and free internet access.
- Affirmed will serve as the lead developer, and Solari Enterprises will serve as the property manager. Bay Area Community Services will provide wrap-around supportive services for residents, including physical and mental health care, life skills training, job training and other supports.

AFFORDABILITY LEVELS: 30% AMI

UNIT SIZES:

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
3	40	1			44

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, private construction/permanent loan; Low Income Housing Tax Credit equity; and Federal Home Loan Bank AHP funds.

3268 SAN PABLO

Developer: Satellite Affordable Housing Associates (SAHA)
This Request: \$3,229,000 (City) \$ 7,680,000 (A1)
Previous Award: \$0

Address: 3268 San Pablo Avenue.
Council District: 3

PROJECT SUMMARY:

- New construction of a transit oriented infill development five story building providing 51 apartments (including a manager’s unit) for low income seniors.
- The Project's unit mix is comprised of 13 studio units and 38 one-bedroom units. 13 units will be designated for extremely low-income households that are formerly homeless or at risk of homelessness and an additional 13 units will be designated for low-income veterans.
- Building amenities will include: 13 parking spaces, a fourth-floor fitness room that opens up to landscape community terrace, a community room that includes computer workstation, a large services office off the lobby and a laundry room

AFFORDABILITY LEVELS: 20% to 60% AMI

UNIT SIZES:

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
13	38	0	0	0	51

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, 4% low income tax credit, Affordable Housing and Sustainable Communities. SAHA intends to request Section 8 Project-Based Vouchers from Oakland Housing Authority.

3801 MLK FAMILY HOUSING

Developer: Resources for Community Development (RCD)
This Request: \$3,225,000 (City) \$ 2,626,872 (A1)
Previous Award: \$3,175,000

Address: 3801 & 3807 Martin Luther King Jr. Way
Council District: 1

PROJECT SUMMARY:

- New construction of a 32-unit (including a manager's unit) affordable housing development for families and households with special needs.
- The Project's unit mix is comprised of two studio units, nine one-bedroom units, thirteen two-bedroom units, and seven three bedroom units. Eight units will be designated for households with special needs.
- Building amenities will include: open space to provide a safe place for children to play and for residents to relax and a community room.

AFFORDABILITY LEVELS: 30 to 50% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	2	9	14	7	0	31

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, 9% low income tax credit, Federal Home Loan Bank AHP funds, No Place Like Home and private financing. RCD intends to request Section 8 Project-Based Vouchers from Oakland Housing Authority.

AGNES MEMORIAL SENIOR APARTMENTS

Developer: The Related Companies of California
This Request: \$9,750,000 (City) \$1,975,000 (A1)
Previous Award: \$0

Address: 2372 International Boulevard
Council District: 5

PROJECT SUMMARY:

- New construction of a four-story 57-unit (including a manager's unit) affordable housing development for seniors.
- Fourteen units would be targeted for homeless/at-risk seniors.
- The project site currently contains four leased spaces on-site, including an autobody shop, iron works shop, and two storage areas.
- Building amenities will include: 25 structured parking spaces, laundry facilities, common areas, and community room with kitchen.
- Related will serve as the lead developer and property manager. Community Action Alliance, Abode Services and Center for Elders Independence will provide supportive services for residents.

AFFORDABILITY LEVELS: 30% to 50% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	15	40	2	0	0	57

OTHER PROPOSED PERMANENT FINANCING SOURCES: Alameda County A1 Bond funds, private construction/permanent loan; Low Income Housing Tax Credit equity.

CAMINO 23

Developer: Satellite Affordable Housing Associates (SAHA) Address: 1233-1253 23rd Ave and 2285 International Blvd.
This Request: \$500,000 (City) Council District: 2
Previous Award: \$700,000

PROJECT SUMMARY:

- New construction of a four story mixed-use building, for a total of 37 units, joined by a courtyard featuring landscaping, seating areas and a children's play area. an eight-story 40-unit (including a manager's unit) affordable family housing development that includes 600 square feet of retail/commercial space on the ground floor.
- The site is mix of a vacant grassy lot and a vacant warehouse.
- Five units will be designated for families living with HIV/AIDS and five units will be designated for families at risk of homelessness or currently homeless.
- The property will also include services and property management offices, a shared laundry room and multiple outdoor courtyards.

AFFORDABILITY LEVELS: 20 to 50% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	30	6	1		37

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Affordable Housing and Sustainable Communities program, County of Alameda, the Federal Home Loan Bank AHP funds, Northern California Community Loan Fund, CA Department of Housing and Community Development Infill and Infrastructure Grant and 4% Low-Income Tax Credits.

COLISEUM PLACE

Developer: Resources for Community Development (RCD) Address: 905 72nd Ave.
This Request: \$2,300,000 (City) \$6,500,000 (A1) Council District: 7
Previous Award: \$0

PROJECT SUMMARY:

- New construction of a six-story 59-unit (including a manager's unit) affordable family housing development.
- Nine units would be set aside for persons who are homeless or at risk of homelessness and six units will be set aside for persons living with HIV/AIDS.
- The project site currently contains one existing warehouse building that would be demolished for construction of the new building.
- Building amenities will include: 30 parking spaces, laundry facilities, a community room, services offices, a mobile computer learning center, and outdoor area.
- Resources for Community Development will serve as the lead developer and property manager.

AFFORDABILITY LEVELS: 20 to 50% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
		11	28	20	0	59

OTHER PROPOSED PERMANENT FINANCING SOURCES:

4% Low-Income Tax Credits, Federal Home Loan Bank AHP, Alameda County HOPWA and AHSC funds.

FRIENDSHIP SENIOR RENTAL HOUSING DEVELOPMENT

Developer: Community Housing Development
Corporation of North Richmond

Address: 1904 Adeline Street

This Request: \$8,818,430 (City)

Council District: 3

Previous Award: \$0

PROJECT SUMMARY:

- New construction of 35 senior rental units affordable to very low and low income households (including a manager's unit).
- Project will provide comprehensive housing and support services for 35 senior individuals.
- The project will be adjacent to Friendship Christian Church Religious Facility. Seniors will also have access to the West Oakland Senior Center, Oakland Public Library and Defremery Park.
- Project has budgeted for an on-site manager.

AFFORDABILITY LEVELS: 60% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	35	0	0		35

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Private financing and 9% Low-Income Tax Credits

FRUITVALE TRANSIT VILLAGE PHASE IIB

Developer: Bridge Housing Corporation and The
Spanish Speaking Unity Council

Address: E 12th St and 35th Ave

This Request: \$7,650,000 (City) \$7,650,000(A1)

Council District: 5

Previous Award: \$0

PROJECT SUMMARY:

- New construction of a four and five-story mixed use and mixed-income property with 162 units affordable and 18 market rate units.
- 20% of the units will target extremely-low income families and 20% of the units will target seniors with chronic illnesses.
- The ground floor will include a 7,200 sf space for a non-profit clinic, La Clinica de la Raza, which will provide low-cost health care for low-income patients in the neighborhood.
- The project site currently contains a parking lot.
- Building amenities will include: 100-120 structured parking spaces, laundry facilities, and a community room with kitchen area.

AFFORDABILITY LEVELS: 162 units affordable to households earning between 30% to 60% AMI, and 18 market rate units

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	28	78	47	28		181

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Affordable Housing and Sustainable Communities Program, the Federal Home Loan Bank AHP, 4% Low-Income Tax Credits and private financing.

OAK HILL APARTMENTS

Developer: Affirmed Housing

Address: 445 30th Street.

This Request: \$4,850,000(City) \$8,342,304(A1) Council District: 3

Previous Award: \$0

PROJECT SUMMARY:

- New construction of a six story 58-unit (including a manager's unit) multifamily affordable Housing Development.
- The Project's unit mix is comprised of 33 studio units and 24 one-bedroom units. 100% of the units will be permanent supportive housing that help people who formerly experienced homelessness.
- The project site is currently occupied with one medical office tenant who will be relocated prior to demolition and subsequent construction.
- Building amenities will include: 10 parking spaces, bike storage to accommodate up to 63 bicycles, multipurpose room with access to computers/internet, community kitchen, laundry facilities and elevators.

AFFORDABILITY LEVELS: 20% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	33	24	1	0	0	58

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, low-income housing tax credits, private construction/permanent loan, Tranche B loan.

MACARTHUR RESIDENTIAL AND COMMERCIAL

Developer: Construction Resource Center

Address: 7525-7533 MacArthur Blvd

This Request: \$4,000,000 (City) \$4,000,000(A1)

Council District: 6

Previous Award: \$0

PROJECT SUMMARY:

- New construction of a 19-unit (including a manager's unit) affordable family housing development. Commercial space includes 1100 square feet of retail/commercial space on the ground floor.
- The project site is vacant 6,559 sq. ft. lot.
- Building amenities will include: 10 parking spaces.

AFFORDABILITY LEVELS: 80% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
		3	11	5		19

OTHER PROPOSED PERMANENT FINANCING SOURCES:

4% Low-Income Tax Credits and Alameda County A1 Bond funds.

OAKLAND & THE WORLD ENTERPRISES INC.

Developer: Oakland & the World Enterprises, Inc. & Community Housing Development Corporation (CHDC) Address: 7th & Campbell Streets
This Request: \$3,000,000 (+land) (City) \$12,688,996(A1) Council District: 3
Previous Award: \$0

PROJECT SUMMARY:

- New construction of a six-story mixed-use 79-unit (including a manager's unit) affordable family housing development. Commercial space includes 19,400 square feet of retail/commercial space on the ground floor, and an urban farm on the roof level and at the rear of the property (stepping down to the lower scale residential neighborhood off 7th Street).
- Twenty units to be reserved for homeless/at-risk populations. In addition, OAW has plans to work with formerly incarcerated persons both in terms of meeting their housing needs and in terms of job training and careers.
- The project site is currently vacant after the 2015 demolition of a 2,000 square foot building on a small portion of the site.
- Building amenities will include: 48 parking spaces (includes spaces for the commercial components), laundry facilities, a community room/event space, fitness center, and outdoor areas.
- CHDC will serve as the affordable housing developer and property manager. Building Opportunities for Self-Sufficiency (BOSS) will provide comprehensive supportive services to residents.

AFFORDABILITY LEVELS: 20 to 60% AMI

UNIT SIZES:

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
23	24	32			79

OTHER PROPOSED PERMANENT FINANCING SOURCES:

4% Low-Income Tax Credits, Federal Home Loan Bank AHP, Alameda County A1 Bond funds, AHSC funds and New Market Tax Credits.

SAN ANTONIO TERRACE

Developer: Satellite Affordable Housing Assc. Address: 2227-2257 International Blvd
This Request: \$1,882,397(City) \$14,462,769 (A1) Council District: 2
Previous Award: \$3,500,000

PROJECT SUMMARY:

- New construction of a five to seven story mixed-use 86-unit (including a manager's unit) affordable family housing development. The ground floor will feature storefront windows.
- Fourteen units will be set aside for homeless individuals and families.
- The project site currently contains surface parking for buses and other vehicles.
- Building amenities will include: 50 space parking garage, a shared laundry room, community room located on ground floor, along with resident services and property management. The project site plan calls for a courtyard featuring landscaping, seating area and a children's play area.

AFFORDABILITY LEVELS: 30% to 50% AMI

UNIT SIZES:

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	23	42	21		86

OTHER PROPOSED PERMANENT FINANCING SOURCES: CA Affordable Housing and Sustainable Communities (AHSC); private construction/permanent loan; Low Income Housing Tax Credit equity; Alameda County A1 Bond funds, and Affordable Housing Program (AHP), Equity, Deferred Developer Fee.

WEST GRAND & BRUSH, PHASE I

Developer: EBALDC

Address: 760 22nd St & 2201 Brush St

This Request: \$3,448,000 (City) \$14,462,769(A1)

Council District: 3

Previous Award: \$0

PROJECT SUMMARY:

- New construction of a five-story 59-unit (including a manager's unit) affordable family housing development.
- Fifteen units would be special needs/supportive housing units targeted to homeless/at-risk veterans.
- The project site currently contains surface parking for buses and other vehicles.
- Building amenities will include: 44 structured parking spaces, laundry facilities, a small computer learning center, free wireless internet service throughout the building, and outdoor spaces on the second and fourth floors, and community room.
- EBALDC will serve as the lead developer and property manager, as well as providing supportive services to residents. Operation Dignity will provide supportive services to the special needs units for veterans.

AFFORDABILITY LEVELS: 20% to 60% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	24	5	15	15		59

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, CA Affordable Housing and Sustainable Communities (AHSC); private construction/permanent loan; Low Income Housing Tax Credit equity; CA Veterans Housing and Homeless Prevention program

WILLIAMS CHAPEL SENIOR HOUSING

Developer:

Address: 1003 E. 15th Avenue

This Request: \$4,840,000 (City) \$10,668,751(A1)

Council District: 2

Previous Award: \$0

PROJECT SUMMARY:

- New construction of a 70-unit (including a manager's unit) affordable senior housing development.
- Eighteen units will be set aside for formerly homeless households.
- The project will include ground floor retail and a parking garage.
- Building amenities will include: a community room, laundry, wi-fi, and an exterior courtyard.
- Residents will have easy access to existing bus services as well as the planned bus rapid transit station at 10th Avenue and International Blvd.

AFFORDABILITY LEVELS: 30% to 60% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	5	64	1	0		70

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, CA Affordable Housing and Sustainable Communities (AHSC), Federal Home Loan Bank AHP funds, private construction/permanent loan; Sponsor Loan, Deferred Fee, GP Equity

Attachment B

2017-19 City of Oakland NOFA Applications Submitted-New Construction

	Rental								
	San Antonio Terrace	Friendship Senior Rental Housing Development	3801 MLK Family Housing	Fruitvale Transit Village Phase IIB	Agnes Memorial Senior Apartments	Oak Hill Apartments	657 W. MacArthur Apartments	Williams Chapel Senior Housing	95th and International Apartments
Address	2227-2257 International Blvd	1904 Adeline Street	3801 & 3807 Martin Luther King, Jr. Way	35th Ave & East 12th Street	2372 International Blvd	445 30th Street	657 W. MacArthur Blvd	1003E 15th Avenue	9409-9437 International Blvd
Council District	2	3	1	5	5	3	1	2	7
Type	Family	Senior	Family/ Special Needs	Family/ Homeless	Senior	Family	Family	Senior/ Homeless	Family
Developer	Satellite Affordable Housing Associates (SAHA)	CHDCwith Friendship Community Development Corporation	Resources for Community Development	Bridge Housing Corporation	Related	Affirmed Housing	Affirmed Housing	Williams Chapel Senior Housing, L.P.	The Related Companies of California, LLC and ACTS Community Development Corporation
Tenure	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Units (incl. manager's unit)	86	35	32	181	57	58	44	70	45
New Units	86	35	32	181	57	58	44	70	45
Bedrooms (incl. manager's unit)	170	35	58	294	60	59	45	71	81
Total Development Costs (Residential)	\$ 47,462,769	\$ 22,046,075	\$ 25,009,448	\$ 86,067,538	\$ 24,634,350	\$ 31,555,920	\$ 27,149,595	\$ 45,220,865	\$ 25,371,170
Cost per Unit	\$ 551,893	\$ 629,888	\$ 781,545	\$ 475,511	\$ 432,182	\$ 544,068	\$ 617,036	\$ 646,012	\$ 563,804
Cost per Bedroom	\$ 279,193	\$ 629,888	\$ 431,197	\$ 292,747	\$ 410,573	\$ 534,846	\$ 603,324		
Total City Funds	\$ 5,382,397	\$ 8,818,430	\$ 6,400,000	\$ 8,500,000	\$ 9,750,000	\$ 4,850,000	\$ 2,900,000	\$ 4,840,000	\$ 10,147,000
City Funds Requested This NOFA	\$ 1,882,397	\$ 8,818,430	\$ 3,225,000	\$ 8,500,000	\$ 9,750,000	\$ 4,850,000	\$ 2,900,000	\$4,840,000	\$ 10,147,000
Previous City Funds	\$ 3,500,000		\$ 3,175,000						
A1 Funds Requested	\$ 14,462,769		\$ 2,626,872	\$ 8,500,000	\$ 1,975,000	\$ 8,342,304	\$ 6,447,872	\$ 10,668,751	\$ 2,276,000
% City Funds to total Dev Cost	11%	40%	26%	10%	40%	15%	11%	11%	9%

Attachment B

2017-19 City of Oakland NOFA Applications Submitted-New Construction

	Ownership	Rental						
	N/A	MacArthur Blvd Residential and Commercial Plaza	Oakland & the World Enterprises Inc. Project I	34th & San Pablo Family Housing (aka "34SP")	West Grand & Brush, Phase I	Coliseum Place	Camino 23	3268 San Pablo
Address		8055 Collins Drive	1664-1676 7th Street	3419-3431 San Pablo Ave.	760 22nd St & 2201 Brush St	905 72nd Ave	1233-1253 23rd Ave and 2285 International Blvd	3268 San Pablo
Council District		6	3	3	3	7	2	3
Type		Family	Family/Homeless	Family	Family/Veteran	Family/Special Needs	Family	Senior
Developer		Construction Resource Center	Oakland & the World Enterprises Inc. (CHDC)	EBALDC	West Grand and Brush LLC -East Bay Asian Local Development Corp (EBALDC)	Resources for Community Development (RCD)	Satellite Affordable Housing Associates (SAHA)	Satellite Affordable Housing Associates (SAHA)
Tenure		Rental & Ownership	Rental	Rental	Rental	Rental	Rental	Rental
Units (incl. manager's unit)		19	79	60	59	59	37	51
New Units		19	79	60	59	59	127	51
Bedrooms (incl. manager's unit)		40	111	106	104	127	45	51
Total Development Costs (Residential)		\$ 7,400,000	\$ 53,837,264	\$ 35,400,000	\$ 39,201,152	\$ 39,000,000	\$ 24,222,045	\$ 29,101,337
Cost per Unit		\$ 389,474	\$ 681,484	\$ 590,000	\$ 664,426	\$ 661,017	\$ 654,650	\$ 570,614
Cost per Bedroom		\$ 185,000.00	\$ 485,020.40	\$ 333,962	\$ 376,934	\$ 307,087	\$ 538,268	\$ 570,614
Total City Funds		\$ 1	\$ 3,000,000	\$ 6,474,000	\$ 3,448,000	\$ 2,300,000	\$ 500,000	\$ 3,229,000
City Funds Requested This NOFA		108%	\$ 3,000,000	\$ 6,474,000	\$ 3,448,000	\$ 2,300,000	\$ 500,000	\$ 3,229,000
Previous City Funds		\$ -					\$ 700,000	
A1 Funds Requested		\$ 4,000,000	\$ 12,688,996		\$ 9,972,580	\$ 6,500,000		\$ 7,680,000
% City Funds to total Dev Cost		0%	6%	18%	9%	6%	2%	11%

Attachment B

New Construction NOFA 2017-19 Project Scoring Table

	Camino 23	Colliseum Place	RENTAL Potential Points	657 W. MacArthur	3268 San Pablo	Fruitvale Transit Village Phase 2B	7th & Campbell	3801 MLK Family Housing
Percentage of Points	N/A	N/A		77.9%	77.5%	76.2%	71.8%	71.2%
Rank	1	2		3	4	5	6	7
I. Financial Characteristics			23	10.0	10	20.0	13.8	10.0
A. Leveraging			8	0.00	0	7.00	4.75	0.00
B. Funding Commitments			15	10.00	10	13.00	9.00	10.00
II. Location			25	13.25	11	10.00	15.00	10.00
A. Geographic Equity			5	0.00	0	0.00	0.00	0.00
B. Educational Quality			5	N/A	NA	0.00	0.00	0.00
C. Neighborhood Revitalization			5	3.25	5	5.00	5.00	5.00
D. Proximity to Public Transit			5	5.00	5	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store			5	5.00	1	1.00	5.00	0.00
III. Target Population			20	15.00	15	8.50	10.00	12.00
A. Income Targeting			5	5.00	5	0.00	5.00	5.00
B. Unit Size			5	0.00	0	0.50	0.00	2.00
C. Units for People with Special Needs			5	5.00	5	4.00	0.00	5.00
D. Homeless - Permanent Supportive Housing Units			5	5.00	5	4.00	5.00	0.00
IV. Developer Experience and			27	25.25	27	26.75	21.00	27.00
A. Developer Experience Exceeds Minimum			10	10.00	10	10.00	6.00	10.00
B. Developer Capacity			8	7.50	8	8.00	7.50	8.00
C. Developer Financial Strength			6	4.75	6	5.75	4.50	6.00
D. Strength of the Development Team			3	3.00	3	3.00	3.00	3.00
V. Readiness - Planning Approvals			20	20.00	20	20.00	20.00	20.00
VII. Sustainability			10	10.00	10	10.00	10.00	10.00
VIII. Penalty for Nonperforming Projects			-10	0.00	0	0.00	0.00	0.00
Total Points			125.0	93.50	93.0	95.25	89.75	89.00

Attachment B

New Construction NOFA 2017-19 Project Scoring Table

	W. Grand & Brush	Oak Hill Apartments	95th & International	Agnes Memorial Senior	34 & San Pablo	Williams Chapel	San Antonio Terrace
Percentage of Points	65.6%	65.2%	63.4%	62.3%	61.2%	61.0%	57.4%
Rank	8	9	10	11	12	13	14
I. Financial Characteristics	12.5	10.0	8.0	7.8	16.0	9.0	8.3
A. Leveraging	2.50	0.00	0.00	0.00	6.00	8.00	2.75
B. Funding Commitments	10.00	10.00	8.00	7.75	10.00	1.00	5.50
II. Location	15.00	16.50	18.00	15.00	16.00	20.00	15.00
A. Geographic Equity	0.00	5.00	0.00	0.00	5.00	5.00	0.00
B. Educational Quality	0.00	NA	3.00	N/A	0.00	N/A	0.00
C. Neighborhood Revitalization	5.00	1.50	5.00	5.00	5.00	5.00	5.00
D. Proximity to Public Transit	5.00	5.00	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5.00	5.00	5.00	5.00	1.00	5.00	5.00
III. Target Population	12.50	15.00	13.25	10.00	3.50	10.00	11.50
A. Income Targeting	5.00	5.00	5.00	5.00	2.00	5.00	5.00
B. Unit Size	2.50	0.00	3.25	0.00	1.50	0.00	3.00
C. Units for People with Special Needs	5.00	5.00	0.00	0.00	0.00	0.00	0.00
D. Homeless - Permanent Supportive Housing Units	0.00	5.00	5.00	5.00	0.00	5.00	3.50
IV. Developer Experience and	27.00	25.75	27.00	27.00	27.00	24.25	27.00
A. Developer Experience Exceeds Minimum	10.00	10.00	10.00	10.00	10.00	10.00	10.00
B. Developer Capacity	8.00	8.00	8.00	8.00	8.00	8.00	8.00
C. Developer Financial Strength	6.00	4.75	6.00	6.00	6.00	3.25	6.00
D. Strength of the Development Team	3.00	3.00	3.00	3.00	3.00	3.00	3.00
V. Readiness - Planning Approvals	5.00	1.00	3.00	5.00	4.00	0.00	0.00
VII. Sustainability	10.00	10.00	10.00	10.00	10.00	10.00	10.00
VIII. Penalty for Nonperforming Projects	0.00	10.00	0.00	0.00	0.00	0.00	0.00
Total Points	82.00	78.25	79.25	74.75	76.50	73.25	71.75

ATTACHMENT C

Multifamily Housing Rehabilitation and Preservation NOFA 2017-19

Descriptions of Submitted Projects

9TH AVENUE

Developer: Oakland Community Land Trust and RCD
This Request: \$1,657,000
Previous Award: \$1,642,375 (Site Acquisition/Rehab)

Address: 2530 9th Avenue
Council District: 2

PROJECT SUMMARY:

- Rehabilitation of a two-building, three –story vacant apartment complex.
- In its current condition, the property is uninhabitable and is comprised of 15 three-bedroom units.
- Property is a former public housing apartment complex.
- This project represents an opportunity to protect affordable housing in a highly desirable residential neighborhood and prevent it from being sold to a market-rate developer on the speculative market.
- Resources for Community Development will serve as the master/turnkey developer for OakCLT, which is the sponsor, borrower and owner.
- OakCLT will provide resident training and support to enable the residents to work toward gaining control of management and decisions making of the property and incorporate many of the principles of the land trust model.

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
0	0	0	0	15	15

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Neighborhood Stabilization Program, CAHI Loan and Private Financing

EMPEREAN TOWERS

Developer: Resources for Community Development
This Request: \$4,688,000
Previous Award: \$300,000

Address: 344 13th Street
Council District: 2

PROJECT SUMMARY:

- Rehabilitation of a seven-story apartment building and conversion from a market rate single room occupancy (SRO) to affordable studios and one-bedroom units.
- The project entails the expansion of the size of all the units so that each apartment has its own bathroom and kitchenette addressing long-deferred maintenance issues. The reconfiguration of the units is based on requests made by advocacy groups for formerly homeless individuals, such as Lifelong Medical Care and Alameda County Behavior Health’s Services. The number of units will be reduced from 96 to 66.
- The scope of work will include new heating and HVAC system, energy efficiency upgrades, a new elevator, a new roof, new windows, new plumbing, seismic upgrades, and all new interior upgrades. The ground floor lobby will be reconfigured to accommodate offices for property management and services, a community room. Bike parking and a laundry will be added to the basement.
- The building will be Green Point Rated or improve energy efficiency over existing conditions by at least 20%

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
0	64	2	0	0	66

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, Oakland Housing Authority Loan, CA Affordable Housing and Sustainable Communities (AHSC), Federal Home Loan Bank AHP

FRUITVALE STUDIOS

Developer: Allied Housing Development
This Request: \$3,300,000
Previous Award: \$0

Address: 2600 International Blvd
Council District: 5

PROJECT SUMMARY:

- Rehabilitation of a 3-story apartment building for formerly homeless, very low and low income individuals.
- There are 24 total units including a manager's unit. Supportive housing consists of 6 unit are reserved for homelessness and 6 units are reserved for special needs. The remaining 11 units will be for low income households.
- PNA indicates that the building is in good to fair condition, assuming the recommended immediate repairs are completed and appropriate routine maintenance is performed annually or as needed basis.
- Allied Housing is proposing a modest renovation of the Fruitvale Studios to address the building needs, including accessibility upgrades, and increasing its energy efficiency.

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:	SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
	0	0	24	0	0	24

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, NPLH and NPLH COSR

HARRISON HOTEL

Developer: Resources for Community
Development (RCD)
This Request: \$1,549,729
Previous Award: \$4,123,018

Address: 1415 Harrison Street.
Council District: 2

PROJECT SUMMARY:

- Rehabilitation of a 7 story Single Residence Occupancy (SRO) building for low income individuals that includes 1,656 square feet of commercial/retail space on the ground floor.
- 59 units are reserved for households with special needs and a history of homelessness; 13 for households with special needs; and 9 for low income households
- PNA indicates that the building is substandard compared to other buildings of its age and is showing signs of wear and tear.
- RCD is proposing a modest renovation of Harrison to address the most critical building needs, including structural upgrades, major modernization of the elevator, accessibility upgrades, and converting 30 SROs into studios.

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:	SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
	51	30	0	0	0	81

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, 4% low income tax credit, AHSC funds and AHP funds. RCD intends to request Section 8 Project-Based Vouchers from Oakland Housing Authority.

THE COURTYARDS AT ACORN (III)

Developer: BOMH, Inc.

Address: 923 Adeline Street

This Request: \$3,162,477

Council District: 3

Existing City Loans: \$904,500

PROJECT SUMMARY:

- Rehabilitation of the 16 buildings are a mix of two and three story wood-framed buildings. The site is organized around "courtyards" with play areas at the center of each building cluster. The income restrictions were set at 50% and 80% AMI.:
- There are 87 total units including a manager's unit spread across 16 buildings on a 5.07 acre site. There are 6 accessible units set aside for the mobility impaired, 53 of the units are restricted to 50% and 34 of the units are restricted to 80%. The owner anticipates deepening affordability to households earning 30-60% of AMI prior to completing the rehabilitation.
- PNA found the structures in good condition, there is a significant amount of work needed in order to prepare the property form many years of service, including, window replacement, stucco repair, exterior landscape, and security.
- BOHM, Inc. is proposing a significant rehabilitation of the property, including repairs and improvements to both the residential structures and site landscape. In addition to interior repairs, critical upgrades to the building envelope will ensure the long term physical viability of the project and drastically improve the energy performance of the buildings.

AFFORDABILITY LEVELS: 30% to 80% AMI

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	6	7	13	59	2	87

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, Acquisition Loan (Seller Carryback), Tranche A (Tax Credit Rents), Tranche B, AHP and Tax Credit Equity.

HOWIE HARP PLAZA

Developer: Dignity Housing West, Inc. And
Community Housing Development Corporation

Address: 430 28TH Street

This Request: \$3,000,000

Council District: 3

Previous Award: Phase 1 Rehab - \$2,950,000.00

PROJECT SUMMARY:

- The project is currently under Phase I of the rehabilitation.
- Funds are needed to complete Phase II of the Rehabilitation of a 5-story apartment building for formerly homeless persons and families.
- There are 20 total units including a manager's unit.
- Phase II of the rehabilitation includes: deferred maintenance, outstanding health and safety items and upgrading facility improvements.

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
0	0		11	9	20

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds.

JAMES LEE COURT

Developer: Dignity Housing West, Inc., and Community Housing Development Corporation
Address: 690 15th Street
This Request: \$3,000,000
Council District: 3
Existing City Loans: \$4,561,000.00

PROJECT SUMMARY:

- Rehabilitation of a 5-story apartment building for formerly homeless, very low and low income families.
- There are 26 total units including a manager's unit. 2 accessible units set aside for the mobility impaired. The remaining 23 units will be for low income households.
- The scope of work covers deferred maintenance, correction of health and safety items and facility improvement upgrades.

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:

Studio	1 bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	5	7	10	4	26

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds.

TOWNCENTER AT ACORN (I/II)

Developer: BRIDGE West Oakland Housing, Inc
Address: 1143 10th Street
This Request: \$4,656,775
Council District: 3
Previous Award: \$1,015,000

PROJECT SUMMARY:

- Rehabilitation of a 206 units spread across 24 buildings on an 11.36 acre site. The buildings are a mix two and three story wood framed buildings. Units include both apartments and two story townhomes.
- There are a total of 344 parking spaces across both properties, all located in secured surface parking lots.
- The site is organized around courtyards with play areas at the center of each building cluster.
- Acorn is in need of significant rehabilitation, including repairs and improvements to both the residential structures and site landscape. Replacement of original windows and full replacement of electrical panel and wiring for all units is included the rehabilitation plans.
- Other rehabilitation efforts include upgrading the camera and entry system and site lighting.

AFFORDABILITY LEVELS: 50 to 80% AMI

UNIT SIZES:

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
18	25	63	90	10	206

OTHER PROPOSED PERMANENT FINANCING SOURCES:

TCAC Rent Tranche, PBV Increment Tranche, AHP, Seller Carryback

Attachment C

2017-19 City of Oakland NOFA Applications Submitted-Rehabilitation and Preservation

	Ownership	Rental							
	N/A	Harrison Hotel	James Lee	Empyrean Towers	Town Center at Acorn I & II	Courtyards at Acorn III	Howie Harp	9th Avenue	Fruitvale Studios
Address		1415 Harrison street	690 15th Street	344 13th	1143 10th Street	923 Adeline Street	430 28th Street	2530 9th Avenue	2600 International Blvd
Council District		2	3	2	3	3	3	2	5
Type		SRO/Homeless/ Special Needs	Family	Family/Homeless	Family	Family	Family	Family	Homeless/Special Needs
Developer		RCD	Dignity Housing West Associates	RCD	Bridge	Bridge	Dignity Housing West	Oakland Community Land Trust	Allied Housing
Tenure		Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Units (incl. manager's unit)		81	26	66	206	87	20	15	24
New Units				-30					
Bedrooms (incl. manager's unit)		81	61	66	479	224	49	45	24
Total Development Costs (Residential)		\$ 28,155,373	\$ 3,249,173	\$ 36,109,844	\$ 60,520,132	\$ 28,846,604	\$ 4,200,000	\$ 7,527,802	\$ 6,998,862
Cost per Unit		\$ 347,597	\$ 124,968	\$ 547,119	\$ 293,787	\$ 331,570	\$ 210,000	\$ 501,853	\$ 291,619
Cost per Bedroom		\$ 347,597	\$ 53,265	\$ 547,119	\$ 126,347	\$ 128,779	\$ 85,714	\$ 167,284	\$ 291,619
Total City Funds		\$ 5,672,747	\$ 5,396,000	\$ 4,688,000	\$ 5,671,775	\$ 4,066,977	\$ 5,950,000	\$ 3,299,375	\$ 3,300,000
City Funds Requested This NOFA		\$ 1,549,729	\$ 3,000,000	\$ 4,688,000	\$ 4,656,775	\$ 3,162,477	\$ 3,000,000	\$ 1,657,000	\$ 3,300,000
Previous City Funds		\$ 4,123,018	\$ 2,396,000		\$ 1,015,000	\$ 904,500	\$ 2,950,000	\$ 1,642,375	
% requested City Funds to total Dev Cost		\$ 0	92%	13%	8%	11%	71%	44%	47%

Attachment C

Rehabilitation Preservation NOFA 2017-19 Project Scoring Table

	Howie Harp Plaza*	Preservation Project Total Possible Points	Conversion Project Total Possible Points	Empyrean	Fruitvale Studios	The Town Center at Acorn	The Courtyards at Acorn	Harrison Hotel	9th Ave	James Lee Court
Percentage of Points	N/A			76.5%	75.5%	71.7%	71.5%	69.6%	65.5%	42.4%
Rank	1			2	3	4	5	6	7	8
I. Financial Characteristics	5	5	5	5.0	3.0	5.0	5.0	4.0	5.0	5.0
A. Leveraging	0	5	5	5.00	3.00	5.00	5.00	4.00	5.00	0.00
II. Location	20	25	25	10.00	13.50	11.00	11.00	20.00	9.75	15.00
A. Geographic Equity	5	5	5	5.00	0.00	0.00	0.00	0.00	0.00	0.00
B. Educational Quality	0	5	5	5.00	0.00	0.00	0.00	5.00	3.00	0.00
C. Neighborhood Revitalization	5	5	5	5.00	3.50	5.00	5.00	5.00	1.75	5.00
D. Proximity to Public Transit	5	5	5	5.00	5.00	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5	5	5		5.00	1.00	1.00	5.00	0.00	5.00
III. Target Population	0	25	31	23.00	26.00	10.00	15.00	5.00	10.00	0.00
A. Income Targeting	0	N/A	11	11.00	11.00	0.00	0.00	0.00	N/A	0.00
B. Displacement Prevention	N/A	N/A	10	10.00	5.00	N/A	N/A	NA	N/A	N/A
C. Preserves existing affordable Housing	0	15	N/A	N/A	N/A	10.00	10.00	5.00	10.00	0.00
D. Units for People with Special Needs	0	5	5	0.00	5.00	0.00	0.00	0.00	0.00	0.00
E. Homeless - Permanent Supportive	0	5	5	2.00	5.00	0.00	0.00	0.00	0.00	0.00
IV. Developer Experience and Capacity	25.5	27	27	27.00	23.50	27.00	26.75	27.00	25.50	11.00
A. Developer Experience Exceeds	10	10	10	10.00	10.00	6.00	10.00	10.00	10.00	10.00
B. Developer Capacity	8	8	8	8.00	8.00	8.00	8.00	8.00	7.00	8.00
C. Developer Financial Strength	4.5	6	6	6.00	2.50	5.75	5.75	6.00	5.50	4.50
D. Strength of the Development Team	3	3	3	3.00	3.00	3.00	3.00	3.00	3.00	3.00
V. Urgency	10	10	10	10.00	8.00	8.00	8.00	8.00	10.00	8.00
VI. Penalty for Nonperforming Projects	0	-10	-10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Points	60.5	92.0	98.0	75.00	74.00	61.00	65.75	64.00	60.25	39.00

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved as to Form and Legality


Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

**RESOLUTION APPROPRIATING \$114,409 FROM FUND BALANCE IN
THE LOW AND MODERATE INCOME HOUSING ASSET FUND AND
FUTURE DEVELOPMENT LOAN REPAYMENTS TO HOUSING
DEVELOPMENT ACTIVITIES**

WHEREAS, the Oakland City Council adopted Resolution No. 83680 C.M.S. on January 10, 2012, electing for the City to retain and assume the housing assets and functions of the Redevelopment Agency pursuant to Health & Safety Code Section 34176 upon Redevelopment Agency dissolution; and

WHEREAS, the Redevelopment Agency dissolved on February 1, 2012; and

WHEREAS, loans made by the Redevelopment Agency for affordable housing purposes are housing assets retained and assumed by the City of Oakland; and

WHEREAS, funds generated from housing assets, including repayments on loan receivables transferred to the City as housing successor, must be deposited into a separate Low and Moderate Income Housing Asset Fund under Health & Safety Code Section 34176(d); and

WHEREAS, funds in the Low and Moderate Income Housing Asset Fund may only be used for the development of affordable housing occupied by households earning 80% or less of the area median income under Health & Safety Code Section 34176.1(a)(3)(A); and

WHEREAS, the City of Oakland desires to maximize the use of housing funds by using all available sources of funds as soon as they become available; and

WHEREAS, actual revenues in the Low and Moderate Income Housing Asset Fund (2830) exceed the amount budgeted by \$114,409 due to loan repayments held by the City; and

WHEREAS, those funds were not previously appropriated; now, therefore, be it

RESOLVED: That the City Council hereby appropriates the sum of \$114,409 from the fund balance in the Low and Moderate Income Housing Asset Fund (2830) to the Housing Development Project (1000388), Housing Development Organization (89929) for housing development activities; and be it

FURTHER RESOLVED: That the City Council hereby appropriates future repayments of development loans deposited into the Low and Moderate Income Housing Asset Fund to housing development activities.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN, AND PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

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