

Approved as to form and legality

Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION ADOPTING A CITY REAL PROPERTY DISPOSITION AND DEVELOPMENT STRATEGY AND POLICY

WHEREAS, as a home rule charter city, the City has the right and power to make and enforce all laws and regulations that are its municipal affairs, including laws related to the acquisition and disposition of real property by the City; and

WHEREAS, as a home rule charter city, the City has the authority to convey real property to serve economic development and community development purposes; and

WHEREAS, the City's existing policies and procedures regarding the acquisition and disposition of City real property are found in Chapters 2.41 and 2.42 of the Oakland Municipal Code ("OMC"); and

WHEREAS, the City's existing policies regarding the Affordable Housing Trust Fund are found in Chapter 15.62 of the OMC; and

WHEREAS, a report from the Mayor's Housing Cabinet published in March 2016, entitled "Oakland at Home: Recommendations for Implementing *A Roadmap Toward Equity* From the Oakland Housing Cabinet," and the Mayor's accompanying Housing Action Plan, included specific recommendations to encourage the development of affordable housing on City real property and elsewhere; and

WHEREAS, City staff have been meeting with working groups of community stakeholders to identify policies and actions to encourage the development of affordable housing on City real property and elsewhere, in addition to yielding other potential community benefits; and

Attachment A: Draft of Staff's Proposed Resolution

WHEREAS, City staff is recommending a strategy and policy to give priority consideration to the production of affordable below market rate housing on real property owned by the City and identified for disposition and development, and to deposit a portion of proceeds from the disposition of these properties into the Affordable Housing Trust Fund; and

WHEREAS, the strategy and related policies proposed herein would seek to balance the need to develop affordable housing with other public benefit goals such as economic development, fiscal sustainability, infrastructure improvements, and other community benefits; now, therefore, be it

RESOLVED: That the City Council hereby adopts the following strategy and policy for the disposition (by sale or long-term lease) and development of those development sites owned by the City as set forth in Exhibit A attached to this Resolution; and be it

FURTHER RESOLVED: That, as to each of those sites identified in Exhibit A, the following disposition process and policies shall apply:

- Community meetings. Prior to issuing a request for proposals, notice of development opportunity, or other public solicitation (either, an "RFP"), the City Administrator or her designee shall convene one or more public community meetings or workshops to receive input from stakeholders and members of the public on the proposed use of the site identified in Exhibit A, as well as potential alternative uses for the site. (This step shall not apply to Wood Street, the MLK Sites, and Old Fire Station #24, which have already initiated the competitive RFP process.)
- Development use. Following input from the community meeting(s), the City Administrator shall recommend to Council whether to seek proposals for development of the site for the use identified in Exhibit A, or to pursue alternative uses of the site. Council shall make the final decision by resolution either confirming the use of the site for development consistent with Exhibit A, or designating an alternative use or uses and amending Exhibit A accordingly. (This step shall not apply to Wood Street, the MLK Sites, and Old Fire Station #24, which have already initiated the competitive RFP process.)
- Competitive RFP. The City Administrator or her designee shall then issue a competitive RFP seeking proposals for developing the site for the use identified in Exhibit A. For sites identified for development entirely as affordable housing, the average affordability level for a project shall be no greater than 80 percent of area median income. The RFP shall be sent to an inclusive list of potential purchasers/developers, and, for the affordable housing sites, shall be sent at a minimum to the list of affordable housing developers now maintained and used by the City to solicit funding proposals for affordable housing development (i.e. , the "NOFA list").
- Selection of developer and proposal. Following her evaluation of development proposals and input from a selection panel, which shall include at least one community member, the City Administrator shall recommend a development proposal and the terms and conditions of disposition to the City Council. The City

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Council shall evaluate the City Administrator's recommended development proposal and any other proposals based on the considerations set forth below.

- Evaluation criteria. The City Administrator and the City Council shall consider proposals to purchase or lease the property for development at its fair market value, fair rental value, or fair reuse value. For sites identified for development entirely as affordable housing, proposals may include a sale or lease at zero or nominal cost to the purchaser/developer. The City Administrator and the City Council in evaluating proposals shall apply the criteria set forth in OMC Section 2.42.170.C. In addition, in evaluating proposals for affordable housing development, the City Administrator and the City Council shall give priority consideration to proposals that:
 - Provide units affordable to households at the lowest income levels.
 - Provide units for the longest terms of affordability.
 - Provide housing to special needs populations (such as homeless or formerly homeless persons or persons with disabilities) with commensurate supportive services.
 - Provide family-sized units, that is, units with two bedrooms or more.
 - Demonstrate economic feasibility and access to adequate funding.
 - Demonstrate the most efficient use of City affordable housing subsidy funds.

In evaluating proposals for development, the City Administrator and the City Council, where feasible, shall give greater consideration to proposals that provide needed commercial or social services, such as access to fresh food, health services or affordable childcare services in communities that lack such services, or needed open space, parks or recreation facilities.

- Approval by ordinance. Pursuant to OMC Section 2.42.190, the City Council shall authorize the conveyance of the site to the selected purchaser/developer by ordinance. Council may also authorize an exclusive negotiating agreement with the prospective purchaser/developer prior to approval of the disposition.
- Lease vs. sale. Pursuant to Council policy (Resolution No. 85324 C.M.S.), a ground lease of the site shall be preferred over a fee sale.
- DDA/LDDA. Pursuant to OMC Section 2.42.190, the City and the purchaser/developer shall enter into a binding disposition and development agreement, lease disposition or development agreement, or similar agreement governing the transaction. Such agreement or agreements shall set forth the terms and conditions of the disposition of the property, the obligations of the purchaser to develop the agreed-upon project, and any long-term restrictions on the use of the property.
- Required regulatory agreement terms. Restrictions on the rents or sale prices and occupancy of affordable housing units shall be included in the form of a regulatory agreement or other agreement as recorded covenants running with the land for a minimum 55-year term of affordability. The recorded covenants shall require the owner of the affordable housing units to comply with the preference policy for tenant selection in multifamily affordable housing projects as set forth in Chapter 15.63, Article I, of the OMC. Any such agreement shall include provisions that (1) prohibit the owner from generating, conveying, or

Attachment A: Draft of Staff's Proposed Resolution

asserting condominium conversion rights with respect to any of those units, and (2) prohibit the owner from discriminating in the sale or rental of residential units on the basis of race, color, ancestry, national origin, religion, age (other than senior housing as permitted by law), sex, sexual preference, marital status, AIDS or AIDS-related complex, physical or mental disability, immigration status, source of income (including participation in rental housing subsidy programs), or any other basis prohibited by applicable law. The recorded covenants shall further provide that the owner is prohibited from inquiring about criminal history at initial application for tenancy and must engage in an individualized assessment of any criminal history of an applicant, pursuant to fair chance regulations for tenant selection in affordable housing adopted by the City Administrator.

- Nondiscrimination. The purchaser/developer and its contractors, successors in interest, and lessees (1) shall be prohibited from discriminating in employment on the basis of race, color, ancestry, national origin, religion, age, sex, sexual preference, marital status, AIDS or AIDS-related complex, physical or mental disability, or any other basis prohibited by applicable law; (2) shall be prohibited from retaliating against, threatening, or harassing employees based on immigration status; and (3) shall be required to comply with state law fair chance employment requirements codified in California Government Code Section 12952.
- Setaside of proceeds. For sites disposed of for affordable housing or commercial/mixed use development, at least forty percent (40%) of any net unrestricted proceeds (if any) received by the City from the disposition of each of these sites shall be deposited into the Affordable Housing Trust Fund established under Chapter 15.62 of the OMC, or shall otherwise be used to provide a subsidy for the development of affordable housing on the property or elsewhere. For sites disposed of for market rate residential development, at least eighty percent (80%) of any net unrestricted proceeds received by the City from the disposition shall be deposited into the Affordable Housing Trust Fund. For purposes of this section, "net unrestricted proceeds" shall mean those cash proceeds received by the City (including without limitation sales proceeds in the case of a fee sale and rent proceeds in the case of a long-term lease), net of third-party transaction costs, less those proceeds that are restricted by statutory law, contract, or bond covenants to a particular use other than affordable housing, and less those proceeds that were earmarked by the City Council when the disposition was approved either for redevelopment of the real property that was sold, or for replacement (on-site or off-site) of City facilities that would be lost as a result of the transaction. The amount of net unrestricted proceeds set aside into the Affordable Housing Trust Fund shall be reduced by the value of any subsidy provided by the City to support the acquisition or the development of affordable housing on the site. For purposes of this section, a "subsidy" means a grant, a below-market loan (including a loan with a below-market interest rate, a deferred payment loan, a surplus cashflow loan, or mortgage assistance), or a land writedown or other below-market conveyance of the real property.

and be it

Attachment A: Draft of Staff's Proposed Resolution

FURTHER RESOLVED: That any change to the designation of sites set forth in Exhibit A must be approved by Council by resolution or ordinance; and be it

FURTHER RESOLVED: That, for additional City-owned properties over 5,000 square feet that become available for disposition after the date of this Resolution (not including properties for which an exclusive negotiating agreement, disposition and development agreement, or lease disposition and development agreement have been approved as of the date of this Resolution), the following shall apply:

- The City Administrator shall initially determine whether the property should be conveyed for development, and, if so, which of the development categories set forth in this Resolution would be most appropriate for the property. In making such determination, the City Administrator shall consider the input of community stakeholders, as well as evaluate the development potential of the property in view of its size, location, adjacent uses, zoning, topography, and environmental condition.
- The City Administrator may recommend that the property be added to this adopted strategy. Council will make the final decision by resolution adding the property to this strategy and designating the anticipated development use of the site.
- The City shall then follow the applicable policies set forth in this Resolution for disposition of the site.

and be it

FURTHER RESOLVED: That, regardless of the percentage of units provided as affordable housing for each individual site, the City shall ensure that, in the aggregate, for all dispositions of sites pursuant to this strategy, a minimum of twenty percent (20%) of the total residential units developed on such sites are affordable to households, on average, that are at or below 80 percent of area median income; and be it

FURTHER RESOLVED: That the City Administrator is directed to bring back an ordinance amending the City's property disposition rules in the OMC, as necessary, to reflect the strategy and policies adopted by this Resolution; and be it

FURTHER RESOLVED: That the City Council finds and determines, after independent review and consideration, that adoption of this strategy and policy complies with the California Environmental Quality Act ("CEQA") because this action on the part of the City is exempt from CEQA pursuant to Section 15262 (feasibility and planning studies), Section 15306 (information collection), and Section 15601(b)(3) (general rule) of the CEQA Guidelines; and that the City Administrator or her designee shall cause to be filed with the County of Alameda a Notice of Exemption for this action; and be it

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FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator or his or her designee to take action to implement this strategy and policy consistent with the Resolution and its basic purposes.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES -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

RESOLUTION ADOPTING A CITY REAL PROPERTY DISPOSITION AND DEVELOPMENT STRATEGY AND POLICY

EXHIBIT A

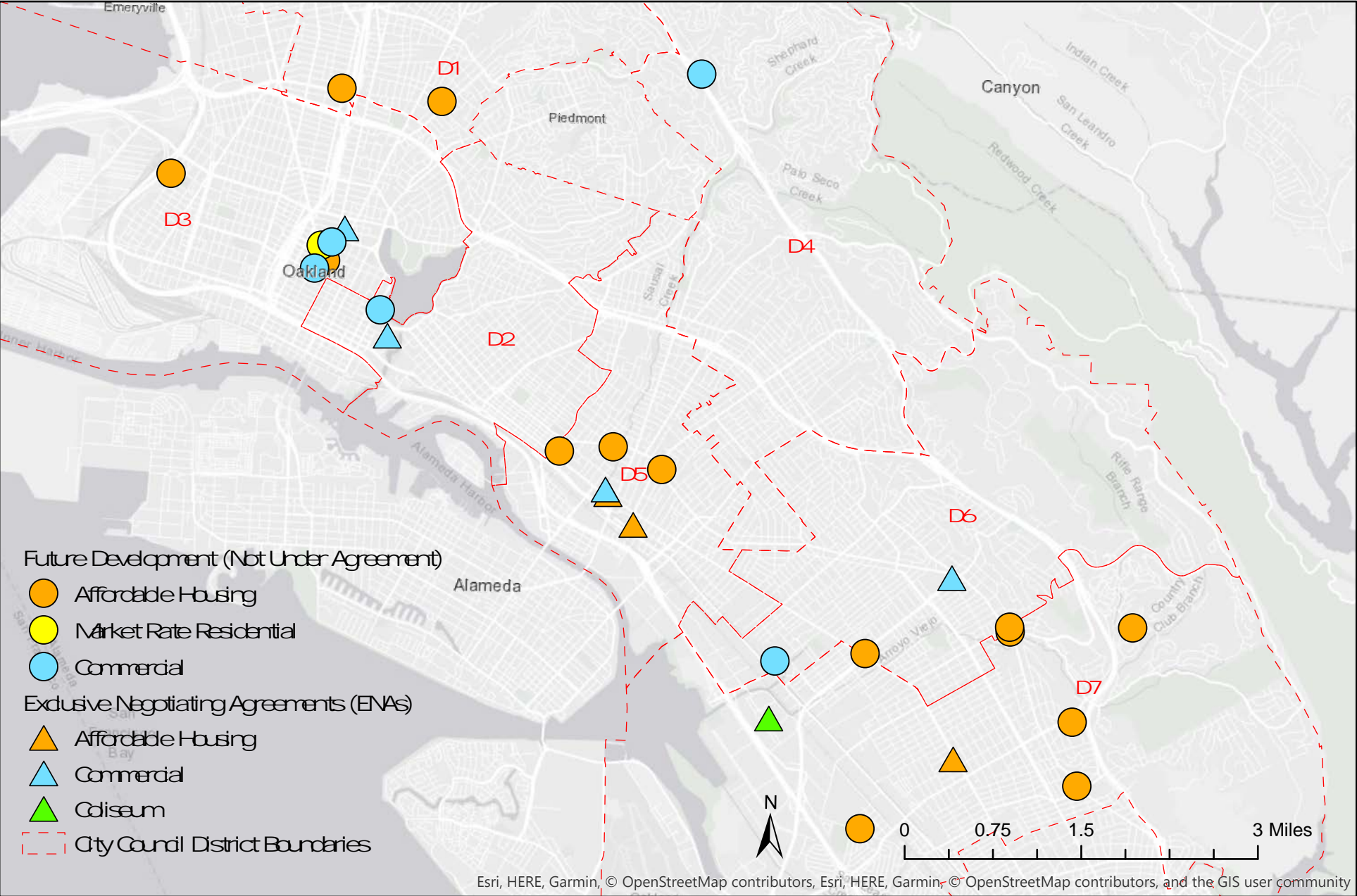
City-owned development sites

<u>100% Affordable (Below Market Rate) Housing Sites</u>	<u>APN</u>
1 Wood Street	18-310-7-7; 18-310-14
2 Rotunda Garage Remainder	008-0620-009-03
3 MLK Sites	12-964-4; 12-964-5
4 Piedmont Ave/Howe St Parking	012-0993-004; 012-0993-005; 012-0993-006-01
5 Miller Library Site	20-153-6
6 27th & Foothill	025-0733-008-02; 025-0733-008-03
7 36th & Foothill	032-2084-050; 032-2084-051; 032-2115-037-01; 032-2115-038-01
8 73rd & International	040-3317-032; 040-3317-048-13
9 Clara & Edes	044-5014-005; 044-5014-006-03
10 Golf Links Road	043A464400202; 043A464402509 ; 043A-4644-099-2
11 8280 & 8296 MacArthur	043A-4644-026; 043A-4644-028
12 98th & Stearns	48-5617-9-1; 48-5617-10-4
13 10451 MacArthur	047-5576-007-3
14 Barcelona Site (Oak Knoll)	048-6870-002
 <u>Market Rate Residential Sites</u>	
15 1800 San Pablo	008-0642-018
 <u>Commercial/Mixed-Use Sites</u>	
16 Clay St Garage	3-67-4
17 1911 Telegraph	008-0716-058
18 Fire Alarm Bldg	2-91-1
19 Old Fire Station #24	48F-7361-11; 48F-7361-12
20 66th & San Leandro	041-4056-004-04

Attachment B

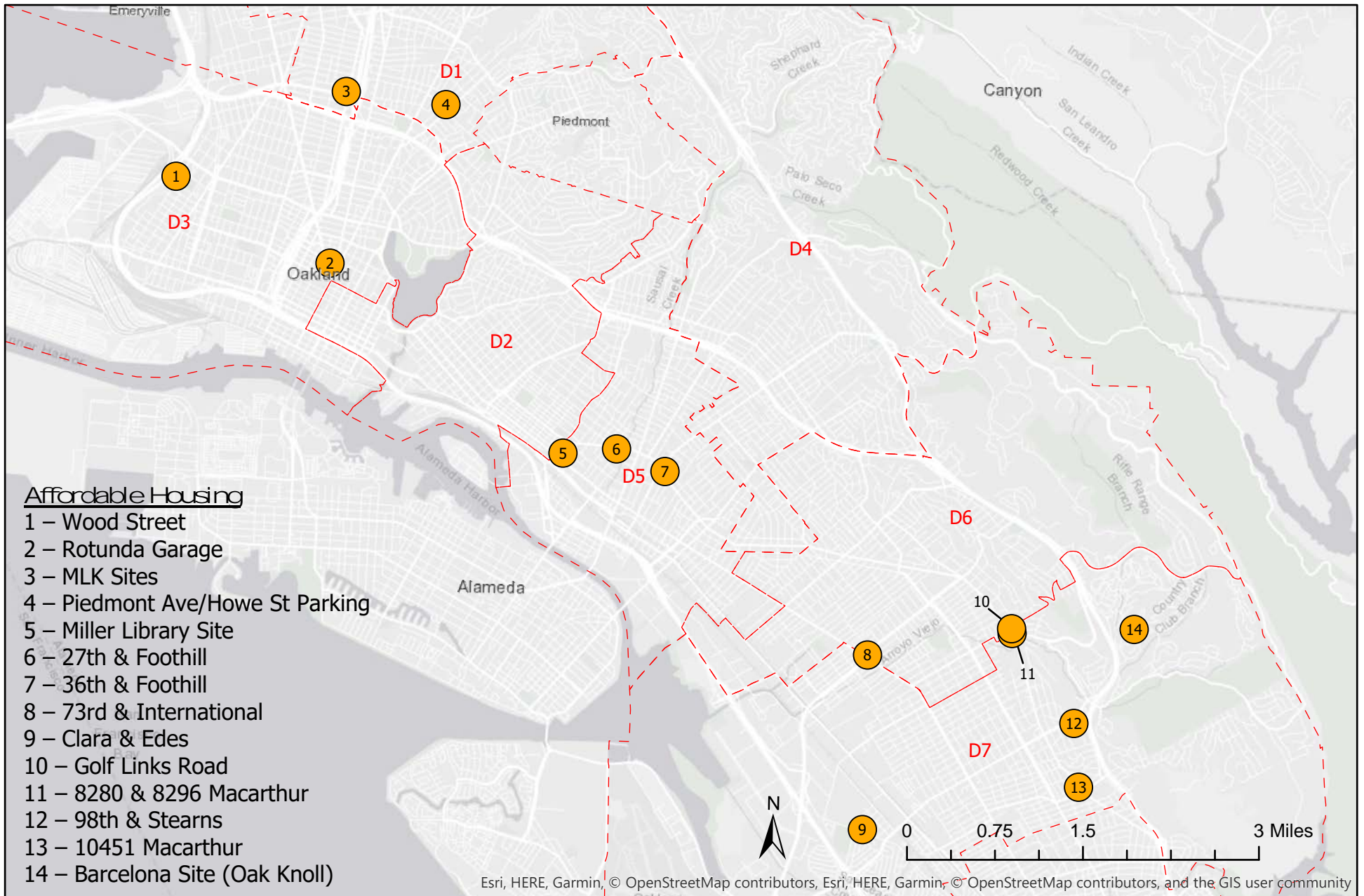
Maps of 28 Sites Identified for Future Disposition and Development

City Lands for Future Development (PLS Proposed)



Esri, HERE, Garmin, © OpenStreetMap contributors, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

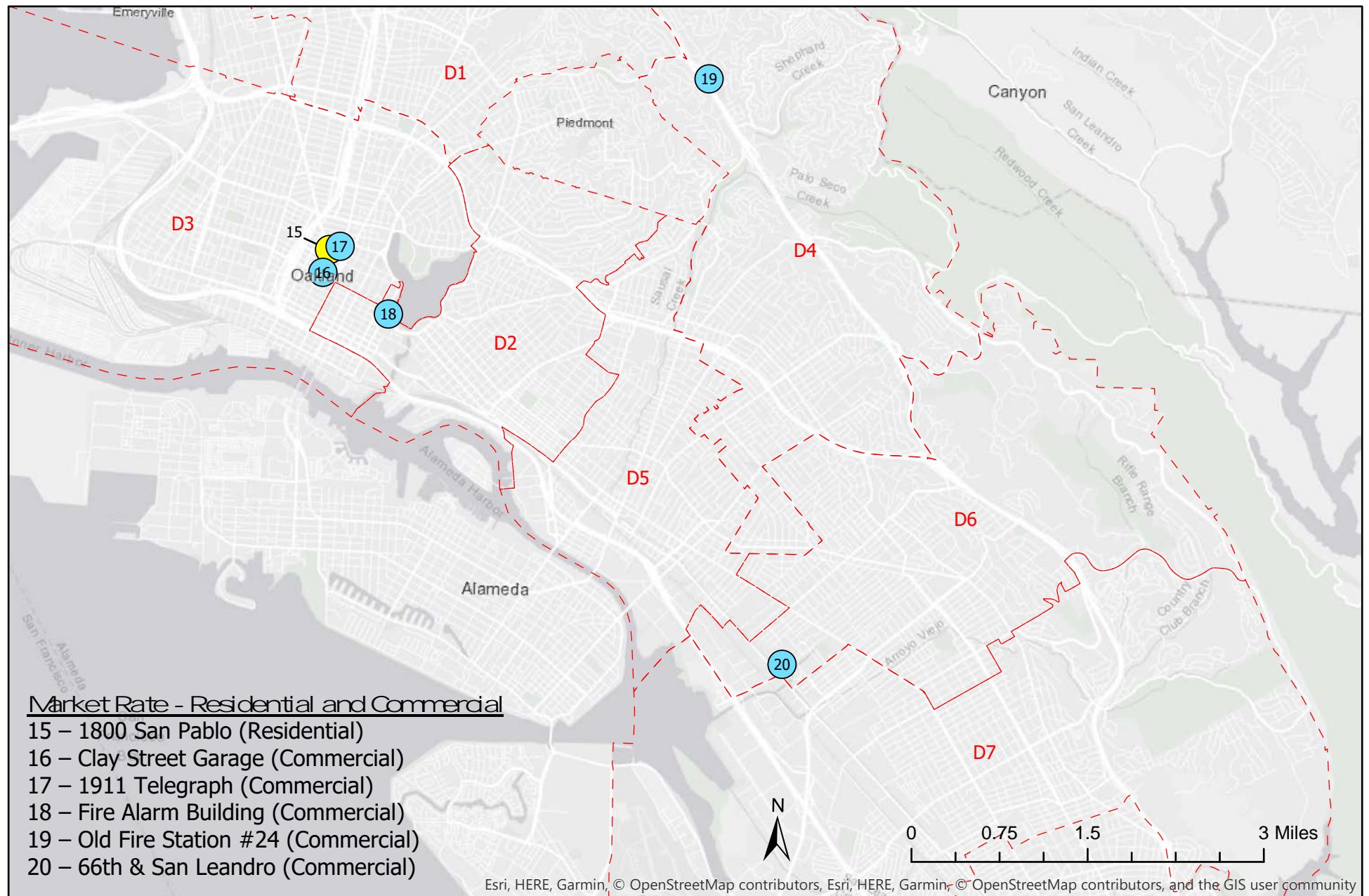
Affordable Housing (PLS Proposed)



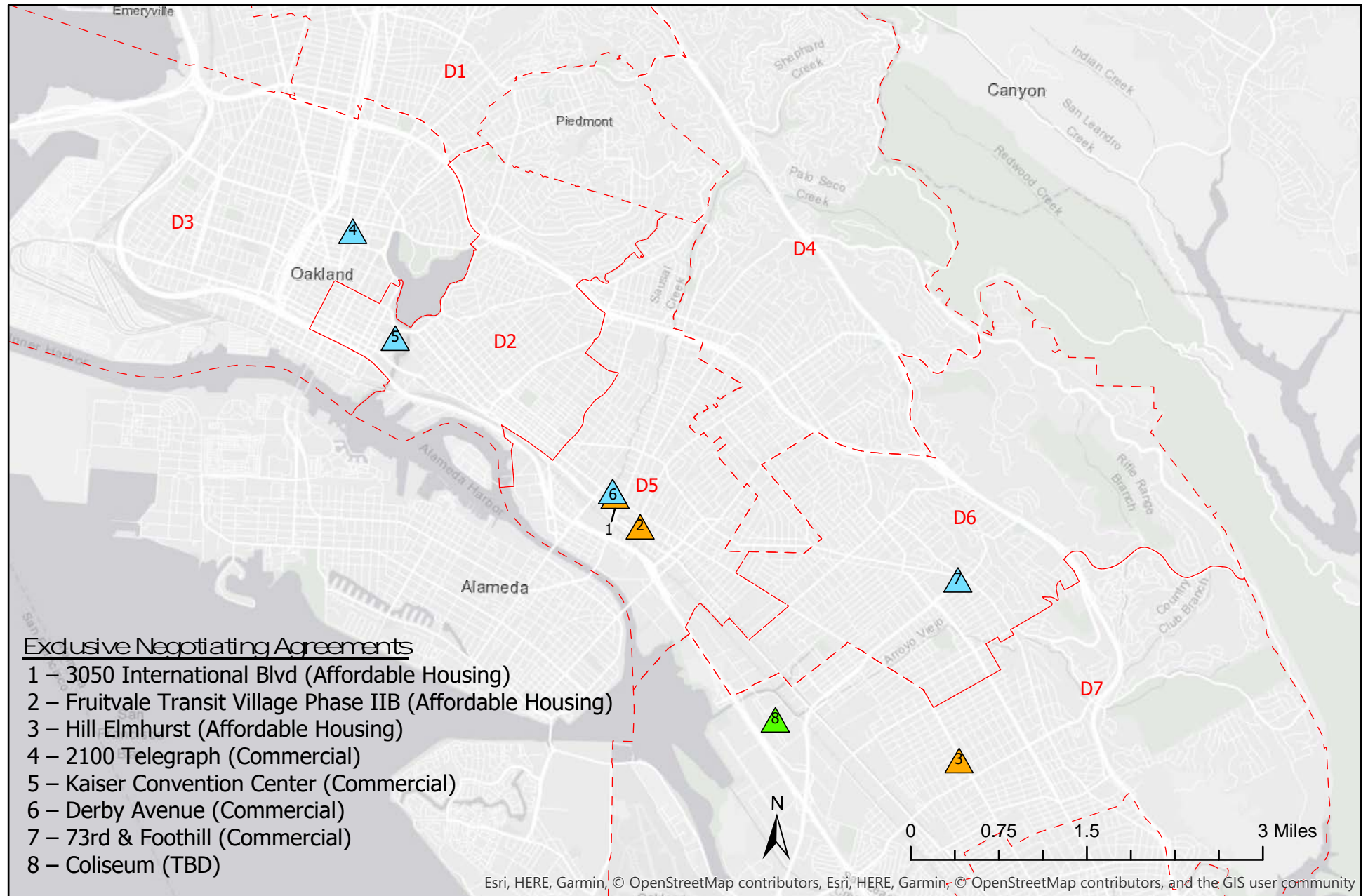
Affordable Housing

- 1 – Wood Street
- 2 – Rotunda Garage
- 3 – MLK Sites
- 4 – Piedmont Ave/Howe St Parking
- 5 – Miller Library Site
- 6 – 27th & Foothill
- 7 – 36th & Foothill
- 8 – 73rd & International
- 9 – Clara & Edes
- 10 – Golf Links Road
- 11 – 8280 & 8296 Macarthur
- 12 – 98th & Stearns
- 13 – 10451 Macarthur
- 14 – Barcelona Site (Oak Knoll)

Market Rate - Residential and Commercial (PLS Proposed)



Exclusive Negotiating Agreements (ENAs)



Attachment C

20 Sites Categorized for Future Development Under Alternative Scenarios:

- (1) Staff's Public Lands Strategy
 - (2a) CWN Proposal Fixed
 - (2b) CWN Proposal Flexible
- (3) Surplus Land Act 15% Inclusionary

PUBLIC LANDS STRATEGY (Staff proposal)

Notes	Category/Site	Land Area (sf)	BMR Units	Market Rate Units	Commercial (sf)	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes
	<u>BMR Housing (LIHTC)</u>						
[1]	Wood Street	147,081	292	-	-	(\$29.7M)	\$0
	Rotunda Garage Remainder	6,697	25	-	-	(\$2.5M)	\$0
[1]	MLK Sites	9,125	21	-	-	(\$2.1M)	\$0
	Piedmont Ave/Howe St Parking	43,532	97	-	-	(\$9.9M)	\$0
	Miller Library Site	11,969	10	-	-	(\$1.0M)	\$0
	27th & Foothill	22,581	51	-	-	(\$5.2M)	\$0
	36th & Foothill	34,164	76	-	-	(\$7.7M)	\$0
	73rd & International	5,435	13	-	-	(\$1.3M)	\$0
	Clara & Edes	26,311	32	-	-	(\$3.3M)	\$0
	Golf Links Road	32,038	40	-	-	(\$4.1M)	\$0
	8280 & 8296 MacArthur	12,720	8	-	-	(\$.8M)	\$0
	98th & Stearns	20,614	6	-	-	(\$.6M)	\$0
	10451 MacArthur	23,000	52	-	-	(\$5.3M)	\$0
[2]	Barcelona Site (Oak Knoll)	205,337	23	-	-	(\$2.3M)	\$0
	Subtotal 100% BMR Housing	600,604	746	-	-	(\$75.9M)	\$0
[3]	<u>Market Rate Residential</u>						
[4]	1800 San Pablo	44,347	-	492	-	\$20.6M	\$2.4M
	Subtotal Market Rate Residential	44,347	-	492	-	\$20.6M	\$2.4M
[3]	<u>Commercial/Office</u>						
[4] [9]	Clay St Garage	29,000	-	-	130,400	\$3.2M	\$3.9M
[4] [9]	1911 Telegraph	45,121	-	-	902,420	\$11.1M	\$8.8M
[5] [9]	Fire Alarm Bldg	31,031	-	-	93,093	\$3.2M	\$4.2M
[1] [7] [8]	Old Fire Station #24	39,535	-	-	20,000	\$0.5M	\$0.8M
[6]	66th & San Leandro	274,428	-	-	274,428	\$5.3M	\$5.8M
	Subtotal Commercial/Office	419,115	-	-	1,420,341	\$23.4M	\$23.4M
	All Sites	1,064,066	746	492	1,420,341	(\$31.9M)	\$25.9M
			<i>Total Units</i>		<i>1,238</i>		
			<i>% BMR</i>		<i>60%</i>		

Notes:

- [1] RFP underway as of June 2018
- [2] More residential units can be allowed if current zoning is amended
- [3] Market-rate sale & development to generate funds for the City subsidy required (~\$76M) to build affordable housing on 100% BMR sites
- [4] Site located in the census tract with the 2nd highest concentration of affordable housing in City
- [5] Historical building
- [6] Zoned industrial and represents 26% of land in portfolio
- [7] No feasible housing proposal received from RFP
- [8] Hayward fault runs through site
- [9] For vibrant downtown, need to balance residential growth with commercial/office development

* All results for housing units and funds generated are projected based on current market conditions, zoning, and other site constraints and assumption.

CWN PROPOSAL - FIXED

Notes	Category/Site	Land Area (sf)	BMR Units	Market Rate Units	Commercial (sf)	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes
[0]	40% @ CWN Tiers						
[1]	Wood Street	147,081	117	175	-	(\$23.6M)	\$0
	Rotunda Garage Remainder	6,697	10	15	-	(\$.9M)	\$0
[1]	MLK Sites	9,125	8	13	-	(\$.7M)	\$0
	Piedmont Ave/Howe St Parking	43,532	39	58	-	\$1.7M	\$1.7M
	Miller Library Site	11,969	4	6	-	\$0.1M	\$0.1M
	27th & Foothill	22,581	20	31	-	(\$3.4M)	\$0
	36th & Foothill	34,164	30	46	-	(\$5.1M)	\$0
	73rd & International	5,435	5	8	-	(\$.7M)	\$0
	Clara & Edes	26,311	13	19	-	(\$1.8M)	\$0
	Golf Links Road	32,038	16	24	-	(\$2.2M)	\$0
	8280 & 8296 MacArthur	12,720	3	5	-	\$0.1M	\$0.1M
	98th & Stearns	20,614	2	4	-	\$0.7M	\$0.7M
	10451 MacArthur	23,000	21	31	-	(\$3.6M)	\$0
[2]	Barcelona Site (Oak Knoll)	205,337	9	14	-	\$0.0M	\$0.0M
	1800 San Pablo	44,347	40	59	-	\$0.1M	\$0.1M
	Clay St Garage	29,000	26	39	-	\$0.4M	\$0.4M
	1911 Telegraph	45,121	40	61	-	\$1.3M	\$1.3M
	Fire Alarm Bldg	31,031	28	41	-	\$0.4M	\$0.4M
	Subtotal 40% @ CWN Tiers	750,103	431	649	-	(\$37.2M)	\$4.7M
	Commercial/Office						
[1] [7] [8]	Old Fire Station #24	39,535	-	-	20,000	\$0.6M	\$0.6M
[6]	66th & San Leandro	274,428	-	-	274,428	\$3.8M	\$2.3M
	Subtotal Commercial/Office	313,963	-	-	294,428	\$4.5M	\$3.0M
	All Sites	1,064,066	431	649	294,428	(\$32.8M)	\$7.7M
			<i>Total Units</i>	<i>1,080</i>			
			<i>% BMR</i>	<i>40%</i>			

Notes:

[0] The CWN proposal dated April 2018 requires that 40% of residential units per site must be affordable at the following "tiers": (1) at least 5% of total units must be affordable at or below 30% AMI, (2) at least 10% of total units must be affordable at or below 60% AMI, and (3) no more than 10% of affordable units may be between 81 and 120% of AMI. The 40% affordability requirement per site may be reduced to 15% if equivalent in lieu fee payments are made to the AHTF ("CWN Flexible"). However, even with this flexibility, 40% of residential units portfolio-wide must be affordable at the aforementioned tiers.

[1] RFP underway as of June 2018

[6] Zoned industrial and represents 26% of land in portfolio

[7] No feasible housing proposal received from RFP

[8] Hayward fault runs through site

* All results for housing units and funds generated are projected based on current market conditions, zoning, and other site constraints and assumption.

CWN PROPOSAL - FLEXIBLE

Notes	Category/Site	Land Area (sf)	BMR Units	Market Rate Units	Commercial (sf)	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes
[0]	<u>100% BMR Housing</u>						
[1]	Wood Street	147,081	292	-	-	(\$34.5M)	\$0
	Piedmont Ave/Howe St Parking	43,532	97	-	-	(\$11.5M)	\$0
	27th & Foothill	22,581	51	-	-	(\$5.2M)	\$0
	36th & Foothill	34,164	76	-	-	(\$7.7M)	\$0
	8280 & 8296 MacArthur	12,720	8	-	-	(\$.8M)	\$0
	10451 MacArthur	23,000	52	-	-	(\$5.3M)	\$0
[2]	Barcelona Site (Oak Knoll)	205,337	23	-	-	(\$2.3M)	\$0
	1800 San Pablo	44,347	99	-	-	(\$11.7M)	\$0
	Subtotal 100% BMR Housing	532,762	698	-	-	(\$79.0M)	\$0
	<u>15% @ CWN Tiers</u>						
[1]	Rotunda Garage Remainder	6,697	4	21	-	\$0.7M	\$0.1M
	MLK Sites	9,125	3	18	-	\$0.6M	\$0
	Miller Library Site	11,969	1	8	-	\$0.6M	\$0.3M
	73rd & International	5,435	2	11	-	\$0.0M	\$0
	Clara & Edes	26,311	5	25	-	\$0.0M	\$0
	Golf Links Road	32,038	6	34	-	\$0.1M	\$0
	98th & Stearns	20,614	1	5	-	\$0.9M	\$0.8M
	Clay St Garage	29,000	10	55	-	\$3.4M	\$1.7M
	1911 Telegraph	45,121	15	86	-	\$6.0M	\$3.4M
	Fire Alarm Bldg	31,031	10	59	-	\$3.7M	\$2.0M
	Subtotal 15% @ CWN Tiers	217,341	57	322	-	\$16.1M	\$8.2M
	<u>Commercial/Office</u>						
[1] [7] [8]	Old Fire Station #24	39,535	-	-	20,000	\$0.6M	\$0.6M
[6]	66th & San Leandro	274,428	-	-	274,428	\$3.8M	\$2.3M
	Subtotal Commercial/Office	313,963	-	-	294,428	\$4.5M	\$3.0M
	All Sites	1,064,066	755	322	294,428	(\$58.5M)	\$11.2M
			<i>Total Units</i>	<i>1,077</i>			
			<i>% BMR</i>	<i>70%</i>			

Notes:

[0] The CWN proposal dated April 2018 requires that 40% of residential units per site must be affordable at the following "tiers": (1) at least 5% of total units must be affordable at or below 30% AMI, (2) at least 10% of total units must be affordable at or below 60% AMI, and (3) no more than 10% of affordable units may be between 81 and 120% of AMI. The 40% affordability requirement per site may be reduced to 15% if equivalent in lieu fee payments are made to the AHTF ("CWN Flexible"). However, even with this flexibility, 40% of residential units portfolio-wide must be affordable at the aforementioned tiers.

[1] RFP underway as of June 2018

[6] Zoned industrial and represents 26% of land in portfolio

[7] No feasible housing proposal received from RFP

[8] Hayward fault runs through site

* All results for housing units and funds generated are projected based on current market conditions, zoning, and other site constraints and assumption.

SURPLUS LANDS MINIMUM**

Notes	Category/Site	Land Area (sf)	BMR Units	Market Rate Units	Commercial (sf)	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes
	<u>15% @ 80% AMI (All low-rise)</u>						
[1]	Wood Street	147,081	41	235	-	\$2.6M	\$0
	Rotunda Garage Remainder	6,697	4	21	-	\$0	\$0.4M
[1]	MLK Sites	9,125	3	18	-	\$0.4M	\$0
	Piedmont Ave/Howe St Parking	43,532	15	82	-	\$0	\$11.9M
	27th & Foothill	22,581	8	43	-	(\$.8M)	\$0
	36th & Foothill	34,164	11	65	-	(\$.9M)	\$0
	73rd & International	5,435	2	11	-	(\$.0M)	\$0
	Clara & Edes	26,311	5	25	-	(\$.1M)	\$0
	Golf Links Road	32,038	6	34	-	(\$.1M)	\$0
	10451 MacArthur	23,000	8	44	-	(\$.8M)	\$0
[2]	Barcelona Site (Oak Knoll)	205,337	3	19	-	\$0.1M	\$0.4M
	1800 San Pablo	44,347	15	84	-	\$0	\$8.8M
	Clay St Garage	29,000	10	55	-	\$0	\$4.3M
	1911 Telegraph	45,121	15	86	-	\$0	\$11.3M
	Fire Alarm Bldg	31,031	10	59	-	\$0	\$4.7M
	Subtotal 15% @ 80% AMI	704,800	156	881	-	\$0.5M	\$41.9M
	<u>Market Rate Residential</u>						
	Miller Library Site	11,969	-	7	-	\$0.1M	\$1.1M
	8280 & 8296 MacArthur	12,720	-	8	-	\$0.1M	\$0.8M
	98th & Stearns	20,614	-	4	-	\$0.0M	\$1.9M
	Subtotal Market Rate Residential	45,303	-	19	-	\$0.2M	\$3.8M
	<u>Commercial/Office</u>						
[1] [7] [8]	Old Fire Station #24	39,535	-	-	20,000	\$0	\$1.3M
[6]	66th & San Leandro	274,428	-	-	274,428	\$1.5M	\$9.6M
	Subtotal Commercial/Office	313,963	-	-	294,428	\$1.5M	\$10.9M
	All Sites	1,064,066	156	900	294,428	\$2.2M	\$56.5M
			<i>Total Units</i>				
				<i>1,056</i>			
			<i>% BMR</i>				
				<i>15%</i>			

Notes:

- [1] RFP underway as of June 2018
- [6] Zoned industrial and represents 26% of land in portfolio
- [7] No feasible housing proposal received from RFP
- [8] Hayward fault runs through site

** The California Surplus Lands Act requires that land no longer in City use be offered for affordable housing and if a proposal is received then at least 15% of residential units (if 10 or more) must be made affordable to low income households (80% or less of AMI).

* All results for housing units and funds generated are projected based on current market conditions, zoning, and other site constraints and assumptions

Attachment D

Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

COMPARISON OF SCENARIOS FOR FUTURE DEVELOPMENT (20 SITES, EXCLUDING COLISEUM)

Scenario:	1a) Full Market Value		1b) Full Market Value		2) Surplus Lands Minimum		3) Staff Public Lands Strategy >=20% BMR Portfolio-Wide 40% - 80%		4a) CWN Fixed 40% BMR tiered 50%		4b) CWN Flexible 15% Onsite Minimum 50%		5) All Affordable 100% at 60% AMI 50%			
Target BMR Onsite:	0%		0%		15% at 80% AMI				40% BMR tiered		15% Onsite Minimum		100% at 60% AMI			
% Proceeds to AHTF:	0%		100%		0%				50%		50%		50%			
Total/Percent	Formula		Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent		
Total Land Sale Proceeds to City			\$91M		\$91M		\$60M [1]		\$51M [1]		\$16M [2]		\$22M [2]		\$11M [2]	
Funds Generated to AHTF																
Land Sale Proceeds			\$14M	28%	\$91M	71%	\$3M	64%	\$25M	58%	\$8M	84%	\$11M	55%	\$3M	66%
Impact Fees			\$36M	72%	\$36M	29%	\$2M	36%	\$19M	42%	\$1M	16%	\$1M	7%	\$1M	34%
In Lieu Fees			\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$8M	38%	\$0	0%
Total Funds Generated to AHTF	<i>a</i>		\$51M	100%	\$127M	100%	\$5M	100%	\$44M	100%	\$9M	100%	\$21M	100%	\$4M	100%
Funds Available for Other City Purposes																
Redevelopment Bond Fund			\$44M	57%	\$0	0%	\$31M	55%	\$17M	66%	\$4M	48%	\$6M	52%	\$7M	92%
General Purpose Fund			\$33M	43%	\$1M	100%	\$25M	45%	\$9M	34%	\$4M	52%	\$5M	48%	\$1M	8%
Total Funds Available for Other City Purposes			\$77M	100%	\$1M	100%	\$56M	100%	\$26M	100%	\$8M	100%	\$11M	100%	\$8M	100%
City Subsidy Needed for Onsite Affordable Units																
Unit Production and Local Programs [3]	<i>b</i>		\$0		\$0		(\$3M)		(\$76M)		(\$42M)		(\$79M)		(\$120M)	
Net AHTF Funding Generated/(Subsidy Required)	<i>c = a - b</i>		\$51M		\$127M		\$2M		(\$32M)		(\$33M)		(\$59M)		(\$115M)	
Onsite Units Created																
Market Rate			1,751	100%	1,751	100%	900	85%	492	40%	649	60%	322	30%	0	0%
BMR			0	0%	0	0%	156	15%	746	60%	431	40%	755	70%	1,080	100%
Total Onsite Units			1,751	100%	1,751	100%	1,056	100%	1,238	100%	1,080	100%	1,077	100%	1,080	100%
BMR Units																
On City Land			0	0%	0	0%	156	90%	746	100%	431	100%	755	100%	1,080	100%
Offsite (Funded) [6]	<i>d = c/\$125k</i>		405	100%	1,018	100%	18	10%	0	0%	0	0%	0	0%	0	0%
Total BMR Units Supported			405	100%	1,018	100%	174	100%	746	100%	431	100%	755	100%	1,080	100%
Total Units Created/Funded			2,156	100%	2,769	100%	1,074	100%	1,238	100%	1,080	100%	1,077	100%	1,080	100%
Total BMR as % of All Units				19%		37%		16%		60%		40%		70%		100%

Notes:

[1] Accounts for labor costs of local programs for projects where land sale is discounted.

[2] Accounts for labor costs of local programs for market rate and affordable projects, as well as cost of PLA

[3] Local programs are required for any projects where land sale is discounted.

[4] Per Councilmember proposal, PLA applies to all residential projects of at least 80 units and all nonresidential projects of at least \$40 million in construction costs.

While projects receiving A1 funds must apply PLA, any A1 funds awarded would cover the cost of PLA

[5] Assumes local programs apply to all market rate residential projects of at least 80 units and all nonresidential projects of at least \$40 million in construction costs

[6] All scenarios assume total costs of developing one affordable housing unit offsite in a 100% affordable project at \$125,000, based on 10 projects in most recent NOFA solicitation.

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]
Site	Property Program/Information					Land Value		Impact Fees		Net Funding	
	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Adjusted Midrange Unrestricted FMV	100% BMR Housing Subsidy [1] [B] x [b]	Land Sale Proceeds to AHTF [E] x [c] or d]	Jobs/Housing Impact Fee	Affordable Housing Impact Fee [C] x [a]	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes

STAFF PUBLIC LANDS STRATEGY

BMR Housing (LIHTC)

Wood Street	147,081	292	-	-	\$11.8M	(\$29.7M)	-	-	-	(\$29.7M)	-
Rotunda Garage Remainder	6,697	25	-	-	\$1.3M	(\$2.5M)	-	-	-	(\$2.5M)	-
MLK Sites	9,125	21	-	-	\$1.1M	(\$2.1M)	-	-	-	(\$2.1M)	-
Piedmont Ave/Howe St Parking	43,532	97	-	-	\$15.2M	(\$9.9M)	-	-	-	(\$9.9M)	-
Miller Library Site	11,969	10	-	-	\$1.1M	(\$1.0M)	-	-	-	(\$1.0M)	-
27th & Foothill	22,581	51	-	-	\$1.0M	(\$5.2M)	-	-	-	(\$5.2M)	-
36th & Foothill	34,164	76	-	-	\$1.5M	(\$7.7M)	-	-	-	(\$7.7M)	-
73rd & International	5,435	13	-	-	\$0.4M	(\$1.3M)	-	-	-	(\$1.3M)	-
Clara & Edes	26,311	32	-	-	\$1.1M	(\$3.3M)	-	-	-	(\$3.3M)	-
Golf Links Road	32,038	40	-	-	\$1.3M	(\$4.1M)	-	-	-	(\$4.1M)	-
8280 & 8296 MacArthur	12,720	8	-	-	\$0.8M	(\$0.8M)	-	-	-	(\$0.8M)	-
98th & Stearns	20,614	6	-	-	\$1.9M	(\$0.6M)	-	-	-	(\$0.6M)	-
10451 MacArthur	23,000	52	-	-	\$1.0M	(\$5.3M)	-	-	-	(\$5.3M)	-
Barcelona Site (Oak Knoll)	205,337	23	-	-	\$2.6M	(\$2.3M)	-	-	-	(\$2.3M)	-
Subtotal 100% BMR Housing	600,604	746	-	-	\$42.1M	(\$75.9M)	-	-	-	(\$75.9M)	-

Market Rate Residential

1800 San Pablo	44,347	-	492	-	\$12.2M	-	\$9.8M	-	\$10.8M	\$20.6M	\$2.4M
Subtotal Market Rate Residential	44,347	-	492	-	\$12.2M	-	\$9.8M	-	\$10.8M	\$20.6M	\$2.4M

Commercial/Office

Clay St Garage	29,000	-	-	130,400	\$6.5M	-	\$2.6M	\$0.6M	-	\$3.2M	\$3.9M
1911 Telegraph	45,121	-	-	902,420	\$14.7M	-	\$5.9M	\$5.3M	-	\$11.1M	\$8.8M
Fire Alarm Bldg	31,031	-	-	93,093	\$7.0M	-	\$2.8M	\$0.4M	-	\$3.2M	\$4.2M
Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	\$0.5M	-	-	\$0.5M	\$0.8M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	\$3.8M	\$1.5M	-	\$5.3M	\$5.8M
Subtotal Commercial/Office	419,115	-	-	1,420,341	\$39.0M	-	\$15.6M	\$7.8M	-	\$23.4M	\$23.4M

All Sites	1,064,066	746	492	1,420,341	\$93.3M	(\$75.9M)	\$25.4M	\$7.8M	\$10.8M	(\$31.9M)	\$25.9M
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Affordable Housing % of Total Units

60%

Assumptions:

[a] Affordable Housing Impact Fee per Unit	\$22,000
[b] LIHTC Housing Subsidy	\$101,752
[c] Portion of Land Proceeds to AHTF (Res.)	80%
[d] Portion of Land Proceeds to AHTF (Comm.)	40%

Notes:

[1] Estimated at \$125,000 per unit less estimated acquisition cost per unit of \$23,248.

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]	[L]
Site	Property Program/Information					Land Value	Local Hire and PLA			Impact Fees	Net Funding	
	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Adjusted Midrange Unrestricted FMV	100% BMR Housing Subsidy [1] + [B] x [b]	Local Hire	PLA	Gross Land Proceeds to/Subsidy + Required from AHTF	Jobs/Housing or Aff. Housing Impact Fee	Net AHTF Funding Generated/ Subsidy Required	Funds Available for Other City Purposes

STAFF PUBLIC LANDS STRATEGY (WITH PROJECT LABOR AGREEMENTS ON 5 SITES)

BMR Housing (LIHTC)

Wood Street	147,081	292	-	-	\$11.8M	(\$29.7M)	-	(\$4.8M)	(\$34.5M)	-	(\$34.5M)	-
Rotunda Garage Remainder	6,697	25	-	-	\$1.3M	(\$2.5M)	-	-	(\$2.5M)	-	(\$2.5M)	-
MLK Sites	9,125	21	-	-	\$1.1M	(\$2.1M)	-	-	(\$2.1M)	-	(\$2.1M)	-
Piedmont Ave/Howe St Parking	43,532	97	-	-	\$15.2M	(\$9.9M)	-	(\$1.6M)	(\$11.5M)	-	(\$11.5M)	-
Miller Library Site	11,969	10	-	-	\$1.1M	(\$1.0M)	-	-	(\$1.0M)	-	(\$1.0M)	-
27th & Foothill	22,581	51	-	-	\$1.0M	(\$5.2M)	-	-	(\$5.2M)	-	(\$5.2M)	-
36th & Foothill	34,164	76	-	-	\$1.5M	(\$7.7M)	-	-	(\$7.7M)	-	(\$7.7M)	-
73rd & International	5,435	13	-	-	\$0.4M	(\$1.3M)	-	-	(\$1.3M)	-	(\$1.3M)	-
Clara & Edes	26,311	32	-	-	\$1.1M	(\$3.3M)	-	-	(\$3.3M)	-	(\$3.3M)	-
Golf Links Road	32,038	40	-	-	\$1.3M	(\$4.1M)	-	-	(\$4.1M)	-	(\$4.1M)	-
8280 & 8296 MacArthur	12,720	8	-	-	\$0.8M	(\$0.8M)	-	-	(\$0.8M)	-	(\$0.8M)	-
98th & Stearns	20,614	6	-	-	\$1.9M	(\$0.6M)	-	-	(\$0.6M)	-	(\$0.6M)	-
10451 MacArthur	23,000	52	-	-	\$1.0M	(\$5.3M)	-	-	(\$5.3M)	-	(\$5.3M)	-
Barcelona Site (Oak Knoll)	205,337	23	-	-	\$2.6M	(\$2.3M)	-	-	(\$2.3M)	-	(\$2.3M)	-
Subtotal 100% BMR Housing	600,604	746	-	-	\$42.1M	(\$75.9M)	-	(\$6.4M)	(\$82.3M)	-	(\$82.3M)	-

Market Rate Residential

1800 San Pablo	44,347	-	492	-	\$12.2M	-	(\$10.9M)	(\$10.9M)	(\$9.6M)	\$10.8M	\$1.2M	-
Subtotal Market Rate Residential	44,347	-	492	-	\$12.2M	-	(\$10.9M)	(\$10.9M)	(\$9.6M)	\$10.8M	\$1.2M	-

Commercial/Office

Clay St Garage	29,000	-	-	130,400	\$6.5M	-	-	-	\$2.6M	\$0.6M	\$3.2M	\$3.9M
1911 Telegraph	45,121	-	-	902,420	\$14.7M	-	(\$18.0M)	(\$18.0M)	(\$21.4M)	\$5.3M	(\$16.2M)	-
Fire Alarm Bldg	31,031	-	-	93,093	\$7.0M	-	-	-	\$2.8M	\$0.4M	\$3.2M	\$4.2M
Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	-	-	\$0.5M	-	\$0.5M	\$0.8M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	(\$2.5M)	(\$2.5M)	\$1.9M	\$1.5M	\$3.4M	\$2.8M
Subtotal Commercial/Office	419,115	-	-	1,420,341	\$39.0M	-	(\$20.5M)	(\$20.5M)	(\$13.7M)	\$7.8M	(\$5.9M)	\$11.7M

All Sites	1,064,066	746	492	1,420,341	\$93.3M	(\$75.9M)	(\$31.4M)	(\$37.8M)	(\$105.6M)	\$18.6M	(\$87.0M)	\$11.7M
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Affordable Housing % of Total Units

60%

Assumptions:

[a] Affordable Housing Impact Fee per Unit	\$22,000
[b] LIHTC Housing Subsidy	\$101,752
[c] Portion of Land Proceeds to AHTF (Res.)	80%
[d] Portion of Land Proceeds to AHTF (Comm.)	40%
[e] High-Rise Construction Cost per Unit	\$444,000
[f] Low-Rise Construction Cost per Unit	\$328,000
[h] Local Hire Inflation	5%
[i] PLA Inflation	5%

Notes:

[1] Estimated at \$125,000 per unit less estimated acquisition cost per unit of \$23,248.

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]	[L]
Site	Project Program				Land Value		Local Hire and PLA		Impact Fees	Net Funding		
	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Adjusted Midrange Unrestricted FMV	BMR Housing Value Impact [B] x [a] or [b]	Local Hire	PLA	Gross Land Proceeds to/Subsidy Required from AHIF	Jobs/Housing Impact Fee	Net AHIF Funding Generated/Subsidy Required	Funds Available for Other City Purposes
40% @ CWN Tiers												
Wood Street	147,081	117	175	-	\$11.8M	(\$25.8M)	(\$4.8M)	(\$4.8M)	(\$23.6M)	-	(\$23.6M)	-
Rotunda Garage Remainder	6,697	10	15	-	\$1.3M	(\$2.2M)	-	-	(\$0.9M)	-	(\$0.9M)	-
MLK Sites	9,125	8	13	-	\$1.1M	(\$1.8M)	-	-	(\$0.7M)	-	(\$0.7M)	-
Piedmont Ave/Howe St Parking	43,532	39	58	-	\$15.2M	(\$8.6M)	(\$1.6M)	(\$1.6M)	\$1.7M	-	\$1.7M	\$1.7M
Miller Library Site	11,969	4	6	-	\$1.1M	(\$0.9M)	-	-	\$0.1M	-	\$0.1M	\$0.1M
27th & Foothill	22,581	20	31	-	\$1.0M	(\$4.4M)	-	-	(\$3.4M)	-	(\$3.4M)	-
36th & Foothill	34,164	30	46	-	\$1.5M	(\$6.6M)	-	-	(\$5.1M)	-	(\$5.1M)	-
73rd & International	5,435	5	8	-	\$0.4M	(\$1.1M)	-	-	(\$0.7M)	-	(\$0.7M)	-
Clara & Edes	26,311	13	19	-	\$1.1M	(\$2.9M)	-	-	(\$1.8M)	-	(\$1.8M)	-
Golf Links Road	32,038	16	24	-	\$1.3M	(\$3.5M)	-	-	(\$2.2M)	-	(\$2.2M)	-
8280 & 8296 MacArthur	12,720	3	5	-	\$0.8M	(\$0.7M)	-	-	\$0.1M	-	\$0.1M	\$0.1M
98th & Stearns	20,614	2	4	-	\$1.9M	(\$0.4M)	-	-	\$0.7M	-	\$0.7M	\$0.7M
10451 MacArthur	23,000	21	31	-	\$1.0M	(\$4.6M)	-	-	(\$3.6M)	-	(\$3.6M)	-
Barcelona Site (Oak Knoll)	205,337	9	14	-	\$2.6M	(\$2.0M)	-	-	\$0.0M	-	\$0.0M	\$0.0M
1800 San Pablo	44,347	40	59	-	\$12.2M	(\$8.8M)	(\$1.6M)	(\$1.6M)	\$0.1M	-	\$0.1M	\$0.1M
Clay St Garage	29,000	26	39	-	\$6.5M	(\$5.7M)	-	-	\$0.4M	-	\$0.4M	\$0.4M
1911 Telegraph	45,121	40	61	-	\$14.7M	(\$8.8M)	(\$1.7M)	(\$1.7M)	\$1.3M	-	\$1.3M	\$1.3M
Fire Alarm Bldg	31,031	28	41	-	\$7.0M	(\$6.2M)	-	-	\$0.4M	-	\$0.4M	\$0.4M
Subtotal 40% @ CWN Tiers	750,103	431	649	-	\$82.4M	(\$95.1M)	(\$9.7M)	(\$9.7M)	(\$37.2M)	-	(\$37.2M)	\$4.7M
Commercial/Office												
Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	-	-	\$0.6M	-	\$0.6M	\$0.6M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	(\$2.5M)	(\$2.5M)	\$2.3M	\$1.5M	\$3.8M	\$2.3M
Subtotal Commercial/Office	313,963	-	-	294,428	\$10.9M	-	(\$2.5M)	(\$2.5M)	\$3.0M	\$1.5M	\$4.5M	\$3.0M
All Sites	1,064,066	431	649	294,428	\$93.3M	(\$95.1M)	(\$12.1M)	(\$12.1M)	(\$34.3M)	\$1.5M	(\$32.8M)	\$7.7M
Affordable Housing % of Total Units												40%
Assumptions:												
[a] LIHTC Housing Subsidy	\$101,752											
[b] Affordable Housing Subsidy for Low-Rise	\$220,625											
[c] Portion of Land Proceeds to AHIF	50% (except Oak Knoll, which is subject to a compensation agreement)											
[d] Low-Rise Construction Cost per Unit	\$328,000											
[e] Local Hire Inflation	5%											
[f] PLA Inflation	5%											

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]	[L]	[M]
Site	Project Program				Land Value		Local Hire and PLA		Impact/In Lieu Fees			Net Funding	
	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Land Value (Adjusted for Aff. Housing Impact Fee)	BMR Housing Value Impact [1] [B] x [a] or [b]	Local Hire	PLA	= Gross Land Proceeds to/Subsidy Required from AHTF	+ Jobs/Housing Impact Fee	+ In Lieu Fees	= Net AHTF Funding Generated/ Subsidy Required	+ Funds Available for Other City Purposes
CWN PROPOSAL - FLEXIBLE													
BMR Housing (LIHTC)													
Wood Street	147,081	292	-	-	\$11.8M	(\$29.7M)	-	(\$4.8M)	(\$34.5M)	-	-	(\$34.5M)	-
Piedmont Ave/Howe St Parking	43,532	97	-	-	\$15.2M	(\$9.9M)	-	(\$1.6M)	(\$11.5M)	-	-	(\$11.5M)	-
27th & Foothill	22,581	51	-	-	\$1.0M	(\$5.2M)	-	-	(\$5.2M)	-	-	(\$5.2M)	-
36th & Foothill	34,164	76	-	-	\$1.5M	(\$7.7M)	-	-	(\$7.7M)	-	-	(\$7.7M)	-
8280 & 8296 MacArthur	12,720	8	-	-	\$0.8M	(\$0.8M)	-	-	(\$0.8M)	-	-	(\$0.8M)	-
10451 MacArthur	23,000	52	-	-	\$1.0M	(\$5.3M)	-	-	(\$5.3M)	-	-	(\$5.3M)	-
Barcelona Site (Oak Knoll)	205,337	23	-	-	\$2.6M	(\$2.3M)	-	-	(\$2.3M)	-	-	(\$2.3M)	-
1800 San Pablo	44,347	99	-	-	\$12.2M	(\$10.1M)	-	(\$1.6M)	(\$11.7M)	-	-	(\$11.7M)	-
Subtotal 100% BMR Housing	532,762	698	-	-	\$46.2M	(\$71.0M)	-	(\$8.0M)	(\$79.0M)	-	-	(\$79.0M)	-
15% @ CWN Tiers													
Rotunda Garage Remainder	6,697	4	21	-	\$1.8M	(\$1.0M)	-	-	\$0.1M	-	\$0.6M	\$0.7M	\$0.1M
MLK Sites	9,125	3	18	-	\$1.4M	(\$0.8M)	-	-	\$0.1M	-	\$0.5M	\$0.6M	-
Miller Library Site	11,969	1	8	-	\$1.2M	(\$0.3M)	-	-	\$0.3M	-	\$0.2M	\$0.6M	\$0.3M
73rd & International	5,435	2	11	-	\$0.5M	(\$0.5M)	-	-	-	-	\$0.0M	\$0.0M	-
Clara & Edes	26,311	5	25	-	\$1.4M	(\$1.3M)	-	-	-	-	\$0.0M	\$0.0M	-
Golf Links Road	32,038	6	34	-	\$1.7M	(\$1.6M)	-	-	-	-	\$0.1M	\$0.1M	-
98th & Stearns	20,614	1	5	-	\$1.9M	(\$0.3M)	-	-	\$0.8M	-	\$0.2M	\$0.9M	\$0.8M
Clay St Garage	29,000	10	55	-	\$7.7M	(\$2.6M)	-	-	\$1.7M	-	\$1.7M	\$3.4M	\$1.7M
1911 Telegraph	45,121	15	86	-	\$16.6M	(\$3.9M)	(\$1.7M)	(\$1.7M)	\$3.4M	-	\$2.6M	\$6.0M	\$3.4M
Fire Alarm Bldg	31,031	10	59	-	\$8.3M	(\$2.6M)	-	-	\$2.0M	-	\$1.8M	\$3.7M	\$2.0M
Subtotal 15% @ CWN Tiers	217,341	57	322	-	\$42.5M	(\$14.9M)	(\$1.7M)	(\$1.7M)	\$8.3M	-	\$7.7M	\$16.1M	\$8.2M
Commercial/Office													
Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	-	-	\$0.6M	-	-	\$0.6M	\$0.6M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	(\$2.5M)	(\$2.5M)	\$2.3M	\$1.5M	-	\$3.8M	\$2.3M
Subtotal Commercial/Office	313,963	-	-	294,428	\$10.9M	-	(\$2.5M)	(\$2.5M)	\$3.0M	\$1.5M	-	\$4.5M	\$3.0M
All Sites	1,064,066	755	322	294,428	\$99.5M	(\$85.9M)	(\$4.1M)	(\$12.1M)	(\$67.7M)	\$1.5M	\$7.7M	(\$58.5M)	\$11.2M
Affordable Housing % of Total Units													70%

Assumptions:

- [a] LIHTC Housing Subsidy \$101,752
- [b] Affordable Housing Subsidy for Low-Rise \$260,652
- [c] Portion of Land Proceeds to AHTF 50% *(except MLK sites, where 100% of land proceeds must go to the AHTF because they were purchased with AHTF funds)*
- [d] Low-Rise Construction Cost per Unit \$328,000
- [e] Local Hire Inflation 5%
- [f] PLA Inflation 5%

Notes:

[1] For BMR housing (LIHTC), estimated at \$125,000 per unit less estimated acquisition cost per unit of \$23,248.

Attachment D: Summary Tables of Affordable Housing Outcomes Under Various Development Scenarios

Column	[A]	[B]	[C]	[D]	[E]	[F]	[G]	[H]	[I]	[J]	[K]
Site	Project Program				Land Value			Impact Fees		Net Funding	
	Land Area (SF)	BMR Units	Market Rate Units	Commercial (SF)	Adjusted Midrange Unrestricted FMV	BMR Housing Value Impact [B] x [b]	Gross Land Proceeds to/Subsidy Required from AHTF	Affordable Housing Impact Fee [C] x [a]	Jobs/Housing Impact Fee	Net AHTF Funding Generated/Subsidy Required	Funds Available for Other City Purposes
SURPLUS LANDS MINIMUM											
15% @ 80% AMI (All Lowrise)											
Wood Street	147,081	41	235	-	\$11.8M	(\$9.2M)	\$2.6M	-	-	\$2.6M	-
Rotunda Garage Remainder	6,697	4	21	-	\$1.3M	(\$0.9M)	-	-	-	-	\$0.4M
MLK Sites	9,125	3	18	-	\$1.1M	(\$0.7M)	\$0.4M	-	-	\$0.4M	-
Piedmont Ave/Howe St Parking	43,532	15	82	-	\$15.2M	(\$3.4M)	-	-	-	-	\$11.9M
27th & Foothill	22,581	8	43	-	\$1.0M	(\$1.8M)	(\$0.8M)	-	-	(\$0.8M)	-
36th & Foothill	34,164	11	65	-	\$1.5M	(\$2.5M)	(\$0.9M)	-	-	(\$0.9M)	-
73rd & International	5,435	2	11	-	\$0.4M	(\$0.4M)	(\$0.0M)	-	-	(\$0.0M)	-
Clara & Edes	26,311	5	25	-	\$1.1M	(\$1.1M)	(\$0.1M)	-	-	(\$0.1M)	-
Golf Links Road	32,038	6	34	-	\$1.3M	(\$1.3M)	(\$0.1M)	-	-	(\$0.1M)	-
10451 MacArthur	23,000	8	44	-	\$1.0M	(\$1.8M)	(\$0.8M)	-	-	(\$0.8M)	-
Barcelona Site (Oak Knoll)	205,337	3	19	-	\$2.6M	(\$0.7M)	\$0.1M	-	-	\$0.1M	\$0.4M
1800 San Pablo	44,347	15	84	-	\$12.2M	(\$3.4M)	-	-	-	-	\$8.8M
Clay St Garage	29,000	10	55	-	\$6.5M	(\$2.2M)	-	-	-	-	\$4.3M
1911 Telegraph	45,121	15	86	-	\$14.7M	(\$3.4M)	-	-	-	-	\$11.3M
Fire Alarm Bldg	31,031	10	59	-	\$7.0M	(\$2.2M)	-	-	-	-	\$4.7M
Subtotal 15% @ 80% AMI	704,800	156	881	-	\$78.7M	(\$35.0M)	\$0.5M	-	-	\$0.5M	\$41.9M
Market Rate Residential											
Miller Library Site	11,969	-	7	-	\$1.1M	-	-	\$0.1M	-	\$0.1M	\$1.1M
8280 & 8296 MacArthur	12,720	-	8	-	\$0.8M	-	-	\$0.1M	-	\$0.1M	\$0.8M
98th & Stearns	20,614	-	4	-	\$1.9M	-	-	\$0.0M	-	\$0.0M	\$1.9M
Subtotal Market Rate Residential	45,303	-	19	-	\$3.8M	-	-	\$0.2M	-	\$0.2M	\$3.8M
Commercial/Office											
Old Fire Station #24	39,535	-	-	20,000	\$1.3M	-	-	-	-	-	\$1.3M
66th & San Leandro	274,428	-	-	274,428	\$9.6M	-	-	-	\$1.5M	\$1.5M	\$9.6M
Subtotal Commercial/Office	313,963	-	-	294,428	\$10.9M	-	-	-	\$1.5M	\$1.5M	\$10.9M
All Sites	1,064,066	156	900	294,428	\$93.3M	(\$35.0M)	\$0.5M	\$0.2M	\$1.5M	\$2.2M	\$56.5M
Affordable Housing % of Total Units											15%

Assumptions:

[a] Affordable Housing Impact Fee per Unit	\$22,000
[b] Affordable Housing Subsidy for Low-Rise	\$224,566
[c] Portion of Land Proceeds to AHTF	0% (except Oak Knoll, which is subject to a compensation agreement, and MLK sites and Wood Street, where 100% of land proceeds must go to the AHTF)
[d] Low-Rise Construction Cost per Unit	\$328,000

Attachment E

Map and Table of Affordable Housing Concentration

Attachment E: Map and Table of Affordable Housing Concentration

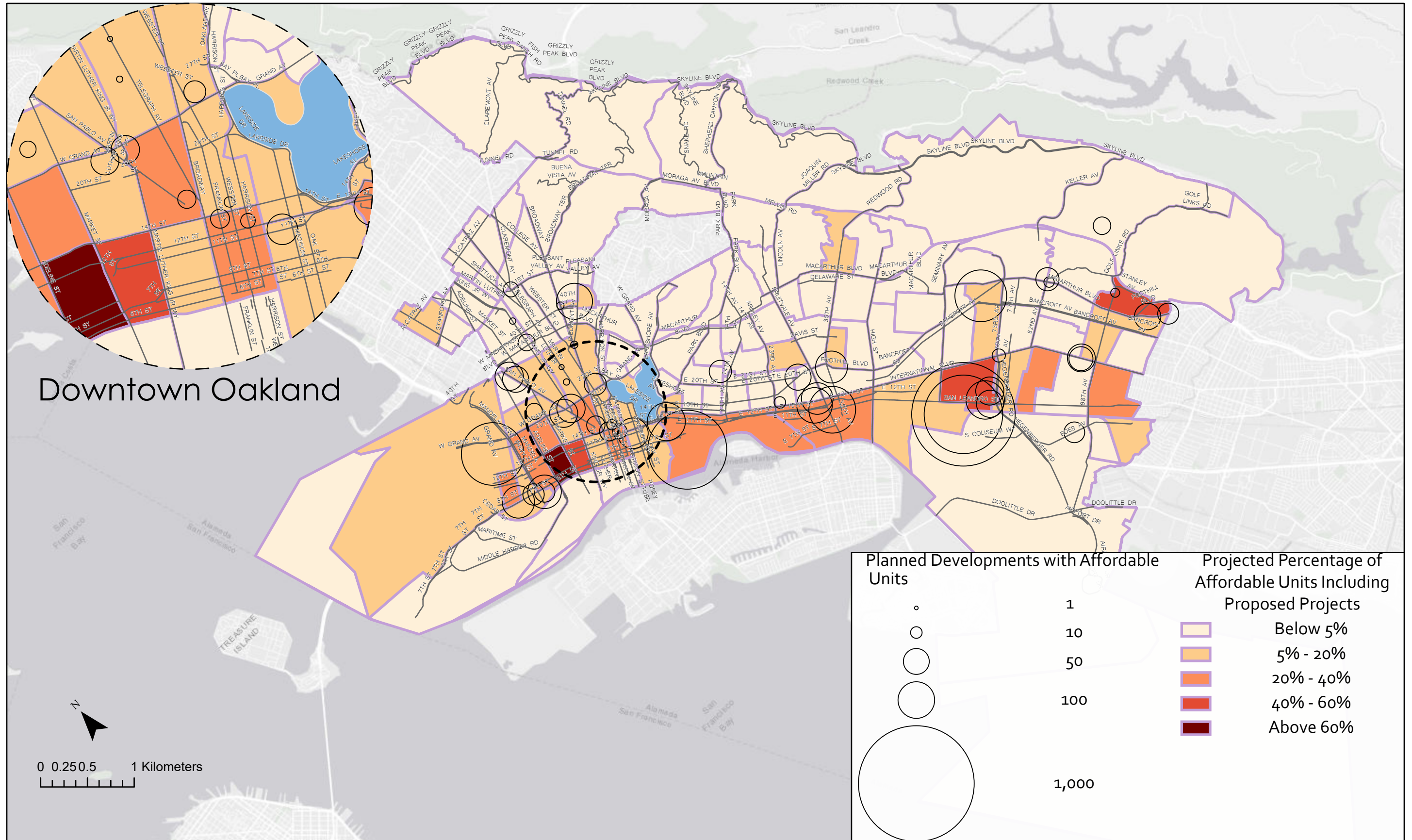
CONCENTRATION OF AFFORDABLE HOUSING

Site	Census Tract	Council District	Current % Affordable [1]	Current Rank % Affordable [2]	Future % Affordable [3]	Future Rank % Affordable [4]
<i>BMR Housing (LIHTC)</i>						
1 Wood Street	4017	3	1.6%	42	13.3%	26
2 Rotunda Garage Remainder	4028	3	56.6%	2	31.9%	9
3 MLK Sites	4010	3	0.1%	57	0.9%	56
4 Piedmont Ave/Howe St Parking	4041.02	1	11.4%	22	16.3%	22
5 Miller Library Site	4062.01	5	2.3%	36	3.0%	46
6 27th & Foothill	4062.02	5	0.0%	59	3.5%	44
7 36th & Foothill	4071.01	5	0.0%	59	6.5%	36
8 73rd & International	4089	7	5.4%	32	6.5%	34
9 Clara & Edes	4090	7	1.1%	45	3.9%	41
10 Golf Links Road	4098	7	1.0%	46	3.8%	43
11 8280 & 8296 MacArthur	4098	7	1.0%	46	3.8%	43
12 98th & Stearns	4101	7	39.8%	8	41.9%	4
13 10451 MacArthur	4102	7	5.3%	33	9.1%	29
14 Barcelona Site (Oak Knoll)	4099	7	0.0%	59	1.0%	53
<i>Market Rate Residential</i>						
15 1800 San Pablo	4028	3	56.6%	2	31.9%	9
<i>Commercial/Office</i>						
16 Clay St Garage	4028	3	56.6%	2	31.9%	9
17 1911 Telegraph	4028	3	56.6%	2	31.9%	9
18 Fire Alarm Bldg	4034	2	7.8%	26	9.0%	31
19 Old Fire Station #24	4045.02	4	0.0%	59	0.4%	59
20 66th & San Leandro	4088	6	40.7%	7	45.4%	3
<i>City-Wide</i>			5.79%		7.84%	

Notes:

- [1] Percentage of rent-restricted affordable housing as a percentage of all housing units.
- [2] Ranked from 1 to 59 with 1 being the highest concentration of affordable housing.
- [3] Future percent and rank after assuming all current construction and planned development, both market rate and affordable are completed.

Attachment E: Map and Table of Affordable Housing Concentration



Attachment F

People's Proposal

Draft as of April 17, 2018

A. COMMUNITY PROCESS

1. All City-owned sites, including former Redevelopment land, land owned jointly by the City and another entity, land received from the state or federal government, above a minimum lot size, are subject to the ordinance, regardless of zoning.
2. Use the Surplus Land Act's minimum lot requirements. For sites smaller than the legal minimum size, the City must notify the community about the site's availability, and a Community Advisory Committee ("CAC") must recommend how such sites are used, including, for example, "safe haven" homeless encampments.
3. The City may not determine suitability of a site for a particular use. Suitability for residential development should be based on consistency with the General Plan land use designation, even if a zoning modification (e.g., increasing allowable density) would be required. The City may not waive any requirements of the ordinance.
4. The City must partner with community-based organizations to engage in a visioning process with community members that helps inform the Request for Proposals.
5. The CAC, with members appointed by the City Council, must provide recommendations to the City Council before any final decision on an RFP, exclusive negotiating agreement, or disposition of City-owned land.
6. The CAC will evaluate whether the project has met all relevant requirements and scoring criteria, and will have meaningful and ongoing oversight of the public land policy implementation and public land development.
7. At a minimum, the CAC would have designated seats for community-based organizations, labor, renters, affordable housing residents, worker center members, homeless/formerly homeless, youth, systems-impacted people (formerly incarcerated, foster youth), and people with disabilities. The committee should also include racial, economic, geographic, gender, age, and educational diversity.
8. All solicitations to dispose of public land (above the minimum lot size) must go through a public competitive process that first favors priority entities.
9. With input from the City, the CAC must develop a list of "priority entities." "Priority entities" must be limited to those that specifically work for the benefit of low-income or other vulnerable communities and at a minimum must include nonprofit affordable housing developers, tenants' rights organizations, homeless advocacy organizations, and community land trusts. "Priority entities" may request in writing that they be added to the list.
10. The City must send a written offer to sell or lease property before disposing of that property to all "priority entities." The process must then follow the Surplus Land Act, including a 60-day window for "priority entities" to submit proposals and a 90-day good faith negotiation period.
11. The City must develop detailed scoring criteria that heavily prioritizes 100% affordable housing and, consistent with the Surplus Land Act, the highest number of affordable units at the deepest levels of affordability, including housing for formerly homeless people and supportive housing for people with disabilities.

Attachment F

12. In addition, proposals from “priority entities” that include the following should be considered favorably: proposals for permanent housing affordability; proposals from community land trusts; proposals to lease rather than buy; and proposals that include family-sized housing units, new access to fresh food (in food deserts), community health clinics, free or discounted transit passes, parks, recreation, affordable childcare, renewable energy, or other priorities identified in the community visioning process.
13. The City must enter an exclusive negotiating agreement (ENA) with the proposal that scores highest.
14. The City must make good faith efforts to lease the land and if sale is preferred, the City should provide a written justification to the CAC about why land is recommended for sale rather than lease.
15. If the City leases or sells property to a non-profit (or entity controlled by a nonprofit) or community land trust (CLT) for purposes of developing housing primarily for low-income residents and/or for other uses that specifically serve low-income residents, the land should be leased or sold at a discount to make such uses more feasible.

B. AFFORDABLE HOUSING

1. 100% affordability should remain a priority and default use for city-owned land capable of being developed as residential.
2. At least 40% of all units on each site must be restricted as affordable housing.
3. This percentage of on-site affordable units may be reduced with payment of an in-lieu fee, set at the cost to the City to subsidize affordable units elsewhere, for the remaining units, and identification of a suitable and available comparable site within one-half mile to be developed as 100% affordable housing.
4. If the City permits payment of a fee in lieu of some of the required affordable units, then at least 15% of total units must be restricted as affordable housing.
5. Require that at least 40% of all residential units developed portfolio-wide are affordable.
6. “Affordable” means the following:
 - a. Affordable homes include a deed restriction for at least 55 years.
 - b. On both a per site and portfolio-wide basis, at least 5% of total units must be affordable at or below 30% AMI, and at least 10% of total units must be affordable at or below 60% AMI. No more than 10% of affordable units may be between 81 and 120% of AMI.
7. Criteria for project selection must heavily prioritize 100% affordable housing and, consistent with the Surplus Land Act, the highest number of affordable units at the deepest levels of affordability (especially 30% AMI and below), including housing for formerly homeless people and supportive housing for people with disabilities.
8. 50% of land actual sale proceeds must go to the affordable housing trust fund. Any discount on the sales price of land shall not be counted as part of this contribution.
9. Minimum number of units when these requirements apply: 1 unit for prioritizing 100% affordable to apply (i.e. prioritize affordable housing on all land), 10 units for minimum percentage to apply. In-lieu fees are permitted where a development includes fewer than 10 units.
10. Housing Choice (Section 8) vouchers and Veterans Affairs Supportive Housing (VASH) vouchers must be allowed and accepted in all units.

Attachment F

11. No condo conversion rights. Housing units built on city-owned land may not be used to generate condominium conversion rights, and affordable rental units may not be converted to or sold as individually owned units.
12. Require compliance with Municipal Code 15.63.030, which gives first preference on all affordable housing units to residents displaced within 1 year (for code enforcement activities) and the last 8 years (for no-fault evictions) at initial and subsequent sale/rental.
13. Require compliance with Municipal Code 15.63.030, which gives second preference to neighborhood residents for 30% of affordable units at initial sale/rental and third preference on all remaining affordable units to Oakland residents and workers at initial and subsequent sale/rental.
14. Prohibit housing providers from inquiring about criminal history until they have determined an applicant's eligibility under all other criteria, and requires that providers engage in an individualized assessment of the criminal history. Use a model such as Richmond's Fair Chance Access to Affordable Housing ordinance.
15. Housing must be open to undocumented immigrants to the extent not prohibited by funding sources.

C. JOB QUALITY AND LABOR PEACE

1. All operations workers, on site (i.e., permanent jobs), regardless of employer size, including those under subcontracts, must be paid the rates in Oakland's Living Wage Ordinance in perpetuity. (No waivers allowed.)
2. **For operations jobs** (except staff of 100% affordable housing buildings), 50% of the total annual work hours (annually) must be performed by Oakland residents and 25% of the total work hours (annually) must be performed by disadvantaged workers. "Disadvantaged workers" include those living in low-income zip codes and with barriers to entry, including formerly or currently homeless, formerly incarcerated, single custodial parent, former foster youth, veterans, people with disabilities, chronically unemployed, and those receiving public assistance. Employers must call the appropriate union hiring hall (if applicable), followed by the West Oakland Jobs Resource Center and then other hiring sources. The City and CAC must develop a list of hiring sources.
3. **For construction jobs**, targeted hire and jobs standards based on the Oakland Army Base Horizontal Construction Jobs Policy and the targeted hire language in the OAB Project Labor Agreement, ****Not the City's standard LEP language****.
4. The Army Base Jobs Oversight Commission will review workforce compliance reports quarterly for the first year of the development and annually thereafter to ensure compliance with targeted hire requirements. Liquidated damages may be assessed for non-compliance.
5. Implement a Ban the Box policy for employment. This may follow a model such as Richmond's Ban the Box ordinance or the Port of Oakland's Army Base Jobs Policy which requires the following:
 - a. In the hiring process, including application, an employer may not inquire about involvement with the criminal justice system, criminal record or arrest record.
 - b. If a background check is required by law, the employer must conduct the background check only after the first interview or conditional offer of employment.

Attachment F

- c. The employer may only review and consider job-relevant convictions within the last 7 years, and must consider age of offense, circumstances, efforts to rehabilitate, and time passed since conviction.
 - d. If the employer makes an adverse hiring decision because of a job-related conviction, the applicant must be provided with a written notice of rejection, including how the conviction may be related to the job, and given the opportunity to correct any inaccuracies in the conviction record information and to offer any other evidence of rehabilitation or other mitigating circumstances.
6. Employers, including contractors, are prohibited from using E-Verify or collaborating with ICE to retaliate, harass or threaten workers.
 7. In order to protect the City's ongoing proprietary interest in project completion and ongoing delivery, the City must require labor peace agreements for both construction and operations. Labor Peace agreements should be designed to help promote both union jobs and affordable housing.
 - a. For construction jobs, the upcoming Project Labor Agreement (PLA) policy model to be adopted by the Alameda County Board of Supervisors to govern Measure A1 funds, apply to 100% affordable housing projects on Oakland city-owned land. Developers for market-rate and mixed-income projects on city-owned land must negotiate area standards for private project labor agreements with the Alameda County Building Trades Council, and at a minimum, the negotiated PLA should include A1 standards and the Public Lands Policy targeted hire provisions for construction.
 - b. Require labor peace agreements on permanent jobs (except for staff of 100% affordable housing buildings), when the City has an ongoing proprietary interest in the project.
 8. For 100% affordable housing developments, after 15 months, an evaluation will be undertaken by the City, in collaboration with the CAC, to review the implementation and impact of these policies on the delivery of affordable housing units.

D. HEALTH & ENVIRONMENT

1. Rezoning of sites must address the land use conflicts of residential land use adjacent to general and/or heavy industrial land use. (This would be required for housing business mix, commercial industrial mix, and general industrial zoning land uses.)
2. Landscaping setbacks must be at least 15 feet where the site is within 1,500 feet of General Industrial zoning, diesel truck routes, major highways, major roadways, Port of Oakland, and the airport.
3. The Environmental Protection and Compliance Unit of Oakland must participate in the rezoning of public lands. It must present past soil testing and remediation of the public land undergoing rezoning during a meeting with the public (e.g., Planning Commission Meeting). Note: stating that it is available on the website is not an acceptable format for making this information available to the public, and this information must be translated by request.
4. The City must designate surrounding diesel truck routes within a mile radius of the property and review current diesel truck routes to assess potential impacts on proposed uses.

Attachment F

5. Projects must incorporate tree plantings on the site and adjacent street frontage (as specified by OMC Chapter 17.124).
6. There must be a net tree increase, i.e., trees that are cut must be replaced. There must be community engagement for the relocation or replanting of trees.
7. The scoring criteria must include on-site renewable energy infrastructure such as solar, wind, geothermal, or biomass with production capacity of at least 5% of the project's annual electrical and thermal energy cost.
8. Projects must maximize opportunities for solar panel installation. This includes, but is not limited to, applying for AB 693 funds for solar panels on affordable housing or other grant or subsidy programs when available.
9. Projects must use low-VOC paints.
10. Projects must install air filtration systems, as economically feasible specifically for affordable housing developments.
11. Projects must incorporate measures to improve indoor air quality and reduce exposure to air pollution in new development projects (as required in SCA 20 and 21).
12. The scoring criteria must include new healthy food retail access in food deserts.

E. USE OF PROCEEDS

1. Generally, the city should prioritize leasing land over selling land. If the land must be sold, of the net proceeds, a minimum of 50% must be deposited into the Affordable Housing Trust Fund and used for development and preservation of housing affordable to low-, very low-, and extremely low-income households.
2. The remaining 50% of net proceeds must go into a Community Fund for uses such as youth programs, green businesses, maintenance of existing community facilities, job training or placement, education, homeless or housing assistance, health clinics or services, etc.
3. Proceeds may not be used to support OPD salaries, services, overtime, equipment or lawsuit settlements.

F. OTHER

1. Nonprofit organizations and existing locally owned businesses must have the first right of refusal to rent commercial space and at below market rents.
2. Affordable housing that provides access to technology including high-speed internet and computers on site at free or reduced rates will be considered favorably.

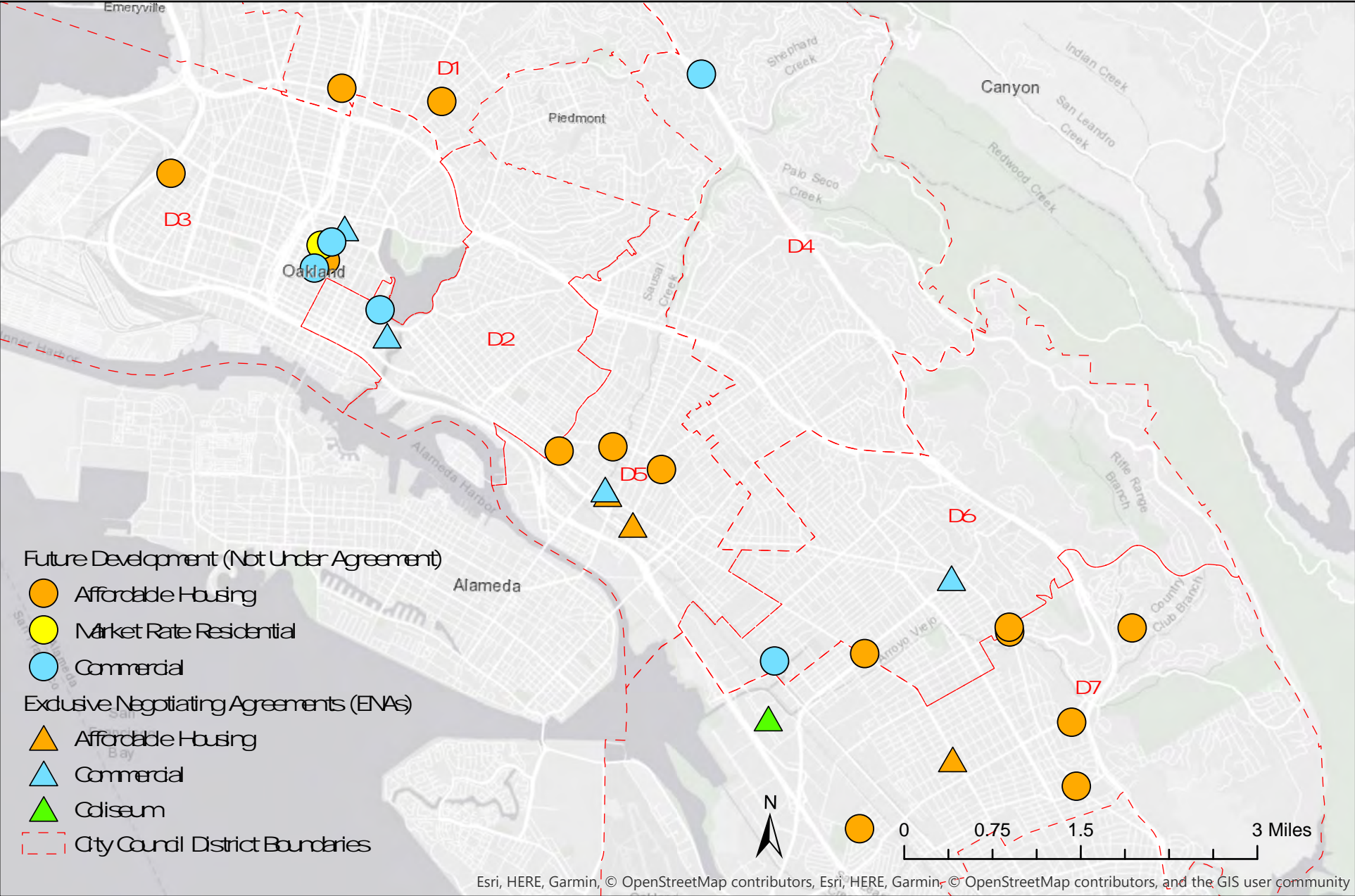
Attachment G

Public Lands Strategy – Site-By-Site Profiles

PUBLIC LANDS STRATEGY

Staff's Public Lands Strategy (PLS) seeks to use the value of twenty sites identified for future disposition and development to maximize the production of affordable housing units. The PLS is a mostly self-funding strategy that seeks to balance the need to produce affordable housing quickly with other public benefit goals such as fiscal responsibility and sustainability, economic development, and providing for other community benefits. Because 100% affordable housing projects typically require City subsidies that exceed the value of the land, the fourteen sites designated for this use will need an additional source of funds. For that reason, six PLS sites are strategically designated for market-rate development so the City can generate both impact fees and net sale proceeds to be deposited into the AHTF to produce affordable housing on the other 14 sites.

City Lands for Future Development (PLS Proposed)



A. AFFORDABLE HOUSING SITES

The majority of the land, or 14 sites, in the PLS is designated for 100% affordable housing.

The local gap subsidy for lower-income units can be significantly reduced when a developer is successful in obtaining State and Federal funding, the most prominent being the State's Affordable Housing and Sustainable Communities (AHSC) program and the Federal Low Income Housing Tax Credit (LIHTC). A successful competitively-funded LIHTC project typically has 100% of the units affordable to households on average at 50% AMI or less, is near transit, and is in a less costly low-rise building of 60-80 units in size. Staff estimated that the average local subsidy required for developing a 50% AMI unit in a low-rise LIHTC project is approximately \$125,000, based on the most recent Notice of Funding Availability (NOFA) solicitation for affordable housing developers and projects conducted by the City's Housing and Community Development (HCD) Department. LIHTC-funded affordable housing is rarely, if ever, produced in high-rise development because of the much higher local subsidy requirements. The City could produce three to four times as many affordable units by providing the local gap subsidy on 100% affordable low-rise projects that can compete for LIHTC and AHSC funding, rather than requiring every residential development on City land to include a minimum percentage of inclusionary units.

The zoning Downtown allows for 5 times as many units, if not 10 times or more, than in the neighborhoods, greatly increasing the value of the land and therefore cost to the City to subsidize low-intensity developments. Building a low-rise affordable project on land that is zoned for a high-rise building is much more expensive than building the same project on a less valuable site. Therefore, a flexible public lands policy that allows for collection of affordable housing fees and use of residual land sale proceeds would enable the greatest number of lower income households to be provided with an affordable home.

Table 1 below shows that under staff’s strategy (Scenario 3) these 14 sites could support approximately 746 units affordable to 60% AMI and would cost the City \$76 million in addition to the value of the land.

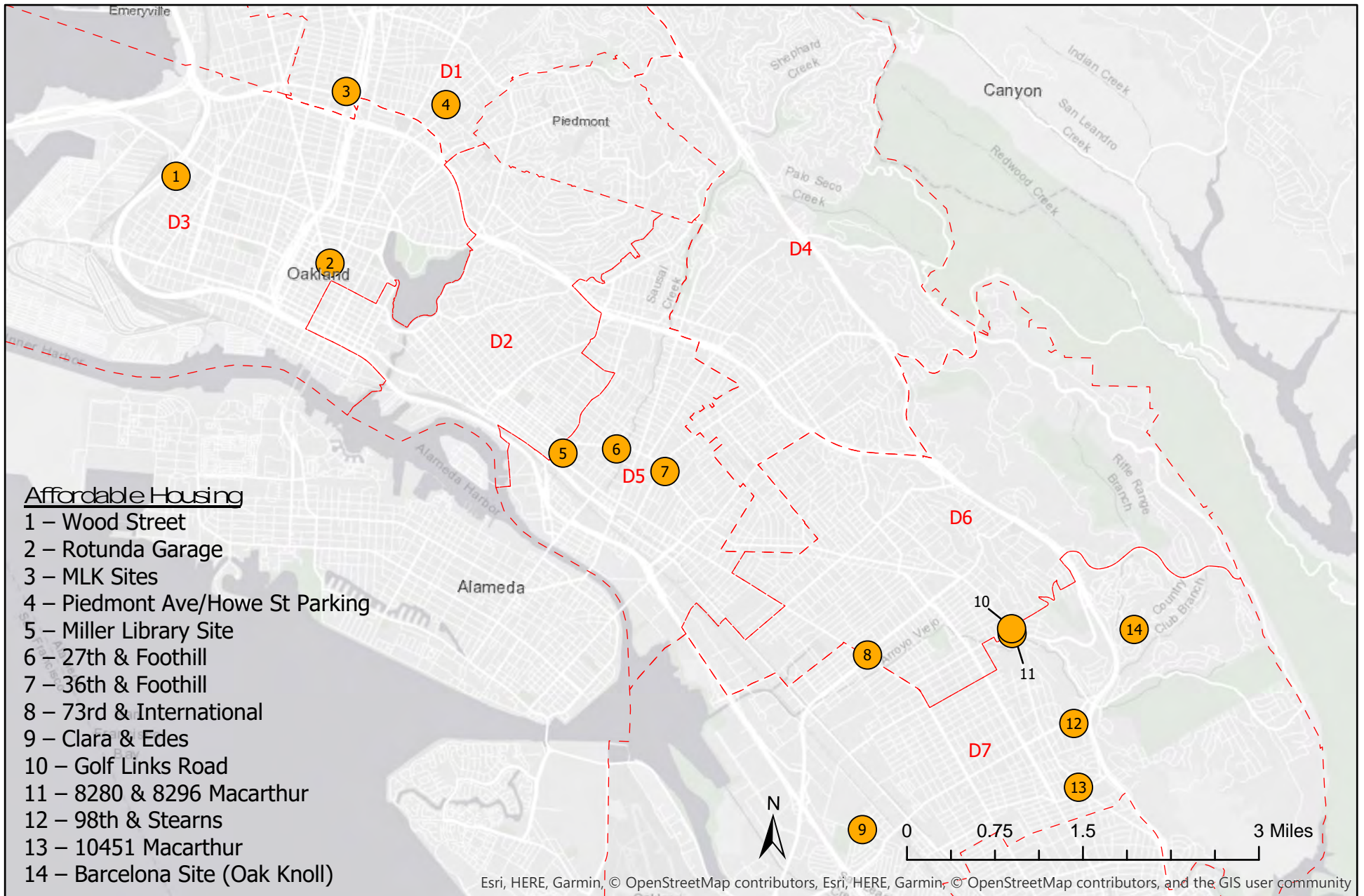
As a group, these sites will address the affordable housing crisis by:

- increasing the supply of affordable units on City-owned land; and
- providing more units per City subsidy dollar than would be possible with inclusionary housing projects, as structuring the projects as 100% affordable allows them to leverage more non-City funding sources.

Table 1: Affordable Housing Outcomes Under Various Development Scenarios –Affordable Housing Group (14 Sites)

100% @ 60% AMI	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario: % Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
Funds Generated to AHTF	\$24,435,875	\$49,819,335	\$3,344,590	\$0	\$2,652,849	\$2,997,396	\$0
Land Sale Proceeds for Other City Purposes	\$27,748,585	\$2,365,125	\$17,808,377	\$0	\$3,135,389	\$3,135,389	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	(\$2,652,546)	(\$75,906,992)	(\$41,996,639)	(\$67,329,048)	(\$82,286,592)
Net AHTF Funding Generated/(Subsidy Required)	\$24,435,875	\$49,819,335	\$692,044	(\$75,906,992)	(\$39,343,790)	(\$64,331,652)	(\$82,286,592)
Units Created							
Market-Rate On City Land	627	627	616	0	449	122	0
BMR On City Land	0	0	106	746	297	621	746
BMR Offsite (Funded)	195	399	6	0	0	0	0
Total BMR as % of All Units	24%	39%	15%	100%	40%	84%	100%

Affordable Housing (PLS Proposed)



B. MARKET RATE SITES - RESIDENTIAL & COMMERCIAL

The fourteen sites in the PLS designated for below market rate (BMR) affordable housing will need approximately \$76 million in City subsidies to support the 746 BMR units that could be built on those sites. For that reason, six PLS sites are strategically designated for market-rate development so the City can generate both impact fees and net sale proceeds for the AHTF to offset the projected \$76 million local subsidy requirement. Three of these six sites are located in Downtown Oakland, where we have the highest land values and concentrations of affordable housing in the City. 1800 San Pablo is the one Downtown site strategically designated for market-rate residential development because it can support dense, high-rise development which would generate large affordable housing impact fees and land sale proceeds, 80% of which would be set aside for affordable housing development.

The comparative **Table 2** below shows that under staff’s strategy (Scenario 3) market rate residential on 1800 San Pablo could support approximately 492 market rate housing units on site, and generate \$21 million into the AHTF that could be used to fund 202 of the 746 affordable units on the BMR sites or 165 units built on private land. More housing – both affordable and overall – can be created this way than if this same site was used to build a low-rise mixed-income or 100% affordable housing project, as proposed by CWN (Scenario 4a and 4b).

Table 2: Affordable Housing Outcomes Under Various Development Scenarios –Market-Rate Residential Group (1 Site)

Market Rate Residential	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:							
% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
Funds Generated to AHTF	\$10,824,000	\$23,019,425	\$0	\$20,580,340	\$61,610	\$0	\$0
Land Sale Proceeds for Other City Purposes	\$12,195,425	\$0	\$8,826,929	\$2,439,085	\$61,610	\$61,610	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	\$0	\$0	(\$11,697,048)	(\$11,697,048)
Net AHTF Funding Generated/(Subsidy Required)	\$10,824,000	\$23,019,425	\$0	\$20,580,340	\$61,610	(\$11,697,048)	(\$11,697,048)
Units Created							
Market-Rate On City Land	492	492	84	492	59	0	0
BMR On City Land	0	0	15	0	40	99	99
BMR Offsite (Funded)	87	184	0	165	0	0	0
Total BMR as % of All Units	15%	27%	15%	25%	41%	100%	100%

To maintain a vibrant Downtown, residential growth must be balanced with job growth and commercial development, which is why five of the PLS sites have been designated for commercial/office development. Comments received on the Downtown Specific Plan have identified a need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in a downtown that is rapidly building residential. The provision of additional office space will strengthen Downtown Oakland’s competitive position as a center of commerce in the Bay Area. New office space also makes the greatest contribution of any land use to grow the City’s tax base, by generating property tax, business license tax, and sales tax revenue. At the same time, commercial has a reduced impact on City services compared to residential development, which demands relatively higher levels of service for police, fire, etc. Also, reserving some sites for commercial development promotes economic development by creating new jobs. Three of the sites designated as commercial are located in Downtown Oakland and Lakeside, within close proximity to BART, and are well positioned to provide office development in an area that is experiencing an increase in office space demand and rents. 66th and San Leandro makes up 26% of the PLS land and is designated commercial because it is zoned for industrial and has adjacent uses that may limit its potential to be rezoned residential. Old Fire Station #24 is designated commercial because it sits directly on the Hayward Fault which would restrict most residential uses.

Table 3 below shows that the sale of the five sites designated for commercial development will provide the AHTF with \$23.4 million in land sale proceeds and jobs/housing impact fees to support 230 of the 746 housing units that could be built on the City’s BMR sites or 187 units built on private land. The problem with using these five sites for all BMR housing (Scenario 5) is that would create an additional \$21.1 million City subsidy requirement. CWN’s proposal (Scenario 4a and 4b) to allow for some BMR housing on these sites results in overall lower funds to the AHTF.

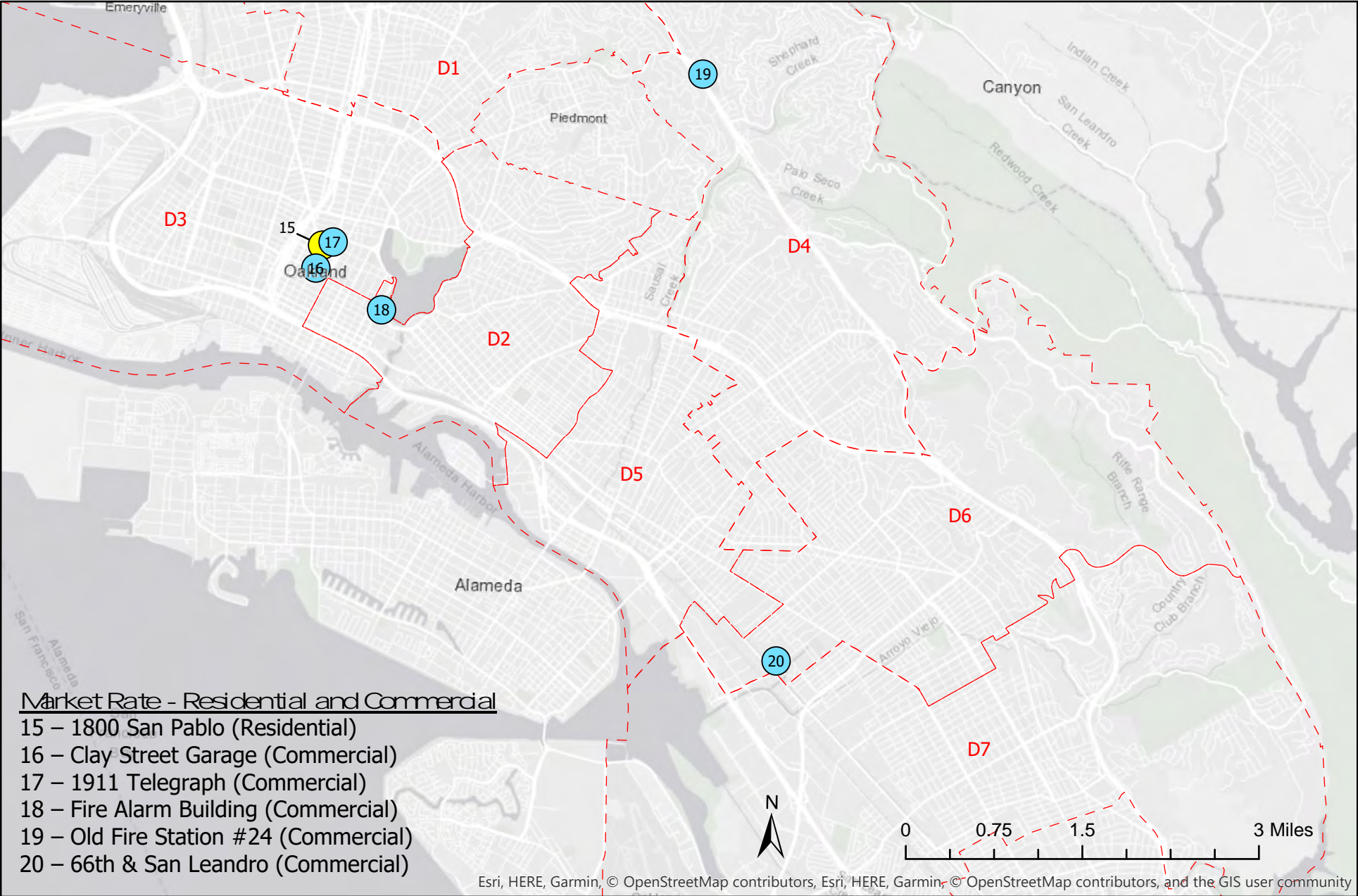
Table 3: Affordable Housing Outcomes Under Various Development Scenarios –Market-Rate Commercial Group (5 Sites)

Commercial	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
Funds Generated to AHTF		\$15,400,568	\$54,426,848	\$1,496,568	\$23,412,558	\$6,514,075	\$17,511,015	\$4,454,206
Land Sale Proceeds for Other City Purposes		\$39,026,280	\$0	\$31,166,456	\$23,415,768	\$5,017,507	\$5,017,507	\$7,897,342
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	\$0	(\$25,568,120)
Net AHTF Funding Generated/(Subsidy Required)		\$15,400,568	\$54,426,848	\$1,496,568	\$23,412,558	\$6,514,075	\$17,511,015	(\$21,113,914)
Units Created								
Market-Rate On City Land		632	632	200	0	141	200	0
BMR On City Land		0	0	35	0	94	35	235
BMR Offsite (Funded)		123	435	12	187	52	140	0
Total BMR as % of All Units		16%	41%	19%	100%	51%	47%	100%

As a group, these six market-rate sites will address the affordable housing crisis by:

- increasing the supply of housing to the greatest extent by utilizing high-rise construction when possible;
- providing one-time funding to the AHTF in the form of housing impact fees (if market-rate residential) or jobs/housing impact fees (if commercial);
- providing one-time funding to the AHTF from 80% of land sale proceeds (if market-rate residential) or 40% of land sale proceeds (if commercial);
- providing one-time funding to the City's General Fund in the form of capital improvement and transportation impact fees and land sale proceeds (which would be zero if the development is 100% affordable housing); and
- providing on-going funding to the City's General Fund from property taxes, sales taxes, and business license taxes, (which would be much lower if the development is 100% affordable), while (if commercial) demanding relatively fewer City services and creating more permanent jobs compared to if residential is built.

Market Rate - Residential and Commercial (PLS Proposed)



C. NOFA SCORE FOR LOCATION SUITABILITY FOR AFFORDABLE HOUSING DEVELOPMENT

Affordable projects that apply for City funding are ranked based on a scoring criteria described in the NOFA. Seven categories are considered in the scoring of projects, for a maximum of 125 possible points: (1) Financial Characteristics, (2) Location, (3) Target Population and Project Attributes, (4) Developer Experience and Capacity, (5) Readiness, (6) Sustainability and (7) Penalty for Nonperforming Previously Funded Projects. A site’s location can earn a project up to 25 points, depending on whether the development on that site would: (a) promote geographic equity (i.e. a project gets all 5 points if its site is in a census tract with a poverty rate or a homeownership rate that is below the City’s average); (b) is close to quality educational; (c) is part of a neighborhood revitalization plan; (d) is close to public transit; and (e) is close to a grocery or drug store.

For each of the 20 sites in the PLS, staff scored the site based on four of these NOFA location criteria, to determine how suitable the site’s location is for affordable housing funding. Scoring of the site based on the “neighborhood revitalization plan” criterion was omitted because that value is too dependent on the actual project proposed and not only the site location. The table below summarizes how each of the PLS sites score, out of a total of 20 possible points, under the NOFA’s location category. The higher the score, the more suitable the site’s location is for affordable housing.

Site	A) Geo Equity Rental Project: Poverty Rate	A) Geo Equity Ownership Project: Homeownership Rate	B) Educational Quality	D) Proximity to public transportation	E) Proximity to grocery or drug store	Total Location Score: Rental	Total Location Score: Ownership
						Project (Out of 20)	Project (Out of 20)
1 Wood Street	0	0	0	0	0	0	0
2 Rotunda Garage remainder	0	5	0	5	5	10	15
3 3829 & 3823 Martin Luther King Jr Way	0	5	0	5	1	6	11
4 Piedmont Ave/ Howe St parking lot	5	5	0	5	5	15	15
5 Miller Library Site	0	5	0	5	5	10	15
6 27th & Foothill	0	5	0	5	5	10	15
7 36th & Foothill	0	5	0	5	5	10	15
8 73rd & International	0	5	0	5	1	6	11
9 Clara & Edes	0	0	0	5	0	5	5
10 Golf Links Road	5	0	0	5	0	10	5
11 8280 & 8296 MacArthur	5	0	0	5	0	10	5
12 98th Ave and Stearns	0	0	0	0	0	0	0
13 10451 MacArthur	0	0	0	5	1	6	6
14 Oak Knoll (Barcelona Site)	5	0	0	2	0	7	2
15 1800 San Pablo Avenue	0	5	0	5	5	10	15
16 Clay St garage	0	5	0	5	5	10	15
17 1911 Telegraph	0	5	0	5	1	6	11
18 Fire Alarm Bldg	5	5	5	5	5	20	20
19 Old Fire Station #24	5	0	5	5	5	20	15
20 66th & San Leandro	0	5	0	5	1	6	11

D. AFFORDABLE HOUSING CONCENTRATION RANKING

Staff mapped all the existing and proposed affordable housing in the City of Oakland to determine the current and estimated future concentrations of affordable housing by census tract. Then each census tract was ranked in order of concentration, with #1 being the highest concentration of affordable housing to #59 being the lowest concentration. The concentration of affordable housing City-wide is approximately 5% and is projected to increase to 7% in the future, based on the current number of units planned and under construction.

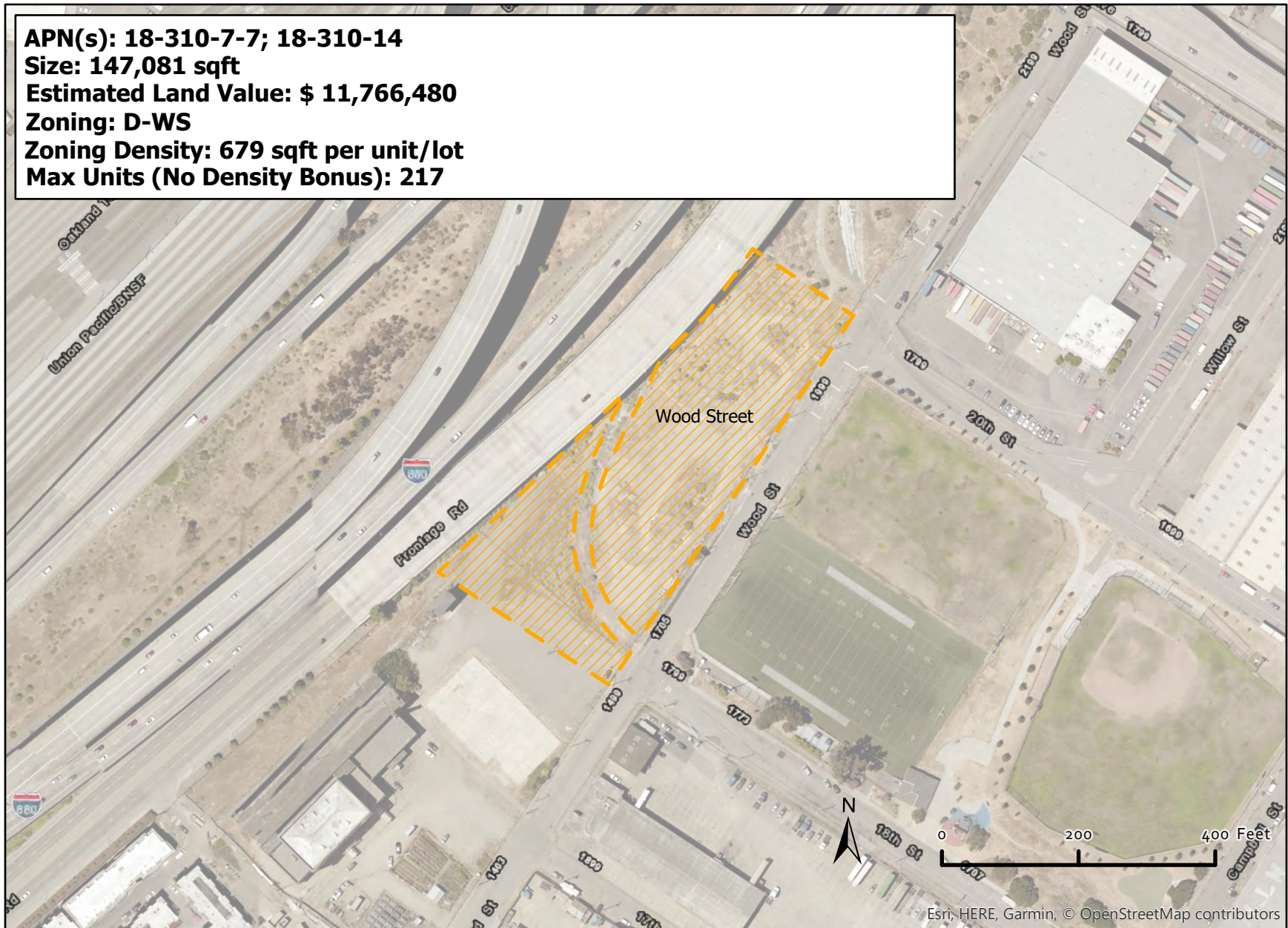
Site	Census Tract	Council District	Current % Affordable [1]	Current Rank % Affordable [2]	Future % Affordable [3]	Future Rank % Affordable [4]	
<i>BMR Housing (LIHTC)</i>							
1	Wood Street	4017	3	1.6%	42	13.3%	26
2	Rotunda Garage Remainder	4028	3	56.6%	2	31.9%	9
3	MLK Sites	4010	3	0.1%	57	0.9%	56
4	Piedmont Ave/Howe St Parking	4041.02	1	11.4%	22	16.3%	22
5	Miller Library Site	4062.01	5	2.3%	36	3.0%	46
6	27th & Foothill	4062.02	5	0.0%	59	3.5%	44
7	36th & Foothill	4071.01	5	0.0%	59	6.5%	36
8	73rd & International	4089	7	5.4%	32	6.5%	34
9	Clara & Edes	4090	7	1.1%	45	3.9%	41
10	Golf Links Road	4098	7	1.0%	46	3.8%	43
11	8280 & 8296 MacArthur	4098	7	1.0%	46	3.8%	43
12	98th & Stearns	4101	7	39.8%	8	41.9%	4
13	10451 MacArthur	4102	7	5.3%	33	9.1%	29
14	Barcelona Site (Oak Knoll)	4099	7	0.0%	59	1.0%	53
<i>Market Rate Residential</i>							
15	1800 San Pablo	4028	3	56.6%	2	31.9%	9
<i>Commercial/Office</i>							
16	Clay St Garage	4028	3	56.6%	2	31.9%	9
17	1911 Telegraph	4028	3	56.6%	2	31.9%	9
18	Fire Alarm Bldg	4034	2	7.8%	26	9.0%	31
19	Old Fire Station #24	4045.02	4	0.0%	59	0.4%	59
20	66th & San Leandro	4088	6	40.7%	7	45.4%	3
<i>City-Wide</i>				5.79%		7.84%	

Notes:

- [1] Percentage of rent-restricted affordable housing as a percentage of all housing units.
- [2] Ranked from 1 to 59 with 1 being the highest concentration of affordable housing.
- [3] Future percent and rank after assuming all current construction and planned development, both market rate and affordable are completed.

Wood Street

APN(s): 18-310-7-7; 18-310-14
Size: 147,081 sqft
Estimated Land Value: \$ 11,766,480
Zoning: D-WS
Zoning Density: 679 sqft per unit/lot
Max Units (No Density Bonus): 217

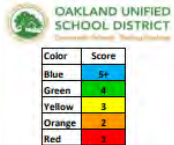


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Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	0%	100%	0%	40% - 80%	50%	50%	50%
	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF	\$15,600,480	\$15,600,480	\$2,559,258	\$0	\$0	\$0	\$0
Land Sale Proceeds for Other City Purposes	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	(\$29,711,584)	(\$23,624,259)	(\$34,500,384)	(\$34,500,384)
Net AHTF Funding Generated/(Subsidy Required)	\$15,600,480	\$15,600,480	\$2,559,258	(\$29,711,584)	(\$23,624,259)	(\$34,500,384)	(\$34,500,384)
Units Created							
Market-Rate On City Land	216	216	235	0	175	0	0
BMR On City Land	0	0	41	292	117	292	292
BMR Offsite (Funded)	125	125	20	0	0	0	0
Total BMR as % of All Units	37%	37%	21%	100%	40%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

NOFA Criteria	Notes	NOFA Location Score (0 to 5)
A) Geo Equity Rental Project: Poverty Rate %	22.3	0
A) Geo Equity Ownership Project: Homeownership Rate %	41.7	0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	PLACE@Prescott is red	0
D) Proximity to public transportation	no bus lines within 1/4 mile	0
E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile	0
Total Location Score: Rental Project (Out of 20)		0
Total Location Score: Ownership Project (Out of 20)		0



Proposed Use: BMR Housing

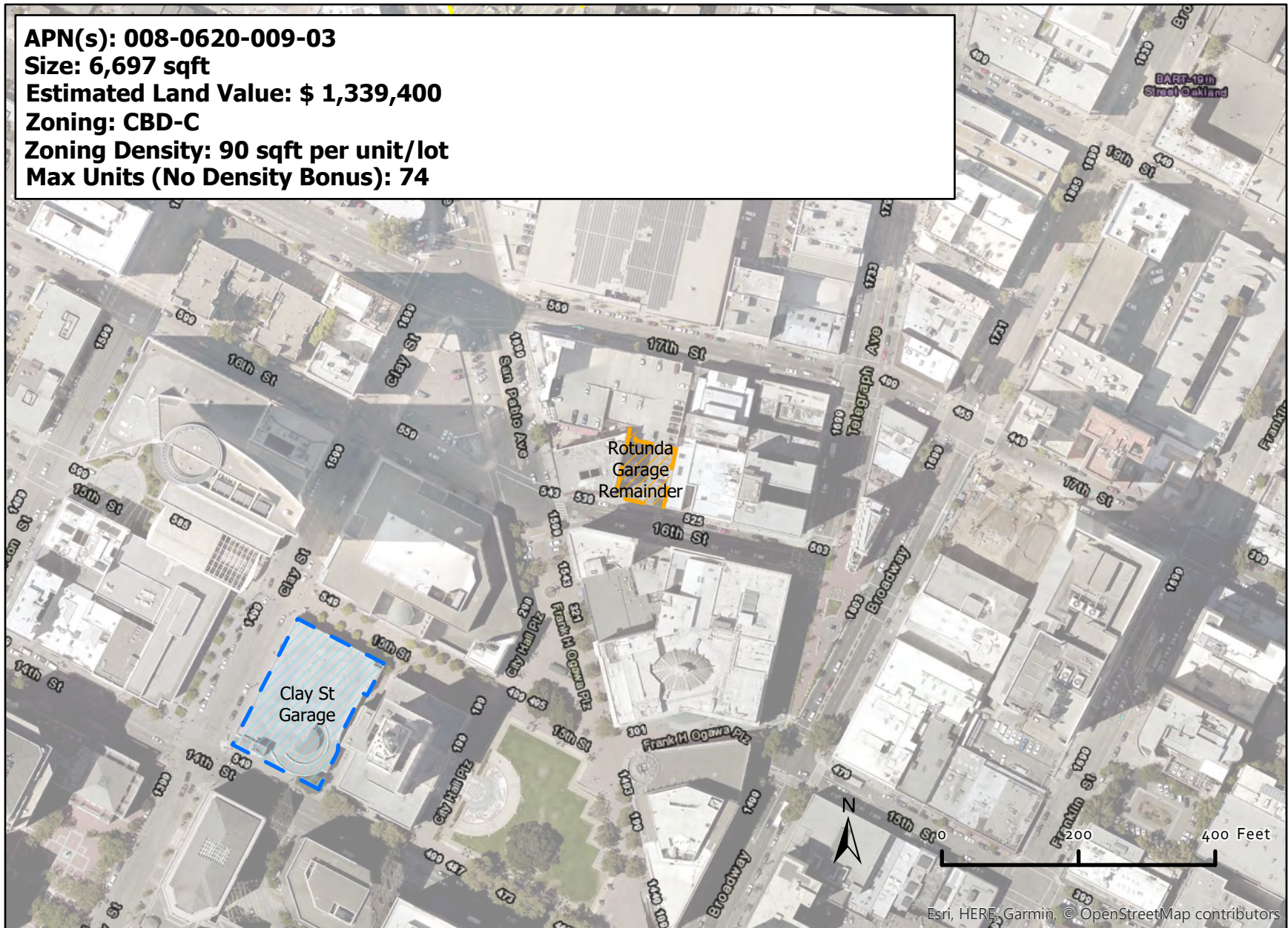
Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4017	1.62%	42	13.26%	26	5.79%	7.84%

Rationale: The land use on this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. The site's high density Wood Street District zoning (D-WS-7) is intended to create an active, pedestrian oriented, mixed-use, urban community in the area generally bounded by 10th Street, Wood Street, West Grand Avenue and Frontage Road/I-880. To maximize density on this site, staff estimates that 292 LIHTC housing units could be feasible with a \$30 million subsidy from the City. This site could be subdivided to accommodate several large projects with dense low-rise wood construction. Although the site may not score well for LIHTC there are creative ways to increase the score, particularly with the 4% LIHTC.

Rotunda Garage Remainder

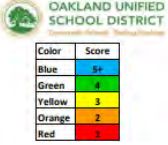
APN(s): 008-0620-009-03
Size: 6,697 sqft
Estimated Land Value: \$ 1,339,400
Zoning: CBD-C
Zoning Density: 90 sqft per unit/lot
Max Units (No Density Bonus): 74



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Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	0%	100%	0%	40% - 80%	50%	50%	50%
	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF	\$550,000	\$1,889,400	\$0	\$0	\$0	\$697,371	\$0
Land Sale Proceeds for Other City Purposes	\$1,339,400	\$0	\$441,134	\$0	\$0	\$61,421	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	(\$2,543,800)	(\$866,851)	\$0	(\$2,543,800)
Net AHTF Funding Generated/(Subsidy Required)	\$550,000	\$1,889,400	\$0	(\$2,543,800)	(\$866,851)	\$697,371	(\$2,543,800)
Units Created							
Market-Rate On City Land	25	25	21	0	15	21	0
BMR On City Land	0	0	4	25	10	4	25
BMR Offsite (Funded)	4	15	0	0	0	6	0
Total BMR as % of All Units	15%	38%	16%	100%	40%	31%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Rotunda Garage remainder	Notes	NOFA Location Score (0 to 5)
NOFA Criteria		
A) Geo Equity Rental Project: Poverty Rate %	27.1	0
A) Geo Equity Ownership Project: Homeownership Rate %	6.3	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Lafayette Elem and MLK Elem are red	0
		
D) Proximity to public transportation	0.2 mile from BART	5
E) Proximity to grocery or drug store	.2 mile from Walgreens at 1333 Broadway	5
Total Location Score: Rental Project (Out of 20)		10
Total Location Score: Ownership Project (Out of 20)		15

Proposed Use: BMR Housing

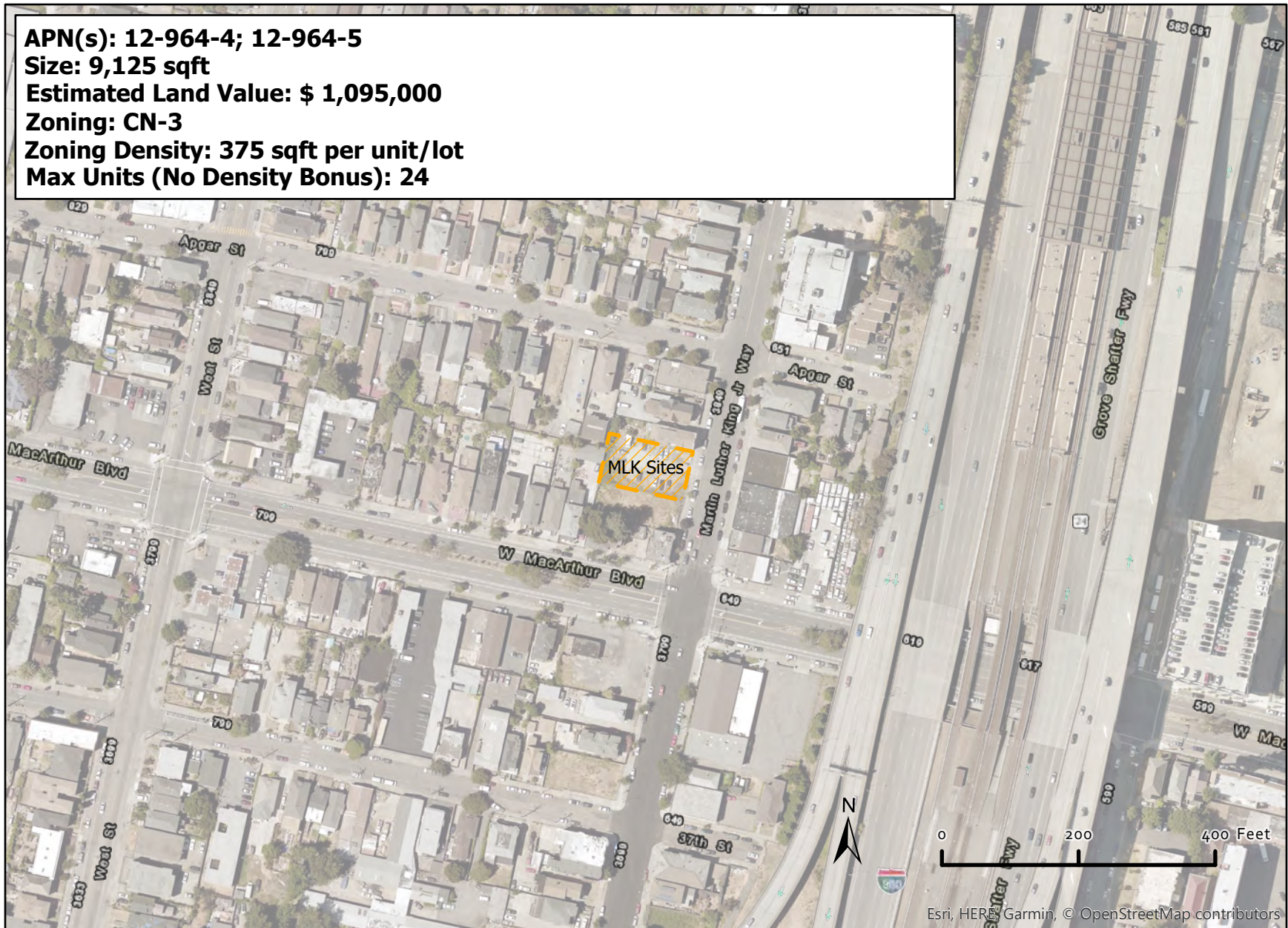
Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4028	56.63%	2	31.88%	9	5.79%	7.84%

Rationale: The Rotunda Garage Remainder is an ideal site for low-rise transit-oriented residential development, as it is only two blocks from the 12th Street BART Station. Staff estimates a five-to-six story building utilizing wood construction could provide 25 housing units as well as parking on the ground floor, with a \$2.5 million subsidy from the City. While the site's zoning of Central Business District General Commercial (CBD-C) allows for denser development (75 housing units), the site is limited to 25 units (or 20,000 square feet of office) due to the site's small size and neighboring historic buildings, which would prohibit building high-rise residential. Unless the site was combined with other sites, a 25-unit project would be too small to be efficiently financed with LIHTC. However, the site could be used for affordable home ownership or possibly a land trust model.

MLK Sites

APN(s): 12-964-4; 12-964-5
Size: 9,125 sqft
Estimated Land Value: \$ 1,095,000
Zoning: CN-3
Zoning Density: 375 sqft per unit/lot
Max Units (No Density Bonus): 24



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Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	0%	100%	0%	40% - 80%	50%	50%	50%
	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF	\$1,450,000	\$1,450,000	\$421,301	\$0	\$0	\$632,545	\$0
Land Sale Proceeds for Other City Purposes	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	(\$2,136,792)	(\$670,001)	\$0	(\$2,136,792)
Net AHTF Funding Generated/(Subsidy Required)	\$1,450,000	\$1,450,000	\$421,301	(\$2,136,792)	(\$670,001)	\$632,545	(\$2,136,792)
Units Created							
Market-Rate On City Land	20	20	18	0	13	18	0
BMR On City Land	0	0	3	21	8	3	21
BMR Offsite (Funded)	12	12	3	0	0	5	0
Total BMR as % of All Units	37%	37%	26%	100%	38%	31%	100%

NOFA Score for Location Suitability for Affordable Housing Development

MLK Sites	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	21.3 0
A) Geo Equity Ownership Project: Homeownership Rate %	30.6 5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Does not appear to within the boundaries of any Elem school, closest is Hoover, which is red 0
D) Proximity to public transportation	within 0.2 miles of BART 5
E) Proximity to grocery or drug store	Walgreens within 1/2 mile at 3400 Telegraph 1
Total Location Score: Rental Project (Out of 20)	6
Total Location Score: Ownership Project (Out of 20)	11

Proposed Use: BMR Housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4010	0.07%	57	0.92%	56	5.79%	7.84%

Rationale: The land use on this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. The site's high density Neighborhood Center Commercial Zone (CN-3) is intended to create, preserve, and enhance areas with mixed-use neighborhood commercial centers that have a compact, vibrant pedestrian environment. These centers are typically characterized by smaller scale pedestrian-oriented, continuous and active store fronts with opportunities for comparison shopping. To maximize density on this site, staff estimates that 21 affordable housing units could be feasible with a \$2.1 million subsidy from the City in dense low-rise wood construction. Unless the site was combined with other sites, a 21-unit project would be too small to be efficiently financed with LIHTC. However, the site could be used for affordable home ownership or possibly a land trust model.


Piedmont Ave/Howe St Parking

APN(s): 012-0993-004; 012-0993-005; 012-0993-006-01
Size: 43,532 sqft
Estimated Land Value: \$ 15,236,200
Zoning: CN-1
Zoning Density: 550 sqft per unit/lot
Max Units (No Density Bonus): 79



Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	0%	100%	0%	40% - 80%	50%	50%	50%
	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF	\$1,738,000	\$16,974,200	\$0	\$0	\$1,725,110	\$0	\$0
Land Sale Proceeds for Other City Purposes	\$15,236,200	\$0	\$11,867,704	\$0	\$1,725,110	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	(\$9,869,944)	\$0	(\$11,460,744)	(\$11,460,744)
Net AHTF Funding Generated/(Subsidy Required)	\$1,738,000	\$16,974,200	\$0	(\$9,869,944)	\$1,725,110	(\$11,460,744)	(\$11,460,744)
Units Created							
Market-Rate On City Land	79	79	82	0	58	0	0
BMR On City Land	0	0	15	97	39	97	97
BMR Offsite (Funded)	14	136	0	0	14	0	0
Total BMR as % of All Units	15%	63%	15%	100%	48%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Piedmont Ave/ Howe St		NOFA Location Score (0 to 5)												
NOFA Criteria	Notes													
A) Geo Equity Rental Project: Poverty Rate %	1.4	5												
A) Geo Equity Ownership Project: Homeownership Rate %	29.1	5												
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Piedmont Elem is orange	0												
 <table border="1"> <thead> <tr> <th>Color</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Blue</td> <td>5</td> </tr> <tr> <td>Green</td> <td>4</td> </tr> <tr> <td>Yellow</td> <td>3</td> </tr> <tr> <td>Orange</td> <td>2</td> </tr> <tr> <td>Red</td> <td>1</td> </tr> </tbody> </table>			Color	Score	Blue	5	Green	4	Yellow	3	Orange	2	Red	1
Color	Score													
Blue	5													
Green	4													
Yellow	3													
Orange	2													
Red	1													
D) Proximity to public transportation	within 0.2 miles of bus lines: 12, C, 51A, 57	5												
E) Proximity to grocery or drug store	.1 mile from CVS	5												
Total Location Score: Rental Project (Out of 20)		15												
Total Location Score: Ownership Project (Out of 20)		15												

Proposed Use: Mixed-Use BMR Housing and would include space for a new library and some percentage of replacement public parking for the existing 130 spaces.

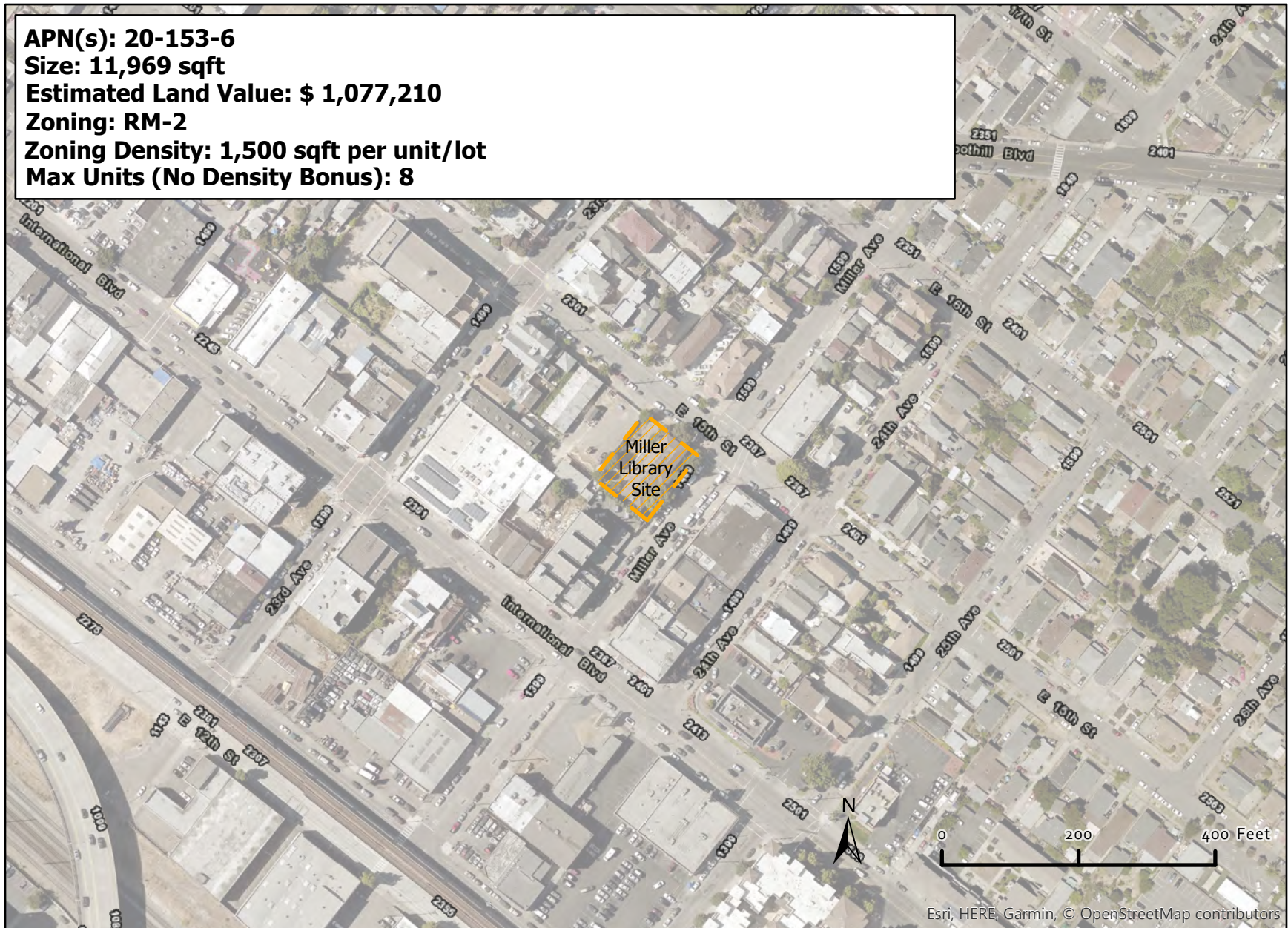
Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4041.02	11.41%	22	16.26%	22	5.79%	7.84%

Rationale: In addition to the City's need to increase affordable housing production, especially in neighborhoods that do not have high concentrations of affordable housing, the Piedmont Avenue neighborhood currently lacks a permanent, fully-outfitted public library. The City has historically leased various spaces to house the Piedmont Avenue Branch Library, but as rents have continued to rise, the City has begun to explore more permanent, long-term options, such a building a new library on this site. The location of this site would also be convenient for affordable housing because its residents would be within walking distance to a pharmacy (CVS is adjacent to site), grocery store (Piedmont Grocery across the street), and a multitude of shops and restaurants on Piedmont Ave, as well as Piedmont Elementary School and public transportation. This is an excellent site for a project using high density wood construction and funded with LIHTC. Staff estimates that a 97-unit LIHTC project on-site could be feasible with a \$9.9 million City subsidy.

Miller Library Site

APN(s): 20-153-6
Size: 11,969 sqft
Estimated Land Value: \$ 1,077,210
Zoning: RM-2
Zoning Density: 1,500 sqft per unit/lot
Max Units (No Density Bonus): 8



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Miller Library Site	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	Mkt Rate Res	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$84,000	\$1,161,210	\$84,000	\$0	\$97,355	\$570,750	\$0
Land Sale Proceeds for Other City Purposes		\$1,077,210	\$0	\$1,077,210	\$0	\$97,355	\$341,808	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	(\$1,017,520)	\$0	\$0	(\$1,017,520)
Net AHTF Funding Generated/(Subsidy Required)		\$84,000	\$1,161,210	\$84,000	(\$1,017,520)	\$97,355	\$570,750	(\$1,017,520)
Units Created								
Market-Rate On City Land		7	7	7	0	6	8	0
BMR On City Land		0	0	0	10	4	1	10
BMR Offsite (Funded)		1	9	1	0	1	5	0
Total BMR as % of All Units		9%	57%	9%	100%	44%	41%	100%

NOFA Score for Location Suitability for Affordable Housing Development

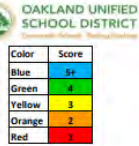
Proposed Use: BMR Housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4062.01	2.30%	36	2.95%	46	5.79%	7.84%

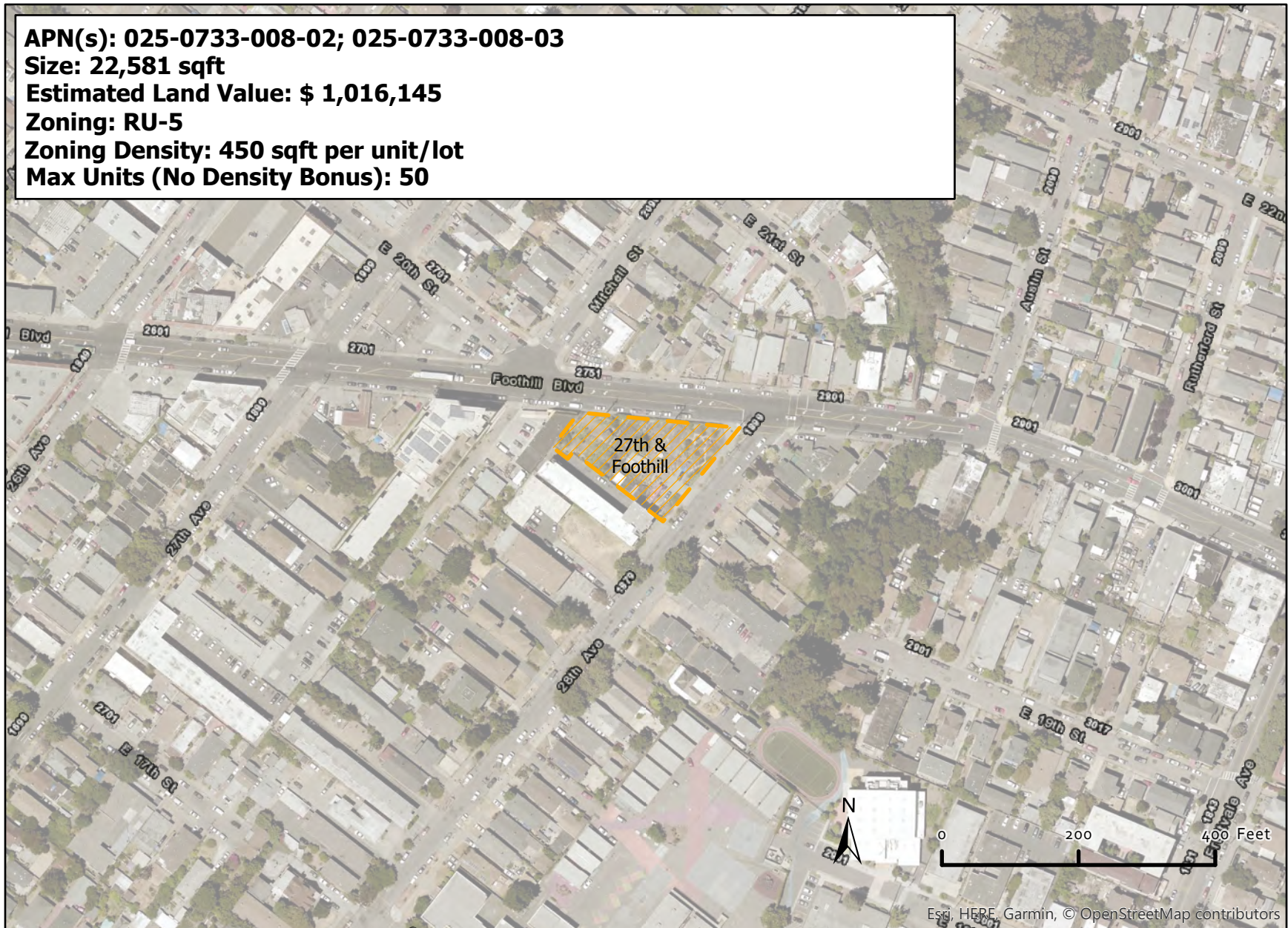
Rationale: Given the site's low density RM-2 zoning, staff estimates an approximately 10-unit housing project could be feasible with a \$1 million subsidy from the City. Building affordable housing on this site would be compatible with the already existing affordable senior housing located across the street from the site. Residents of affordable housing built on this site, which is located on Miller Ave between International Blvd and E15th, would be within walking distance (0.1 miles) to AC Transit bus lines, including the new Bus Rapid Transit project under development, and a grocery store (El Ranchito Market). Although the size of the project would likely be too small to efficiently use LIHTC, the site could be used for affordable home ownership or possibly a land trust model.

Miller Library Site		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	33	0
A) Geo Equity Ownership Project: Homeownership Rate %	19.7	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Garfield Elem is red	0
D) Proximity to public transportation	within 0.1 miles of bus lines: 1,40,62	5
E) Proximity to grocery or drug store	within 0.1 mile of El Ranchito Market	5
Total Location Score: Rental Project (Out of 20)		10
Total Location Score: Ownership Project (Out of 20)		15



27th & Foothill

APN(s): 025-0733-008-02; 025-0733-008-03
Size: 22,581 sqft
Estimated Land Value: \$ 1,016,145
Zoning: RU-5
Zoning Density: 450 sqft per unit/lot
Max Units (No Density Bonus): 50



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27th & Foothill	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF		\$600,000	\$1,616,145	\$0	\$0	\$0	\$0	\$0
Land Sale Proceeds for Other City Purposes		\$1,016,145	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	(\$780,386)	(\$5,189,352)	(\$3,396,357)	(\$5,189,352)	(\$5,189,352)
Net AHTF Funding Generated/(Subsidy Required)		\$600,000	\$1,616,145	(\$780,386)	(\$5,189,352)	(\$3,396,357)	(\$5,189,352)	(\$5,189,352)
Units Created								
Market-Rate On City Land		50	50	43	0	31	0	0
BMR On City Land		0	0	8	51	20	51	51
BMR Offsite (Funded)		5	13	0	0	0	0	0
Total BMR as % of All Units		9%	21%	16%	100%	39%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing with commercial retail on the ground floor level

Affordable Housing Concentration Ranking

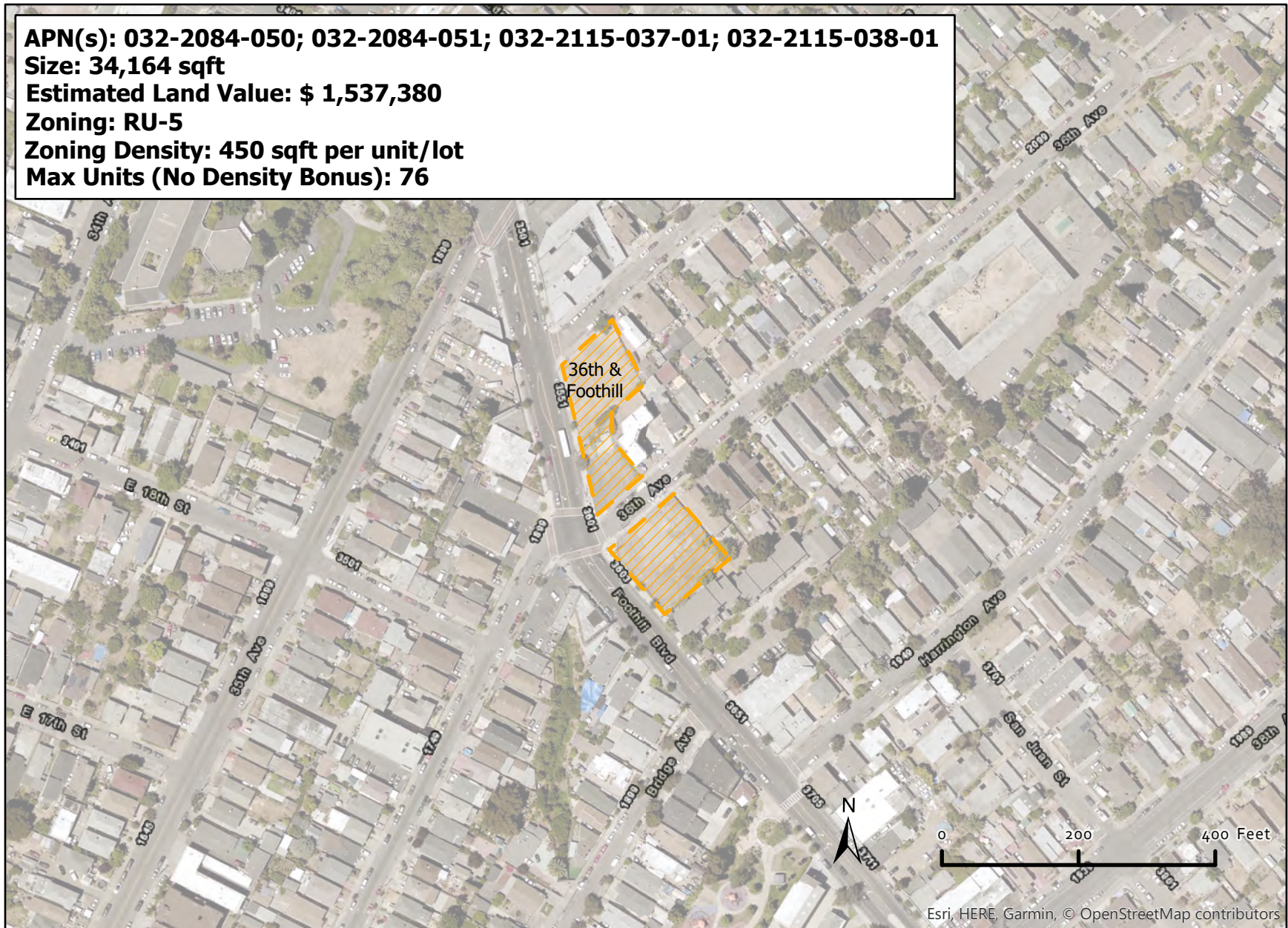
Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4062.02	0.00%	59	3.51%	44	5.79%	7.84%

Rationale: Based on staff's analysis, an approximately 51-unit LITHC project would be feasible with a \$5.2 million subsidy from the City. The location of this site would score well for affordable housing funding based on access and proximity to public transportation. AC Transit bus service along Foothill Blvd stops directly in front of the site and the site is located within minutes to the Fruitvale BART Station and Transit Village which is a nationally recognized transit-oriented development. Future development of this site will assist the Fruitvale neighborhood revitalization strategy and will complement the next phase of the planned Foothill/Fruitvale Phase II Streetscape along Foothill Boulevard between Rutherford and 35th Avenue. This is a good site for a project using high density wood construction and funded with LIHTC.

27th & Foothill		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	32.5	0
A) Geo Equity Ownership Project: Homeownership Rate %	12.4	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	International Community School is red	0
D) Proximity to public transportation	within 0.2 miles of bus lines: 40,39,20,14	5
E) Proximity to grocery or drug store	.2 mile from Walgreens	5
Total Location Score: Rental Project (Out of 20)		10
Total Location Score: Ownership Project (Out of 20)		15

36th & Foothill

APN(s): 032-2084-050; 032-2084-051; 032-2115-037-01; 032-2115-038-01
Size: 34,164 sqft
Estimated Land Value: \$ 1,537,380
Zoning: RU-5
Zoning Density: 450 sqft per unit/lot
Max Units (No Density Bonus): 76



36th & Foothill	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF		\$900,000	\$2,437,380	\$0	\$0	\$0	\$0	\$0
Land Sale Proceeds for Other City Purposes		\$1,537,380	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	(\$932,850)	(\$7,733,152)	(\$5,081,374)	(\$7,733,152)	(\$7,733,152)
Net AHTF Funding Generated/(Subsidy Required)		\$900,000	\$2,437,380	(\$932,850)	(\$7,733,152)	(\$5,081,374)	(\$7,733,152)	(\$7,733,152)
Units Created								
Market-Rate On City Land		75	75	65	0	46	0	0
BMR On City Land		0	0	11	76	30	76	76
BMR Offsite (Funded)		7	19	0	0	0	0	0
Total BMR as % of All Units		9%	21%	14%	100%	39%	100%	100%


NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing with commercial retail on the ground floor level

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4071.01	0.00%	59	6.47%	36	5.79%	7.84%

Rationale: Based on staff's analysis, an approximately 76-unit LIHTC project would be feasible with a \$7.7 million subsidy from the City. The properties have occasionally received interest from a range of developers including affordable housing developers as well as local property owners. The location of this site would score well for affordable housing funding because of access and proximity to a full-service grocery store (Mi Ranchito Market) and public transportation. AC Transit bus service along Foothill Blvd stops directly in front of the site and the site is located within minutes to the Fruitvale BART Station and Transit Village which is a nationally recognized transit-oriented development. Future development of this site will assist the Fruitvale neighborhood revitalization strategy and will complement the recently completed infrastructure and streetscape improvements along Foothill Blvd between 35th Avenue and High Street as well as Cesar Chavez Park improvements. This is a good site for a project using high density wood construction and funded with LIHTC.

36th & Foothill		NOFA Location Score (0 to 5)												
NOFA Criteria	Notes													
A) Geo Equity Rental Project: Poverty Rate %	36.7	0												
A) Geo Equity Ownership Project: Homeownership Rate %	26.4	5												
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Global Family is red	0												
 <table border="1"> <thead> <tr> <th>Color</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Blue</td> <td>5</td> </tr> <tr> <td>Green</td> <td>4</td> </tr> <tr> <td>Yellow</td> <td>3</td> </tr> <tr> <td>Orange</td> <td>2</td> </tr> <tr> <td>Red</td> <td>1</td> </tr> </tbody> </table>			Color	Score	Blue	5	Green	4	Yellow	3	Orange	2	Red	1
Color	Score													
Blue	5													
Green	4													
Yellow	3													
Orange	2													
Red	1													
D) Proximity to public transportation	0.1 mile to 54 and 40 bus lines	5												
E) Proximity to grocery or drug store	.2 mile from Mi Ranchito Market, full service	5												
Total Location Score: Rental Project (Out of 20)		10												
Total Location Score: Ownership Project (Out of 20)		15												

73rd & International

APN(s): 040-3317-032; 040-3317-048-13
Size: 5,435 sqft
Estimated Land Value: \$ 407,625
Zoning: CC-2
Zoning Density: 275 sqft per unit/lot
Max Units (No Density Bonus): 20



73rd & International	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$144,000	\$551,625	\$0	\$0	\$0	\$18,321	\$0
Land Sale Proceeds for Other City Purposes		\$407,625	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	(\$41,508)	(\$1,322,776)	(\$695,501)	\$0	(\$1,322,776)
Net AHTF Funding Generated/(Subsidy Required)		\$144,000	\$551,625	(\$41,508)	(\$1,322,776)	(\$695,501)	\$18,321	(\$1,322,776)
Units Created								
Market-Rate On City Land		12	12	11	0	8	11	0
BMR On City Land		0	0	2	13	5	2	13
BMR Offsite (Funded)		1	4	0	0	0	0	0
Total BMR as % of All Units		9%	27%	15%	100%	38%	16%	100%

NOFA Score for Location Suitability for Affordable Housing Development

73rd & International	Notes	NOFA Location Score (0 to 5)
NOFA Criteria		
A) Geo Equity Rental Project: Poverty Rate %	43.7	0
A) Geo Equity Ownership Project: Homeownership Rate %	29.7	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Markham Elem is red	0
D) Proximity to public transportation	located right at the 1 and 73 bus lines	5
E) Proximity to grocery or drug store	is right by East Oakland farmers market (only seasonal), and Maria's Market and Deli and a few other corner stores, but none	1
Total Location Score: Rental Project (Out of 20)		6
Total Location Score: Ownership Project (Out of 20)		11

Proposed Use: BMR housing

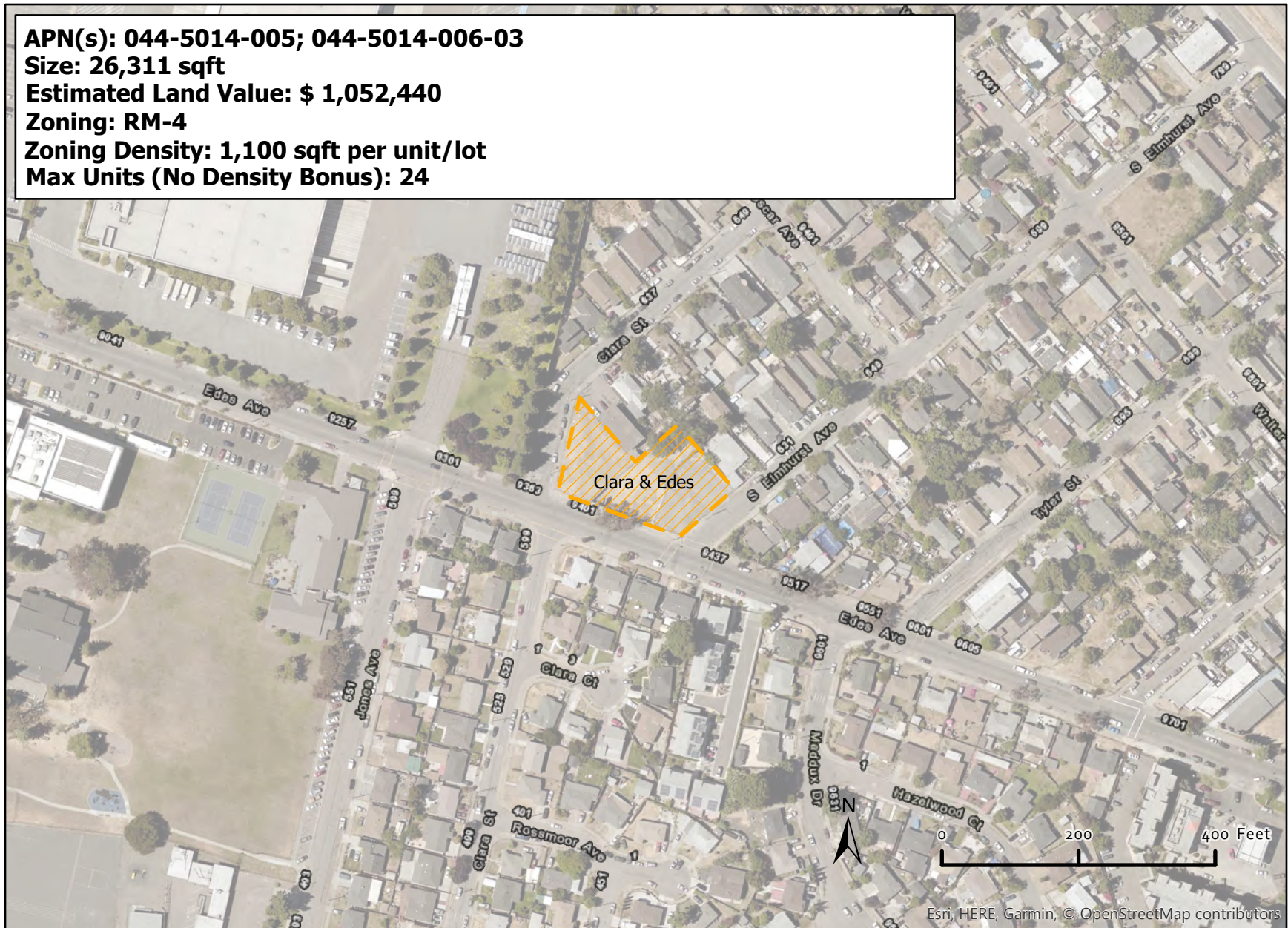
Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4089	5.42%	32	6.52%	34	5.79%	7.84%

Rationale: Based on staff's analysis, an approximately 13-unit affordable housing project would be feasible with a \$1.3 million subsidy from the City. The property was acquired by the Redevelopment Agency with the intent to incorporate the parcels into the planned International Boulevard Streetscape Improvements as well as the proposed AC Transit Bus Rapid Transit improvements. The property is suitable as an infill and transit-oriented development, as it is located on a major transit corridor and within a half mile of the Coliseum BART Station. Although setbacks and other zoning requirements might reduce the density the site could accommodate and the size of the site would likely be too small to efficiently use LIHTC unless it was combined with other sites, the site could be used for affordable home ownership or possibly a land trust model or commercial development, if housing is not feasible.

Clara & Edes

APN(s): 044-5014-005; 044-5014-006-03
Size: 26,311 sqft
Estimated Land Value: \$ 1,052,440
Zoning: RM-4
Zoning Density: 1,100 sqft per unit/lot
Max Units (No Density Bonus): 24



Clara & Edes	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$276,000	\$1,328,440	\$0	\$0	\$0	\$49,181	\$0
Land Sale Proceeds for Other City Purposes		\$1,052,440	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	(\$70,392)	(\$3,256,064)	(\$1,815,687)	\$0	(\$3,256,064)
Net AHTF Funding Generated/(Subsidy Required)		\$276,000	\$1,328,440	(\$70,392)	(\$3,256,064)	(\$1,815,687)	\$49,181	(\$3,256,064)
Units Created								
Market-Rate On City Land		23	23	25	0	19	25	0
BMR On City Land		0	0	5	32	13	5	32
BMR Offsite (Funded)		2	11	0	0	0	0	0
Total BMR as % of All Units		9%	32%	17%	100%	41%	18%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing with commercial retail on the ground floor level

Affordable Housing Concentration Ranking

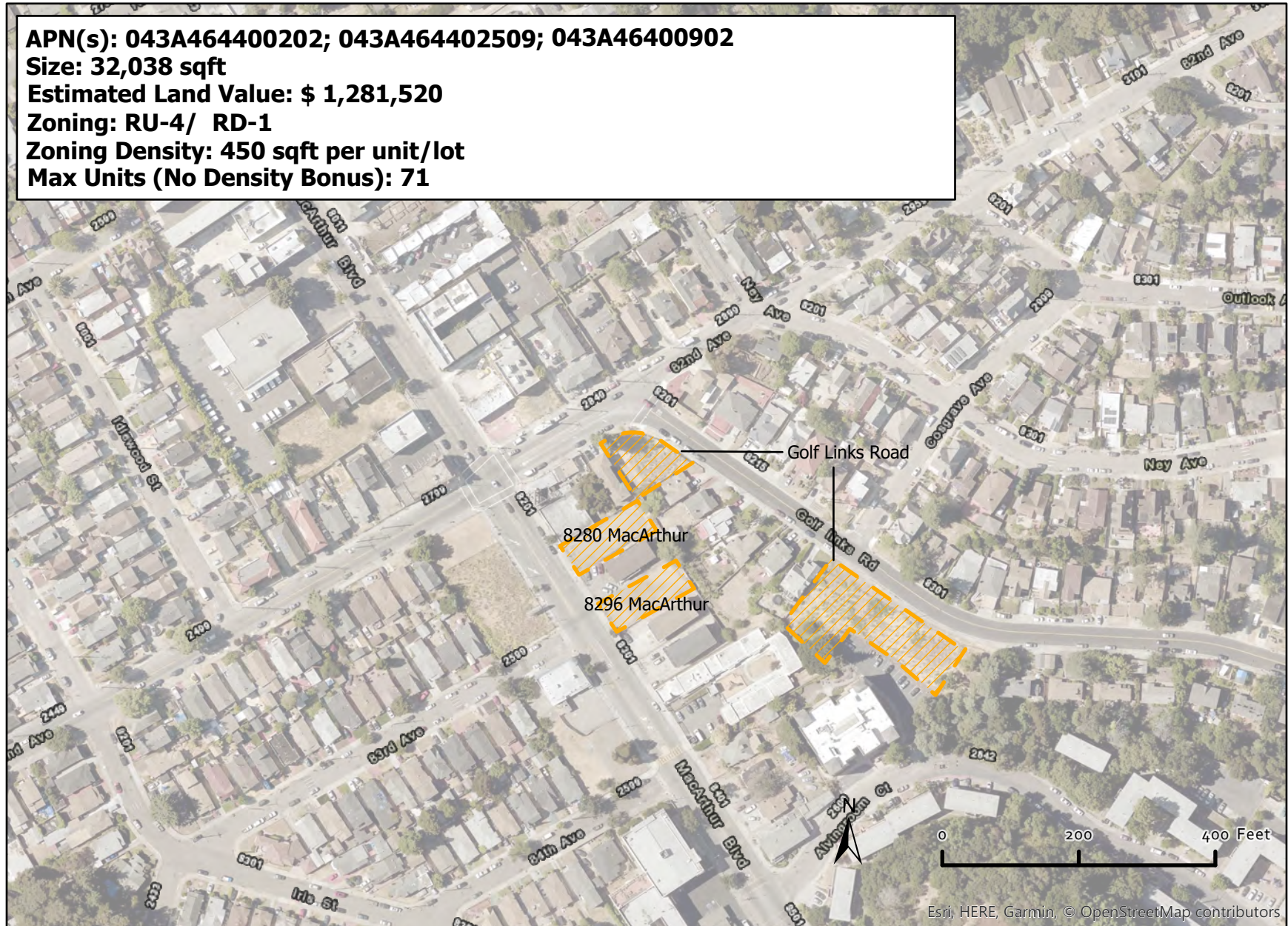
Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4090	1.08%	45	3.87%	41	5.79%	7.84%

Rationale: Based on staff’s analysis, an approximately 32-unit housing project would be feasible with a \$3.3 million subsidy from the City. The site is in a medium–density residential area and has been rezoned from C-1- (Local Retail Commercial) to RM-4 (Mixed Housing Type Residential Zone 4) to promote the building of housing on site. New residents on site would benefit from being one block away from the Brookfield Library and Park and the newly constructed state-of-the-art East Oakland Youth Sports Center facility. Although this site is not properly located for transit-oriented development, the Coliseum BART Station, Amtrak and the Coliseum/Oakland Airport are a 5-minute drive away. The size of the project would likely be too small to efficiently use LIHTC unless the site was combined with other sites. However, the low density would be good for affordable home ownership or possibly a land trust model.

Clara & Edes		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	18.2	0
A) Geo Equity Ownership Project: Homeownership Rate %	49.9	0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Brookfield Village Elem is red	0
D) Proximity to public transportation	within .2 miles of 45 and 98 bus lines, though little else	5
E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile	0
Total Location Score: Rental Project (Out of 20)		5
Total Location Score: Ownership Project (Out of 20)		5

Golf Links Road

APN(s): 043A464400202; 043A464402509; 043A46400902
Size: 32,038 sqft
Estimated Land Value: \$ 1,281,520
Zoning: RU-4/ RD-1
Zoning Density: 450 sqft per unit/lot
Max Units (No Density Bonus): 71



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Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	0%	100%	0%	40% - 80%	50%	50%	50%
	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF	\$1,761,520	\$1,761,520	\$0	\$0	\$0	\$125,609	\$0
Land Sale Proceeds for Other City Purposes	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	(\$65,878)	(\$4,070,080)	(\$2,248,482)	\$0	(\$4,070,080)
Net AHTF Funding Generated/(Subsidy Required)	\$1,761,520	\$1,761,520	(\$65,878)	(\$4,070,080)	(\$2,248,482)	\$125,609	(\$4,070,080)
Units Created							
Market-Rate On City Land	40	40	34	0	24	34	0
BMR On City Land	0	0	6	40	16	6	40
BMR Offsite (Funded)	14	14	0	0	0	1	0
Total BMR as % of All Units	26%	26%	15%	100%	40%	17%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4098	0.96%	46	3.76%	43	5.79%	7.84%

Rationale: The land use on this site is restricted to affordable housing because it was acquired with former redevelopment low-mod housing funds. To maximize density on this site, staff estimates that a 40-unit housing project could be feasible with a \$4 million subsidy from the City.

The parcel on Golf Links (currently without an address) is zoned Detached Unit Residential (RD-1), which is intended to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures. The parcel at 2824 Macarthur is zoned Urban Residential (RU-4), which is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services. The non-contiguous nature of these parcels, and the zoning of the larger parcel, may limit projects to affordable home ownership or possibly a land trust model.

NOFA Criteria	Notes	NOFA Location Score (0 to 5)
A) Geo Equity Rental Project: Poverty Rate %	8.5	5
A) Geo Equity Ownership Project: Homeownership Rate %	52.2	0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Howard Elem is red	0
D) Proximity to public transportation	right at several bus lines: 57,98,NXC,NX3	5
E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile	0
Total Location Score: Rental Project (Out of 20)		10
Total Location Score: Ownership Project (Out of 20)		5

Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	0%	100%	0%	40% - 80%	50%	50%	50%
	Mkt Rate Res	Mkt Rate Res	Mkt Rate Res	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF	\$96,000	\$922,800	\$96,000	\$0	\$82,462	\$0	\$0
Land Sale Proceeds for Other City Purposes	\$826,800	\$0	\$826,800	\$0	\$82,462	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	(\$814,016)	\$0	(\$814,016)	(\$814,016)
Net AHTF Funding Generated/(Subsidy Required)	\$96,000	\$922,800	\$96,000	(\$814,016)	\$82,462	(\$814,016)	(\$814,016)
Units Created							
Market-Rate On City Land	8	8	8	0	5	0	0
BMR On City Land	0	0	0	8	3	8	8
BMR Offsite (Funded)	1	7	1	0	1	0	0
Total BMR as % of All Units	9%	48%	9%	100%	42%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4098	0.96%	46	3.76%	43	5.79%	7.84%

Rationale: Based on the current RU-4 zoning, each of the two parcels could produce 14 units, or 28 units in total. But setbacks and other zoning concerns would reduce the feasibility to a four-plex on each property. If the to-be selected developer could acquire the middle parcel in between these two sites, a larger development footprint could be assembled for more interesting design options and a denser project. Staff estimates two 4-unit affordable housing projects could be feasible with a \$814K subsidy from the City. The site could be used for affordable home ownership or possibly a land trust model, or could be developed as a scattered sites development with the nearby Golf Links Road site.

NOFA Criteria	Notes	NOFA Location Score (0 to 5)
A) Geo Equity Rental Project: Poverty Rate %	8.5	5
A) Geo Equity Ownership Project: Homeownership Rate %	52.2	0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Howard Elem is red	0
D) Proximity to public transportation	right at several bus lines: 57,98,NX3,NXC	5
E) Proximity to grocery or drug store	The only groceries within 1/2 mile either have no reviews or are reviewed as not being full service	0
Total Location Score: Rental Project (Out of 20)		10
Total Location Score: Ownership Project (Out of 20)		5

98th & Stearns

APN(s): 48-5617-9-1; 48-5617-10-4
Size: 20,614 sqft
Estimated Land Value: \$ 1,855,260
Zoning: RD-1
Zoning Density: 5,000 sqft per unit/lot
Max Units (No Density Bonus): 4



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98th & Stearns	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	Mkt Rate Res	100% @ 60% AMI	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$48,000	\$1,903,260	\$48,000	\$0	\$707,005	\$903,618	\$0
Land Sale Proceeds for Other City Purposes		\$1,855,260	\$0	\$1,855,260	\$0	\$707,005	\$750,990	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	(\$610,512)	\$0	\$0	(\$610,512)
Net AHTF Funding Generated/(Subsidy Required)		\$48,000	\$1,903,260	\$48,000	(\$610,512)	\$707,005	\$903,618	(\$610,512)
Units Created								
Market-Rate On City Land		4	4	4	0	4	5	0
BMR On City Land		0	0	0	6	2	1	6
BMR Offsite (Funded)		0	15	0	0	6	7	0
Total BMR as % of All Units		9%	79%	9%	100%	66%	62%	100%



NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: BMR housing

Affordable Housing Concentration Ranking

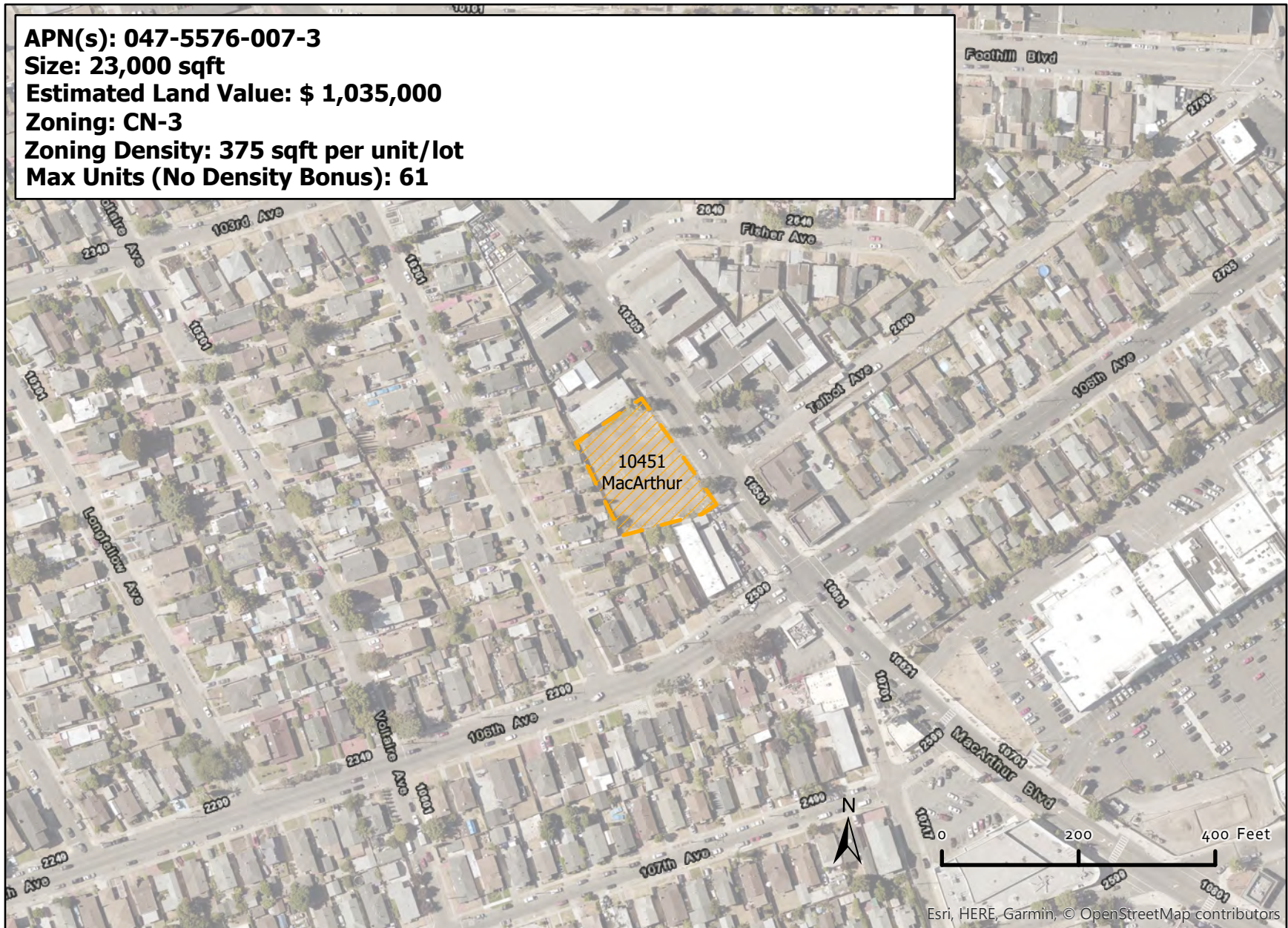
Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4101	39.78%	8	41.86%	4	5.79%	7.84%

Rationale: Given the site's low density RM-1 zoning, staff estimates a 6-unit affordable housing project could be feasible with a \$610K subsidy from the City. The site would be best used for affordable home ownership or possibly a land trust model.

98th Ave and Stearns		NOFA Location Score (0 to 5)
NOFA Criteria	Notes	
A) Geo Equity Rental Project: Poverty Rate %	18.1	0
A) Geo Equity Ownership Project: Homeownership Rate %	51.9	0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Grass Valley Elem is orange	0
 		
D) Proximity to public transportation	no bus lines within 1/4 mile	0
E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile	0
Total Location Score: Rental Project (Out of 20)		0
Total Location Score: Ownership Project (Out of 20)		0

10451 MacArthur

APN(s): 047-5576-007-3
Size: 23,000 sqft
Estimated Land Value: \$ 1,035,000
Zoning: CN-3
Zoning Density: 375 sqft per unit/lot
Max Units (No Density Bonus): 61



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10451 MacArthur Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	0%	100%	0%	40% - 80%	50%	50%	50%
	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF	\$612,000	\$1,647,000	\$0	\$0	\$0	\$0	\$0
Land Sale Proceeds for Other City Purposes	\$1,035,000	\$0	\$0	\$0	\$0	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	(\$761,531)	(\$5,291,104)	(\$3,598,128)	(\$5,291,104)	(\$5,291,104)
Net AHTF Funding Generated/(Subsidy Required)	\$612,000	\$1,647,000	(\$761,531)	(\$5,291,104)	(\$3,598,128)	(\$5,291,104)	(\$5,291,104)
Units Created							
Market-Rate On City Land	51	51	44	0	31	0	0
BMR On City Land	0	0	8	52	21	52	52
BMR Offsite (Funded)	5	13	0	0	0	0	0
Total BMR as % of All Units	9%	21%	15%	100%	40%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

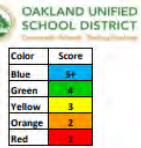
Proposed Use: BMR housing with commercial retail on the ground floor level

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4102	5.26%	33	9.15%	29	5.79%	7.84%

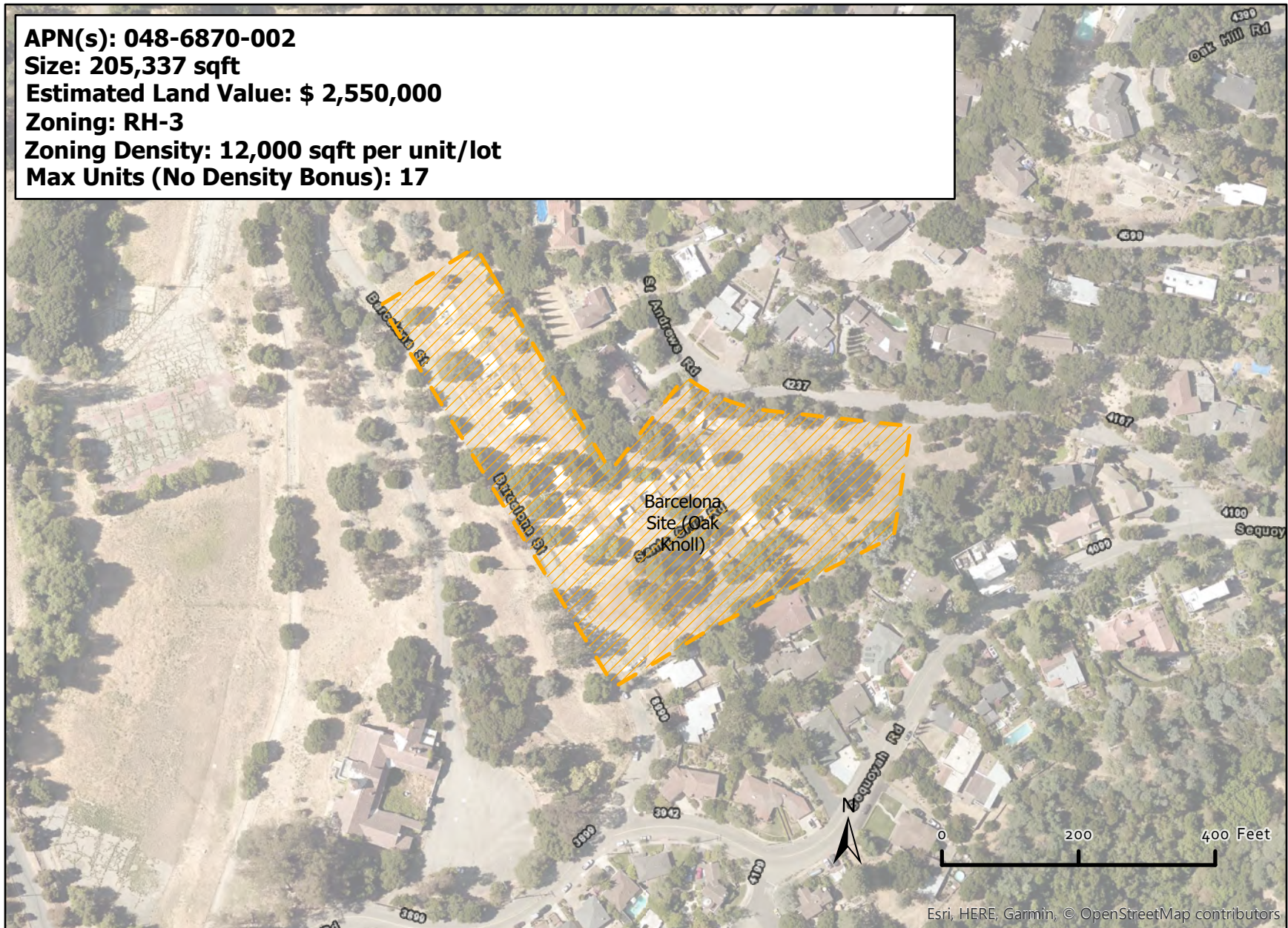
Rationale: Based on staff's analysis, an approximately 52-unit LIHTC project would be feasible with a \$5.3 million subsidy from the City. The site has received some interest from developers who have looked at a number of different development scenarios ranging from affordable housing to mixed use with housing and ground floor retail. The location of this site would score well for affordable housing funding based on its excellent access to bus service through AC Transit as well as convenient freeway access via the on and off-ramps at Foothill and 106th Avenue. The site represents an opportunity to expand the Foothill Square shopping center and create employment opportunities as well as bring needed goods and services to East Oakland residents. This is an excellent site for a project using high density wood construction. Although the site may not score well for LIHTC there are creative ways to increase the score, particularly with the 4% LIHTC.

NOFA Criteria	Notes	NOFA Location Score (0 to 5)
A) Geo Equity Rental Project: Poverty Rate %	27.9	0
A) Geo Equity Ownership Project: Homeownership Rate %	47.5	0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Reach Academy is red	0
D) Proximity to public transportation	right at several bus lines: 57,NX3,NXC	5
E) Proximity to grocery or drug store	.3 mile to Foods Co	1
Total Location Score: Rental Project (Out of 20)		6
Total Location Score: Ownership Project (Out of 20)		6



Barcelona Site (Oak Knoll)

APN(s): 048-6870-002
Size: 205,337 sqft
Estimated Land Value: \$ 2,550,000
Zoning: RH-3
Zoning Density: 12,000 sqft per unit/lot
Max Units (No Density Bonus): 17



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Barcelona Site (Oak Knoll)	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
Scenario:							
% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	100% @ 60% AMI	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF	\$575,875	\$575,875	\$136,032	\$0	\$40,917	\$0	\$0
Land Sale Proceeds for Other City Purposes	\$554,625	\$554,625	\$408,095	\$0	\$523,457	\$0	\$0
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	(\$2,340,296)	\$0	(\$2,340,296)	(\$2,340,296)
Net AHTF Funding Generated/(Subsidy Required)	\$575,875	\$575,875	\$136,032	(\$2,340,296)	\$40,917	(\$2,340,296)	(\$2,340,296)
Units Created							
Market-Rate On City Land	17	17	19	0	14	0	0
BMR On City Land	0	0	3	23	9	23	23
BMR Offsite (Funded)	5	5	1	0	0	0	0
Total BMR as % of All Units	21%	21%	18%	100%	40%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

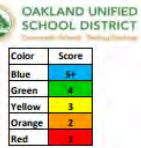
Proposed Use: BMR housing

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4099	0.00%	59	0.96%	53	5.79%	7.84%

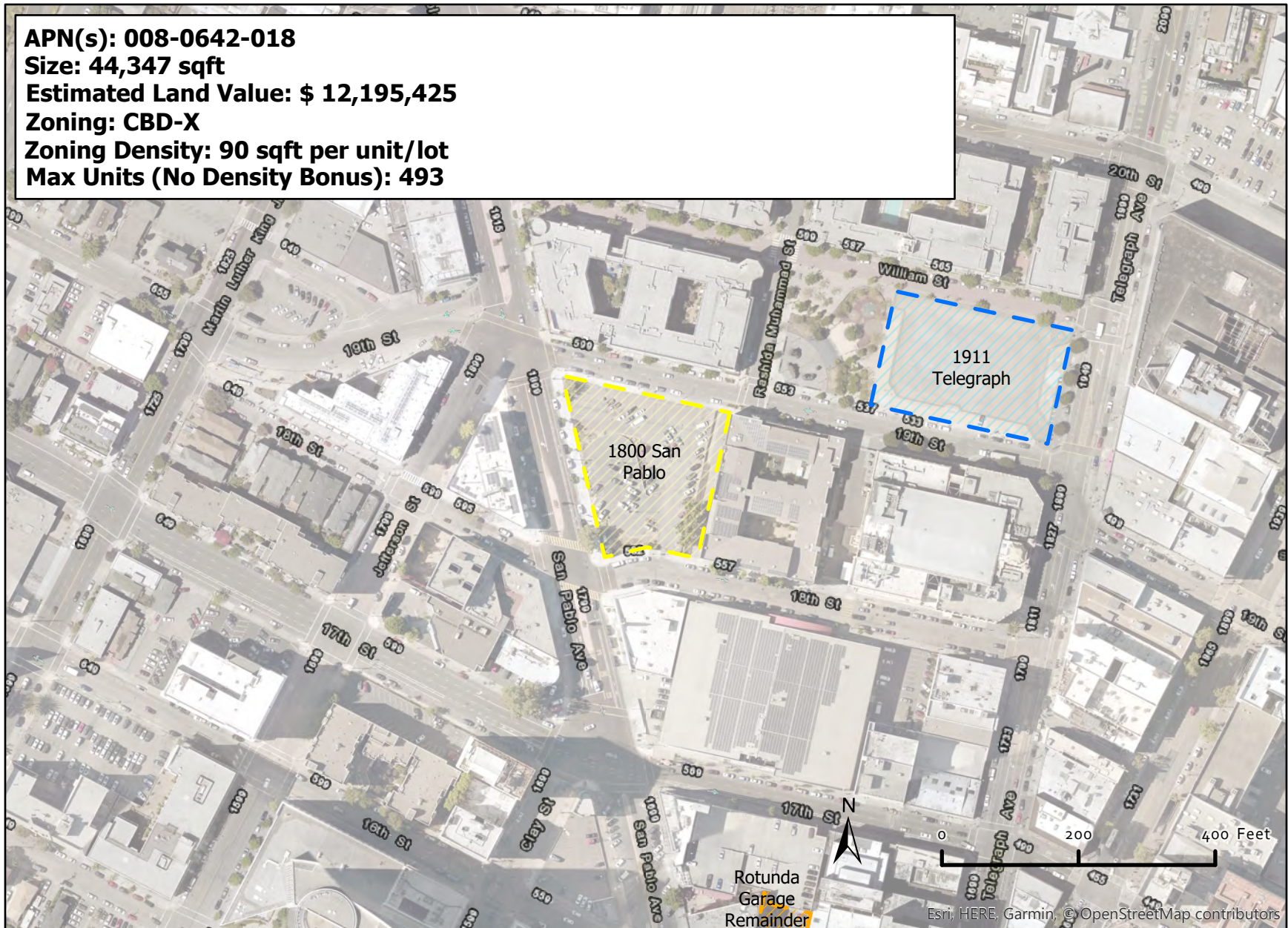
Rationale: There is no affordable housing being proposed by Oak Knoll Venture Acquisitions, LLC for the master-planned development project on their 167-acre property and so therefore the adjacent City-owned Barcelona site is being made available for affordable housing. On January 16, 2018, the City Council directed the City Administrator to issue a Request for Proposals for the development of affordable housing on the 5.4 acre site (Resolution No. 87031 C.M.S.). State redevelopment law requires that at least 15% of all residential units developed in a redevelopment project area be affordable to low and moderate income households. Although the zoning only allows 17 units, or 23 units with the density bonus, the City Council has recommended looking at the possibility of rezoning to allow a larger project. For now, the strategy only includes what is allowed under the current very low density residential zoning under which the site could be used for affordable home ownership or possibly a land trust model. With rezoning the site could accommodate a much larger project using moderate density wood construction and funded with LIHTC.

Oak Knoll (Barcelona Site)	NOFA Criteria	Notes	NOFA Location Score (0 to 5)
	A) Geo Equity Rental Project: Poverty Rate %	2.2	5
	A) Geo Equity Ownership Project: Homeownership Rate %	85.9	0
	B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Howard Elem is red	0
	D) Proximity to public transportation	within .2 miles of 46 and 46L, which effectively is one line.	2
	E) Proximity to grocery or drug store	no drug stores or groceries within 1/2 mile	0
Total Location Score: Rental Project (Out of 20)			7
Total Location Score: Ownership Project (Out of 20)			2





1800 San Pablo

APN(s): 008-0642-018
Size: 44,347 sqft
Estimated Land Value: \$ 12,195,425
Zoning: CBD-X
Zoning Density: 90 sqft per unit/lot
Max Units (No Density Bonus): 493



1800 San Pablo	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	Market Rate Resident	40% BMR tiered	100% @ 60% AMI	100% @ 60% AMI
Funds Generated to AHTF		\$10,824,000	\$23,019,425	\$0	\$20,580,340	\$61,610	\$0	\$0
Land Sale Proceeds for Other City Purposes		\$12,195,425	\$0	\$8,826,929	\$2,439,085	\$61,610	\$0	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	(\$11,697,048)	(\$11,697,048)
Net AHTF Funding Generated/(Subsidy Required)		\$10,824,000	\$23,019,425	\$0	\$20,580,340	\$61,610	(\$11,697,048)	(\$11,697,048)
Units Created								
Market-Rate On City Land		492	492	84	492	59	0	0
BMR On City Land		0	0	15	0	40	99	99
BMR Offsite (Funded)		87	184	0	165	0	0	0
Total BMR as % of All Units		15%	27%	15%	25%	41%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

1800 San Pablo Avenue	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	27.1 0
A) Geo Equity Ownership Project: Homeownership Rate %	6.3 5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Lafayette Elem and MLK Elem are red 0
 	
D) Proximity to public transportation	.2 mile from BART 5
E) Proximity to grocery or drug store	.2 mile from Walgreens at 1333 Broadway 5
Total Location Score: Rental Project (Out of 20)	10
Total Location Score: Ownership Project (Out of 20)	15

Proposed Use: A high-rise, mixed-use, market-rate housing and retail development that would use steel construction to maximize the density allowed on the site.

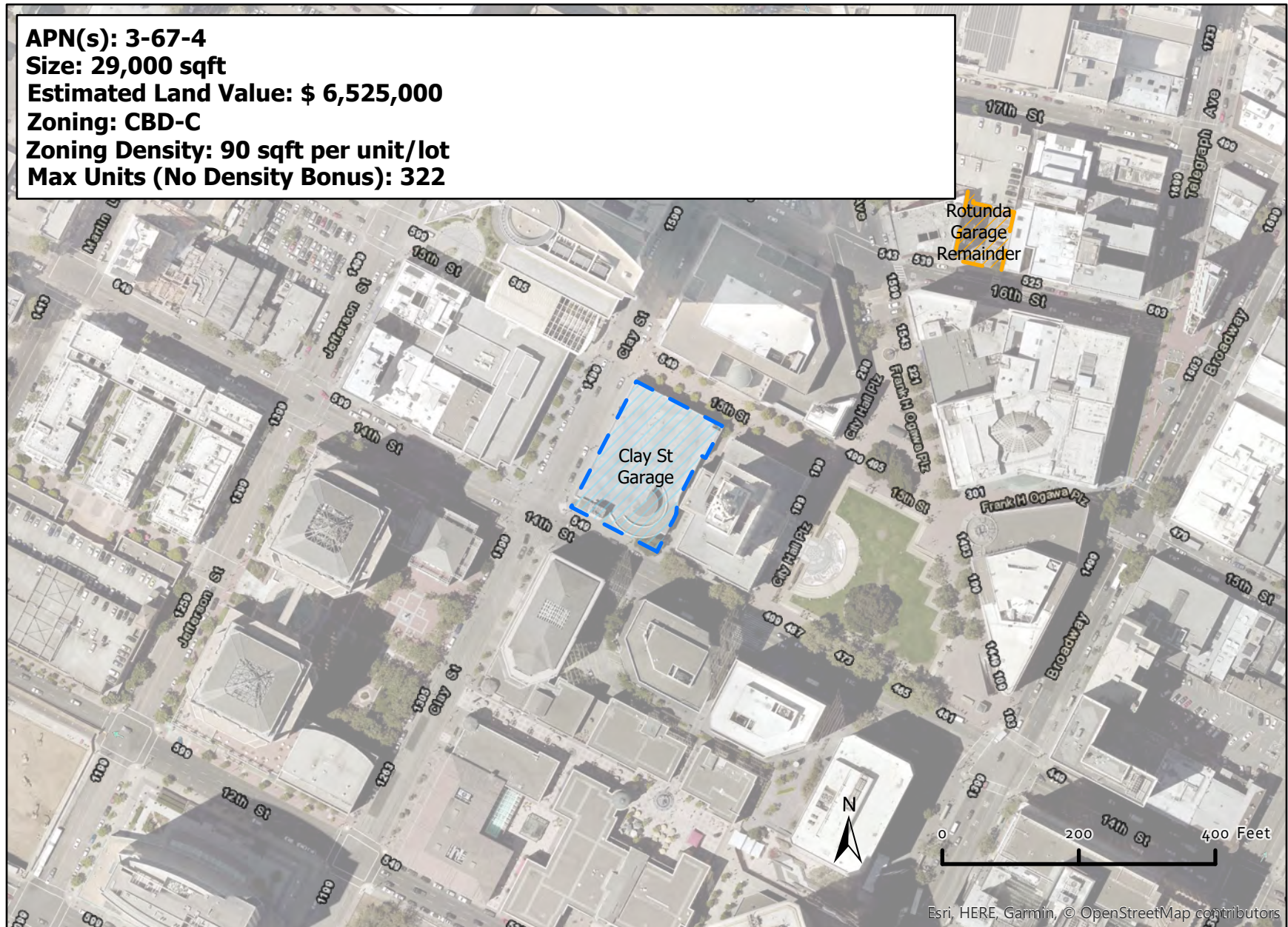
Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4028	56.63%	2	31.88%	9	5.79%	7.84%

Rationale: 1800 San Pablo is an ideal site for high-rise, transit-oriented development, as it has close access to the 19th Street BART Station, and is one of only two sites in the public lands portfolio (along with 1911 Telegraph) where high rise residential development is feasible. The additional expenses of steel construction make the costs of high-rise development prohibitive for affordable housing. Based on the CBD-X zoning, the site can support up to 492 housing units at 90 square feet per dwelling unit, which would generate \$10.8 million in housing impact fees to the AHTF. High downtown land values for this site could generate another \$9.8 million in land sale proceeds, 80% of which would be set aside to AHTF. Staff estimates these funds, totaling \$20.6 million to the AHTF, could support approximately 165 LIHTC housing units off-site or 202 of the 746 affordable units on the City's 14 BMR sites. Staff estimates that the site could support 15,000 square feet of ground floor retail space, which would generate approximately \$60,000 annually in sales taxes. When combined with property taxes and business taxes, the site is expected to generate \$1.3 million in tax revenue to the City annually.

Clay St Garage

APN(s): 3-67-4
Size: 29,000 sqft
Estimated Land Value: \$ 6,525,000
Zoning: CBD-C
Zoning Density: 90 sqft per unit/lot
Max Units (No Density Bonus): 322



Clay St Garage	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	Commercial	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$1,408,000	\$7,933,000	\$0	\$3,242,400	\$394,373	\$3,390,976	\$0
Land Sale Proceeds for Other City Purposes		\$6,525,000	\$0	\$4,279,336	\$3,915,000	\$394,373	\$1,737,506	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	\$0	(\$6,613,880)
Net AHTF Funding Generated/(Subsidy Required)		\$1,408,000	\$7,933,000	\$0	\$3,242,400	\$394,373	\$3,390,976	(\$6,613,880)
Units Created								
Market-Rate On City Land		64	64	55	0	39	55	0
BMR On City Land		0	0	10	0	26	10	65
BMR Offsite (Funded)		11	63	0	26	3	27	0
Total BMR as % of All Units		15%	50%	15%	100%	43%	40%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: Office over five levels with ground floor retail and no replacement parking.

Affordable Housing Concentration Ranking

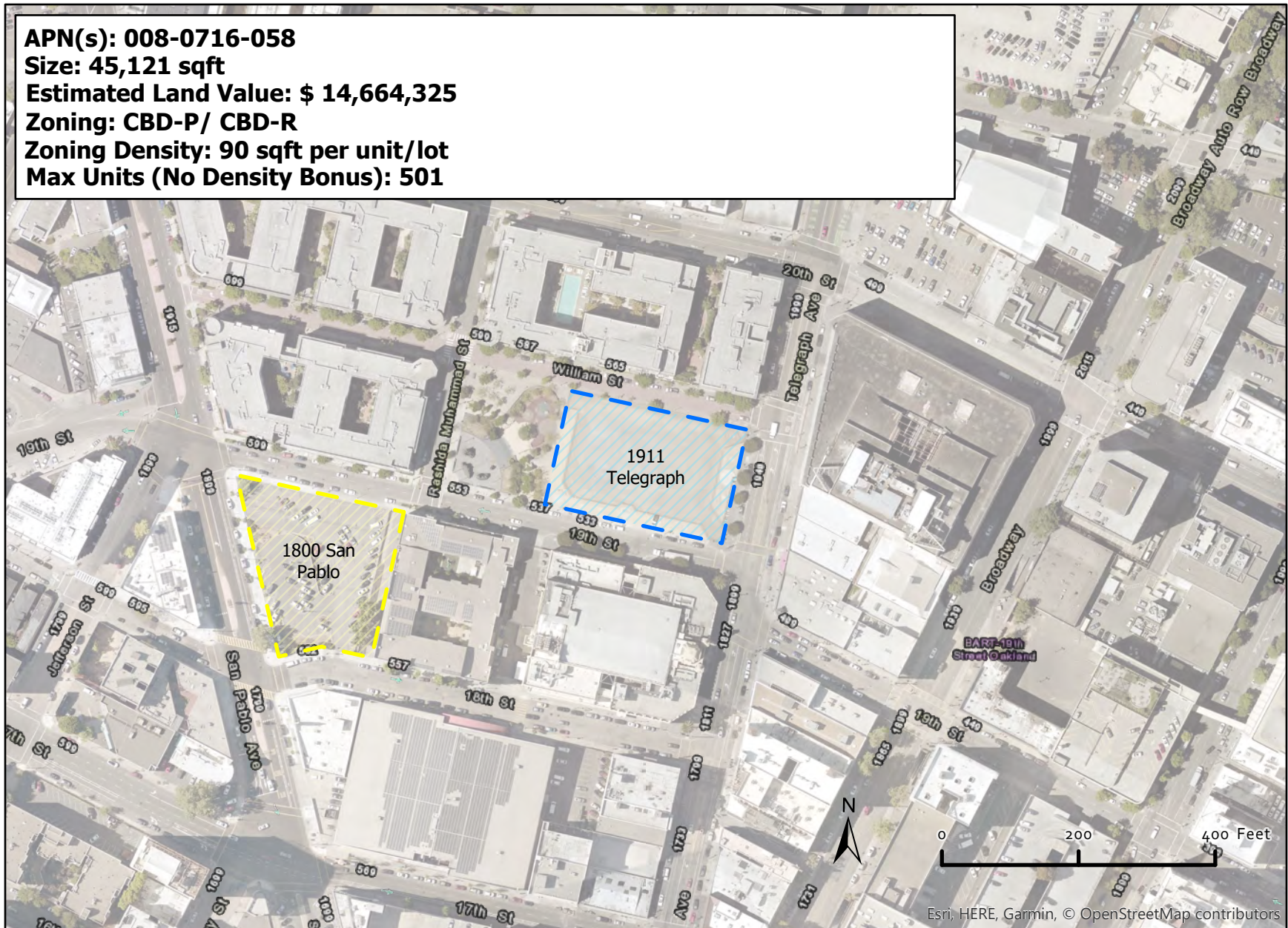
Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4028	56.63%	2	31.88%	9	5.79%	7.84%

Rationale: This site is likely to be restricted to 6 or 7 stories to limit the impact on the historic City Hall next door. There are several reasons residential is not proposed for this site. First, the surrounding office uses make residential a less compatible use. Affordable housing, in particular, is not recommended because this site is located in a census tract with 57% of housing units BMR rent-restricted, the 2nd highest concentration of affordable housing in the City. Second, the high value of land in Downtown Oakland should be extracted through a fair market value sale, based on its “highest and best” use, in order to maximize dollars that can be contributed into the AHTF. Staff estimates the impact fees and land sale proceeds generated from a FMV sale could provide \$3.2 million into the AHTF for approximately 26 LITHC units off-site. Third, there is the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in the growing Downtown. Lastly, an office development on site will promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax), which staff estimates to start at approximately \$400,000 in the first full year.

Clay St garage	Notes	NOFA Location Score (0 to 5)
NOFA Criteria		
A) Geo Equity Rental Project: Poverty Rate %	27.1	0
A) Geo Equity Ownership Project: Homeownership Rate %	6.3	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Lafayette Elem and MLK Elem are red	0
D) Proximity to public transportation	.1 mile from BART	5
E) Proximity to grocery or drug store	.1 mile from Walgreens at 1333 Broadway	5
Total Location Score: Rental Project (Out of 20)		10
Total Location Score: Ownership Project (Out of 20)		15

1911 Telegraph

APN(s): 008-0716-058
Size: 45,121 sqft
Estimated Land Value: \$ 14,664,325
Zoning: CBD-P/ CBD-R
Zoning Density: 90 sqft per unit/lot
Max Units (No Density Bonus): 501



1911 Telegraph	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	Commercial	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$11,000,000	\$25,664,325	\$0	\$11,130,250	\$1,263,260	\$5,951,493	\$0
Land Sale Proceeds for Other City Purposes		\$14,664,325	\$0	\$11,295,829	\$8,798,595	\$1,263,260	\$3,382,255	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	\$0	(\$11,933,352)
Net AHTF Funding Generated/(Subsidy Required)		\$11,000,000	\$25,664,325	\$0	\$11,130,250	\$1,263,260	\$5,951,493	(\$11,933,352)
Units Created								
Market-Rate On City Land		500	500	86	0	61	86	0
BMR On City Land		0	0	15	0	40	15	101
BMR Offsite (Funded)		88	205	0	89	10	48	0
Total BMR as % of All Units		15%	29%	15%	100%	45%	42%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Proposed Use: A high-rise, mixed-use office development, utilizing steel construction.

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4028	56.63%	2	31.88%	9	5.79%	7.84%

Rationale: The site is well-positioned to form a strong new office cluster near the 19th Street BART Station along with the rehabbing of Uptown Station and the proposed office project at 2100 Telegraph Avenue. Affordable housing is not recommended because this site is in a census tract with 57% of housing units BMR rent-restricted, the 2nd highest concentration of affordable housing in the City. Secondly, the high value of land in Downtown Oakland should be extracted through a fair market value sale in order to maximize dollars that can be contributed into the AHTF. Staff estimates the jobs/housing impact fee and land sale proceeds generated from a FMV sale of this site could provide \$11.1 million into the AHTF, which could support approximately 89 LIHTC units off-site. Third, there is the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in the growing Downtown. Lastly, an office development on site will promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax). Staff estimates that the site could support 20,000 square feet of ground floor retail space, which could generate approximately \$80,000 annually in sales taxes. When combined with property taxes and business taxes, an office use is expected to generate ongoing tax revenue to the City starting at \$2.6 million in the first full year.

1911 Telegraph	Notes	NOFA Location Score (0 to 5)
NOFA Criteria		
A) Geo Equity Rental Project: Poverty Rate %	27.1	0
A) Geo Equity Ownership Project: Homeownership Rate %	6.3	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Lafayette Elem and MLK Elem are red	0
D) Proximity to public transportation	.1 mile from BART	5
E) Proximity to grocery or drug store	None within 1/4 mile, CVS within 1/2 mile	1
Total Location Score: Rental Project (Out of 20)		6
Total Location Score: Ownership Project (Out of 20)		11

Fire Alarm Building

APN(s): 2-91-1
Size: 31,031 sqft
Estimated Land Value: \$ 6,981,975
Zoning: D-LM-4
Zoning Density: 450 sqft per unit/lot
Max Units (No Density Bonus): 69



Fire Alarm Bldg	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Mkt Rate Res	Mkt Rate Res	15% @ 80% AMI	Commercial	40% BMR tiered	15% BMR tiered	100% @ 60% AMI
Funds Generated to AHTF		\$1,496,000	\$8,477,975	\$0	\$3,201,348	\$402,236	\$3,714,340	\$0
Land Sale Proceeds for Other City Purposes		\$6,981,975	\$0	\$4,736,311	\$4,189,185	\$402,236	\$1,959,118	\$0
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	\$0	(\$7,020,888)
Net AHTF Funding Generated/(Subsidy Required)		\$1,496,000	\$8,477,975	\$0	\$3,201,348	\$402,236	\$3,714,340	(\$7,020,888)
Units Created								
Market-Rate On City Land		68	68	59	0	41	59	0
BMR On City Land		0	0	10	0	28	10	69
BMR Offsite (Funded)		12	68	0	26	3	30	0
Total BMR as % of All Units		15%	50%	14%	100%	43%	40%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Fire Alarm Bldg	Notes	NOFA Location Score (0 to 5)
NOFA Criteria		
A) Geo Equity Rental Project: Poverty Rate %	2.2	5
A) Geo Equity Ownership Project: Homeownership Rate %	10	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Lincoln Elem is green	5
D) Proximity to public transportation	within .1 mile of many bus lines (14,40, etc)	5
E) Proximity to grocery or drug store	.2 mile from Nature's Best Foods, which yelp reviews say has great selection, though perhaps a little light on raw	5
Total Location Score: Rental Project (Out of 20)		20
Total Location Score: Ownership Project (Out of 20)		20

Proposed Use: Commercial development. Any proposed development must take into consideration the existing conditions of the Fire Alarm Building located on site, which is designated as a historic building.

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4034	7.84%	26	8.97%	31	5.79%	7.84%

Rationale: The Fire Alarm Building was constructed in 1911 to house the alarm system for the Oakland Fire Department and Oakland Police Department and was in use until 1983, when a new dispatch center was built at Fire Station 1. Given the historic nature of the existing building, the high concentration of affordable housing in Downtown Oakland, the high value of land in Downtown Oakland, and the need to reserve some downtown sites for office expansion in order to preserve a balance of residential/office development in downtown, staff recommends that this site be used for commercial development and sold at fair market value for the "highest and best use". Staff estimates \$3.2 million in land sale proceeds and impact fees could be generated from the fair market-rate sale of this site for the AHTF to support approximately 26 LIHTC units off-site. Lastly, an office development on site will promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax), which staff estimates to start at approximately \$300,000 in the first full year.

Old Fire Station #24

APN(s): 48F-7361-11; 48F-7361-12
Size: 39,535 sqft
Estimated Land Value: \$ 1,250,000
Zoning: RH-4
Zoning Density: 6,500 sqft per unit/lot
Max Units (No Density Bonus): 6



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Scenario: % Proceeds to AHTF: Land Use:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	0%	100%	0%	40% - 80%	50%	50%	50%
	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Funds Generated to AHTF	\$0	\$1,250,000	\$0	\$500,000	\$625,000	\$625,000	\$625,000
Land Sale Proceeds for Other City Purposes	\$1,250,000	\$0	\$1,250,000	\$750,000	\$625,000	\$625,000	\$625,000
City Subsidy Needed for Onsite Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net AHTF Funding Generated/(Subsidy Required)	\$0	\$1,250,000	\$0	\$500,000	\$625,000	\$625,000	\$625,000
Units Created							
Market-Rate On City Land	0	0	0	0	0	0	0
BMR On City Land	0	0	0	0	0	0	0
BMR Offsite (Funded)	0	10	0	4	5	5	5
Total BMR as % of All Units	N/A	100%	N/A	100%	100%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

Old Fire Station #24	NOFA Location Score (0 to 5)
NOFA Criteria	Notes
A) Geo Equity Rental Project: Poverty Rate %	0.8 5
A) Geo Equity Ownership Project: Homeownership Rate %	87.8 0
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Montclair Elem is blue 5
D) Proximity to public transportation	within .2 miles of V and 33 bus lines, though nothing else 5
E) Proximity to grocery or drug store	.1 mile to Lucky Supermarket 5
Total Location Score: Rental Project (Out of 20)	20
Total Location Score: Ownership Project (Out of 20)	15



Proposed Use: Commercial

Affordable Housing Concentration Ranking

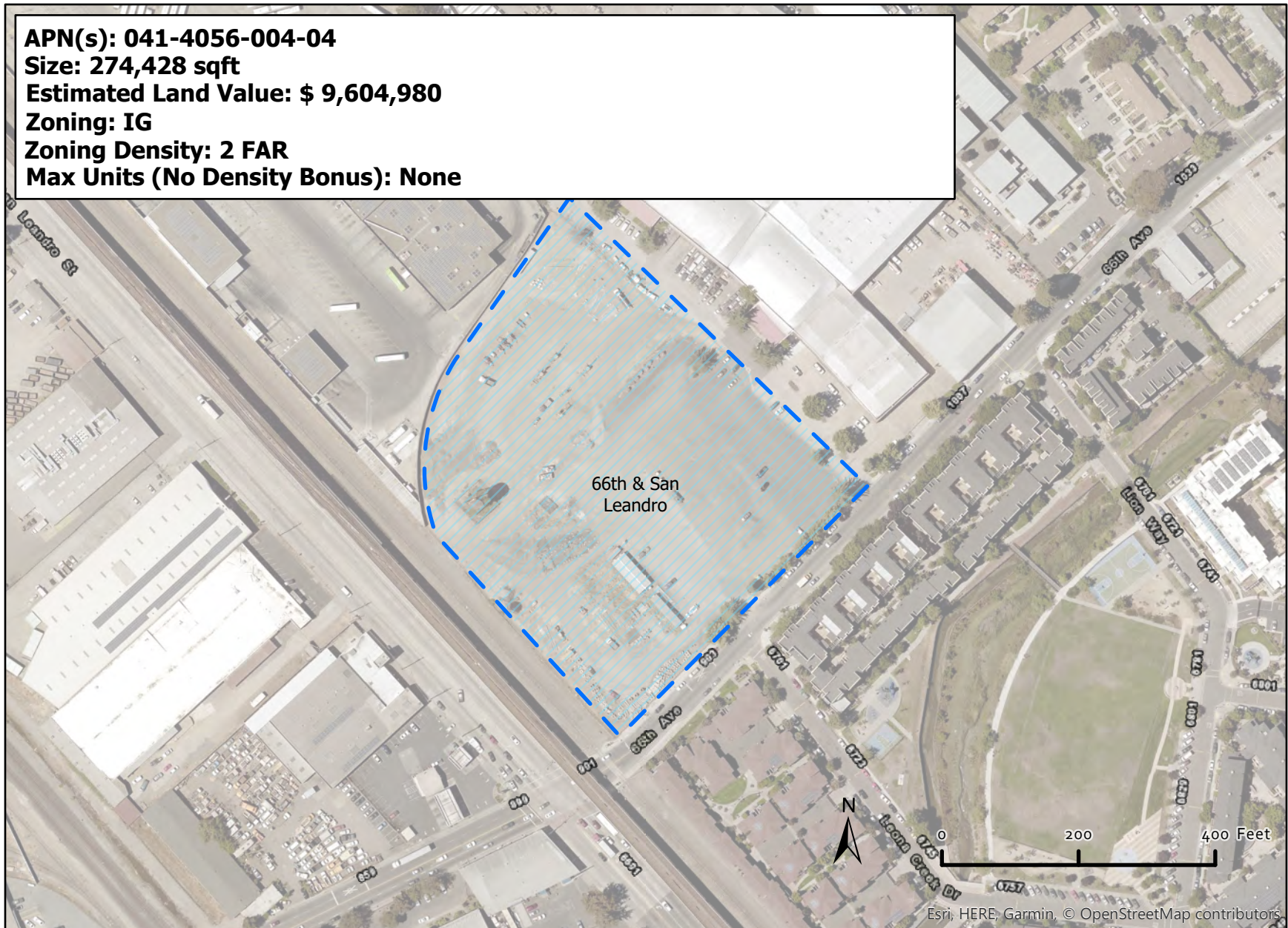
Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4045.02	0.00%	59	0.38%	59	5.79%	7.84%

Background: The historic Montclair Fire House was developed by the City of Oakland in 1927. It has been vacant since a determination in 1980 that the seismic stability of the structure was inconsistent with its occupancy as a fire station. The Hayward Fault appears to cross the property in north/south direction running beneath the existing former fire station. Any new use of the building would need to comply with seismic regulations. The site is further constrained by upslope topography, from west to east, directly off the Moraga Avenue. Also, in 1980 the building was designated by the City of Oakland as a local landmark.

Rationale: Although the site's low-density zoning (RH-4: Hillside Residential) would allow for a maximum of 6 residential units on site, the limited development footprint of this site prevents significant production of housing. Staff estimates that no more than 3 units of housing would be feasible, if any at all. It should be noted that the Oakland Building Code (15.20.050(B)(2)) says that you cannot build structures for "human occupancy" within 50 feet of a fault line. Staff estimates \$500,000 in land sale proceeds and impact fees could be generated from sale of this site for the AHTF to support approximately 4 LIHTC units off-site. Lastly, a commercial development on site would promote economic development (i.e. jobs, both construction and permanent) and generate much needed ongoing fiscal benefits to the City in the form of ongoing tax revenue (i.e. property, sales, and business license tax), which staff estimates to start at approximately \$66,000 in the first full year.

66th & San Leandro

APN(s): 041-4056-004-04
Size: 274,428 sqft
Estimated Land Value: \$ 9,604,980
Zoning: IG
Zoning Density: 2 FAR
Max Units (No Density Bonus): None



66th & San Leandro	Scenario:	1a) Full Market Value	1b) Full Market Value	2) Surplus Lands Minimum	3) Staff Public Lands Strategy	4a) CWN Fixed	4b) CWN Flexible	5) All Affordable
	% Proceeds to AHTF:	0%	100%	0%	40% - 80%	50%	50%	50%
	Land Use:	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Funds Generated to AHTF		\$1,496,568	\$11,101,548	\$1,496,568	\$5,338,560	\$3,829,206	\$3,829,206	\$3,829,206
Land Sale Proceeds for Other City Purposes		\$9,604,980	\$0	\$9,604,980	\$5,762,988	\$2,332,638	\$2,332,638	\$7,272,342
City Subsidy Needed for Onsite Affordable Units		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net AHTF Funding Generated/(Subsidy Required)		\$1,496,568	\$11,101,548	\$1,496,568	\$5,338,560	\$3,829,206	\$3,829,206	\$3,829,206
Units Created								
Market-Rate On City Land		0	0	0	0	0	0	0
BMR On City Land		0	0	0	0	0	0	0
BMR Offsite (Funded)		12	89	12	43	31	31	31
Total BMR as % of All Units		100%	100%	100%	100%	100%	100%	100%

NOFA Score for Location Suitability for Affordable Housing Development

66th & San Leandro	Notes	NOFA Location Score (0 to 5)
NOFA Criteria		
A) Geo Equity Rental Project: Poverty Rate %	33.9	0
A) Geo Equity Ownership Project: Homeownership Rate %	16	5
B) Educational Quality of OUSD Elementary School based on "School Performance Framework Index"	Futures Elem and Community United Elem are red	0
D) Proximity to public transportation	.1 mile to 98 and 45 bus lines	5
E) Proximity to grocery or drug store	None within 1/4 mile, Food Town within 1/2 mile	1
Total Location Score: Rental Project (Out of 20)		6
Total Location Score: Ownership Project (Out of 20)		11

Proposed Use: A commercial/industrial use or retained for City use.

Affordable Housing Concentration Ranking

Census Tract	Current % Affordable	Current Rank % Affordable	Future % Affordable	Future Rank % Affordable	Current City Wide % Affordable	Future City Wide % Affordable
4088	40.66%	7	45.35%	3	5.79%	7.84%

Rationale: Housing is not being recommended because the site's IG zoning is for general industrial development and does not allow housing. Instead, a commercial development on the site would be consistent with the intent of the General Plan, the Coliseum Project Area Redevelopment Plan, and the Redevelopment Agency's original intent when the property was first acquired, which is to redevelop the site for economic development purposes. Staff estimates \$5.3 million in land sale proceeds and impact fees could provide enough funding into the AHTF for approximately 43 LIHTC units off-site.

A Market Analysis and Feasibility Study for the site prepared by Hausrath Economics Group (November 1, 2016), states "that the highest and best use of the site is industrial development. There is a strong demand for high quality large warehouse distribution and logistics space in the Bay Area and Oakland. The industrial use of the property would retain the already limited land supply in Oakland and support the growth of industrial activities that contribute economic diversity to the City's economy".

It should be noted that the Oakland Fire Department has expressed interest in using the site for: (a) a new Fire Training Facility, (b) a new Fire Station (to replace Fire Station 29 located on 66th Avenue), and (c) the Urban Search and Rescue Center, who would be a tenant and pay a lease amount to the City for the use of the property; however, the feasibility and timing of this alternate proposal has not been fully analyzed.