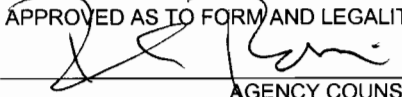


FILED
OFFICE OF THE CITY CLERK
OAKLAND

2011 OCT 13 PM 6:19

APPROVED AS TO FORM AND LEGALITY:

AGENCY COUNSEL

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

RESOLUTION NO. 2011-0067 C.M.S.

AGENCY RESOLUTION APPROVING THE REPLACEMENT HOUSING PLAN FOR THE CALIFORNIA HOTEL PROJECT, AND AMENDING AGENCY RESOLUTION NO. 2003-54 C.M.S. TO EXEMPT THE CALIFORNIA HOTEL PROJECT FROM THE AGENCY'S REPLACEMENT HOUSING POLICY FOR SINGLE ROOM OCCUPANCY UNITS

WHEREAS, through Resolution No. 2011-0010 C.M.S., dated March 3, 2011, the Agency has committed a \$5,253,000 loan to East Bay Asian Local Development Corporation (the "Developer") for the rehabilitation of the California Hotel project located at 3501 San Pablo Avenue (the "Project"); and

WHEREAS, the City of Oakland also committed a \$3,168,000 loan to the Developer for the Project through Resolution 83252 C.M.S., dated March 3, 2011, for a total City and Agency loan amount not to exceed \$8,421,000; and

WHEREAS, the Developer is proposing to enlarge units as part of the Project to add private cooking facilities in units currently without kitchen facilities and diversify the unit mix to add studio, one- and two-bedroom units; and

WHEREAS, the enlargement and reconfiguration of units associated with the rehabilitation of the Project will require the reduction of a total of 14 affordable units; and

WHEREAS, the Agency adopted a replacement housing policy for single room occupancy ("SRO") units through Resolution No. 2003-54 C.M.S. dated July 15, 2003, which requires that if Agency-funded projects result in the removal of vacant or occupied SRO units from the housing market, the Agency must provide or cause to be provided one-for-one replacement of those units with SRO units of comparable size and affordability; and

WHEREAS, the reduction in the total number of affordable units to add private kitchen facilities and the reconfiguration of the property to add studio, one and two-bedroom units will reduce the number of SRO units by 25 per specific definition of "SRO housing" in the replacement housing policy; and

WHEREAS, the reduction of these housing units is necessary to proceed with the Project which will improve the housing conditions for residents, protect an existing affordable housing resource, and expand the number of permanent supportive affordable units in the city of Oakland; and

WHEREAS, there are no new SRO housing units currently being rehabilitated or constructed meeting the definition of a replacement SRO housing unit set forth in the SRO replacement housing policy which the Agency can claim as replacement housing units for the 25 SRO units being reduced in the Project; and

WHEREAS, Section 33413 of the California Health and Safety Code requires that dwelling units housing households of very low, low or moderate income that are destroyed or otherwise removed from the low and moderate income housing market as part of a redevelopment project that is subject to a written agreement with a redevelopment agency or that receives financial assistance from the agency be replaced on a one-for-one basis with comparable units; and

WHEREAS, Section 33413.5 of the California Health and Safety Code requires that a redevelopment agency adopt by resolution a replacement housing plan if such dwelling units are destroyed; and

WHEREAS, the Agency drafted a Replacement Housing Plan for the Project, attached to the staff report accompanying this Resolution, providing for the replacement within four years of the housing units demolished on the Project site with 14 units affordable to very low-income households earning no more than 50% of area median income; and

WHEREAS, the Replacement Housing Plan was made available to other public agencies and the general public for a reasonable time prior to the adoption of this Resolution; and

WHEREAS, the requirements of the California Environmental Quality Act of 1970 ("CEQA"), the CEQA Guidelines as prescribed by the Secretary of Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; now, therefore, be it

RESOLVED: That the Agency hereby adopts the Replacement Housing Plan for the California Hotel Project, attached to the staff report accompanying this Resolution; and be it

FURTHER RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with CEQA because this action on the part of the Agency is exempt from CEQA pursuant to Section 15061(b)(3) (general rule) of the CEQA guidelines; and the Agency Administrator shall cause to be filed with the County of Alameda a Notice of Exemption; and be it

FURTHER RESOLVED: That Resolution No. 2003-54 C.M.S. is hereby amended to exempt the California Hotel Project from the Agency's SRO replacement housing policy; and be it

FURTHER RESOLVED: That the Agency Administrator or his or her designee is hereby authorized to take action as necessary to implement the Replacement Housing Plan, and take any other action with respect to the Replacement Housing Plan consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, DEC - 6, 2011, 2011

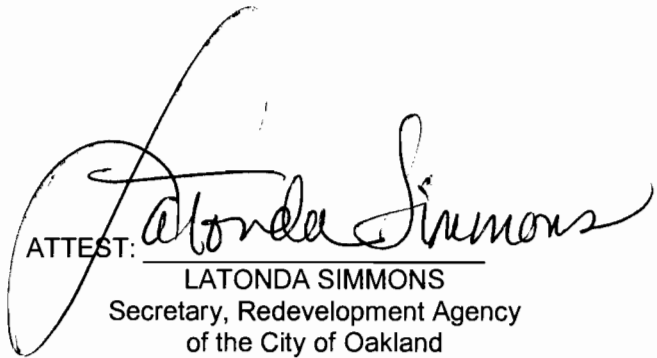
PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, ~~BRUNNER~~, SCHAAF, AND CHAIRPERSON REID - 7

NOES- ~~1~~

ABSENT- ~~1~~

ABSTENTION- Brunner - 1

ATTEST: 
LATONDA SIMMONS
Secretary, Redevelopment Agency
of the City of Oakland