

CITY OF OAKLAND
REDEVELOPMENT AGENCY AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2005 JUN -2 AM 10:18

TO: Office of the Agency Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: June 14, 2005

RE: **A RESOLUTION AUTHORIZING NEGOTIATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH RESOURCES FOR COMMUNITY DEVELOPMENT FOR THE SALE OF REAL PROPERTY LOCATED ON PORTIONS OF THE BLOCK BOUNDED BY SAN PABLO AVENUE, 18TH STREET, 19TH STREET, AND TELEGRAPH AVENUE, ADJACENT TO THE FOX THEATER, AND FOR ITS DEVELOPMENT AS AFFORDABLE HOUSING**

SUMMARY

It is recommended that the Agency Board authorize negotiations of a Disposition and Development Agreement (DDA) with Resources for Community Development (RCD) for the sale of real property located on portions of the block bounded by San Pablo Avenue, 18th Street, 19th Street, and Telegraph Avenue, adjacent to the Fox Theater (the "Property", also known as "Parcel 6"), and for its development as affordable housing (a map identifying the Property is attached to this report as **Attachment A**).

On November 19, 2004, pursuant to Resolution No. 2004-39 C.M.S., the Coalition for Workforce Housing ("Coalition"), the City of Oakland ("City"), and the Redevelopment Agency ("Agency") of the City of Oakland entered into a Cooperation Agreement (the "Agreement") to increase the supply of affordable housing in the Uptown area. On December 16, 2004, pursuant to the terms of the Agreement, the Agency issued a Request for Proposals (RFP) that called for development of at least 70 units of affordable housing (the "Affordable Housing Project") on the Property. The Agency received seven proposals and formed a committee to review the proposals and select the developer for the Affordable Housing Project. After careful evaluation of the seven proposals, the committee recommended RCD to be the developer of the Affordable Housing Project. Accordingly, Agency staff would like to begin negotiations with RCD over the terms and conditions of a DDA for the development of the Property. Upon the Agency's approval, staff and RCD will negotiate the DDA this summer and, upon reaching mutual agreement, return to the Council in the fall with a recommendation to authorize and approve execution of the DDA.

FISCAL IMPACTS

This proposed legislation does not commit the Redevelopment Agency to any expenditure of funds. However, as part of Council's approval of the Lease Disposition and Development Agreement (LDDA) with the City of Oakland and FC Oakland, Inc. (the successor of "Uptown

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Partners”), and the Cooperation Agreement with the Coalition, funds for the development of an Affordable Housing Project were appropriated as follows:

- \$1,400,000 from the Central District Tax Allocation Bond Series 2003 (Fund 9532, Project T245610);
- \$650,000 from the Agency’s Low and Moderate Income Housing Fund for Fiscal Years 2006-07;
- \$414,400 for hazardous materials remediation on the Project Site that were generated from the sale of Preservation Park;

Allocation of these funds to the developer of the Affordable Housing Project will occur simultaneously with approval of a DDA for the project.

Per the Agreement, the selected developer for the Project may apply for additional funds in the amount of approximately \$3.2 million pursuant to the City and Agency’s Notice of Funding Available (NOFA).

BACKGROUND

The Cooperation Agreement

During the spring of 2004, at the direction of the City Council, Agency staff worked with the Coalition to reach agreement on the requirements guiding the development of an Affordable Housing Project on the Property. On November 19, 2004, pursuant to Resolution No. 2004-39 C.M.S., the Agency and the Coalition entered into the Agreement pursuant to which the Agency set aside a portion of land (approximately .85 acres) for the development of an Affordable Housing Project including at least 70 units affordable to households earning a range of low and very low incomes. The Agreement further requires the Agency to issue a RFP soliciting proposals for the development of the Affordable Housing Project, and to provide project gap financing and funding for hazardous materials remediation. The Agreement also specifies that the Coalition and its members cannot commence any litigation to impede development of the Uptown Project in return for the Agency meeting its obligation under the Agreement. Lastly, pursuant to the terms of the Agreement, the Agency will not execute a DDA for the Affordable Housing Project until FC Oakland, Inc. has closed escrow for the first phase of the Uptown Project.

At this time, staff is processing a parcel map for the Property. The Property will not be available for development until September 1, 2007, because of the presence of temporary facilities on the site which accommodate the Oakland School for the Arts.

The RFP

On December 16, 2004, staff of the Community and Economic Development Agency released a RFP for the development of the Affordable Housing Project on the Property. The RFP was prepared based on the City and Agency’s Notice for Funding Availability (NOFA) format. It included additional requirements for the development of housing on a specific site, such as

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architectural compatibility with the adjacent Uptown Project by FC Oakland. The Oakland Housing Authority (OHA) also reviewed and commented on the document because it is making Project-based Section 8 certificates available to the developer of the Affordable Housing Project by using the RFP in place of a separate OHA procurement process.

The RFP included several minimum requirements, including:

- 50% of the units must have three- or four-bedrooms
- Units affordable to persons and families earning a range of incomes, but not greater than 60 percent of the area median income (AMI), for a period of at least 55 years
- At least 12 studio apartments affordable to households with incomes not to exceed 35% of the AMI
- Some type of public space and a community use facility (such as a childcare center), if financially feasible

A Pre-Proposal Conference was held on January 6, 2005. Proposals were due to the Agency by February 10, 2005. Agency staff received seven proposals. Staff formed a selection committee (the “Committee”) for the purpose of evaluating the proposals. The Committee included staff from the redevelopment division, housing development division, and a representative from the OHA.

Hazardous Materials

Previous environmental investigations on and around the Property have revealed the existence of a regional chlorinated solvent plume in the groundwater underneath the Fox Theater block and the surrounding area. However, the concentrations of these chemical constituents in the plume below the Property are extremely low. The California Regional Water Quality Control Board, San Francisco Bay Region (the “Regional Board”) has issued a letter stating that “no sources or releases (of the chlorinated solvents) are suspected within the Fox Theater Block and no additional remedial investigation of the Fox Theater block is warranted during its redevelopment.” However, the surface soils of the Property are likely contaminated with lead and will require remediation during construction of the Project. Per the Agreement with the Coalition, the Agency has set aside \$414,400 for the cleanup of the Property.

California Environmental Quality Act Review (CEQA)

Under the California Environmental Quality Act (CEQA), the City and Agency are required to review possible environmental impacts of all projects prior to approval of funding or land purchases and sales. The Property was analyzed in the Environmental Impact Report (EIR) for the Uptown Project using a set of assumptions about the scope of any residential development that could be developed there. The Oakland Planning Commission, in compliance with CEQA, certified the EIR for the Uptown Project on February 18, 2004. The proposed development Project, once further defined, will be subject to additional environmental review pursuant to the CEQA to insure that it still falls within the parameters of the approved EIR.

PROJECT DESCRIPTION

The RCD Proposal

RCD proposes to develop Fox Courts, an 80-unit affordable housing project serving individuals and households with incomes ranging from 25% of the AMI to 60% of AMI, with the following unit mix:

18	Studio and Loft units
11	One Bedroom Units
11	Two Bedroom Units
35	Three Bedroom Units
<u>5</u>	<u>Four Bedroom Units</u>
80	Units Total

In addition, the project proposal includes the following features:

- 1,520 SQFT MOCHA arts center, including a Teen Center;
- 2,480 SQFT of childcare space to be administered by the Community Child Care Coordinating Council (“4C’s) of Alameda County;
- A subterranean garage with 81 parking spaces for cars and 45 parking spaces for bicycles;
- Two large courtyards;
- A 1,150 SQFT recreation room for the residents; and
- Sustainable and “green” building features, including the use of photovoltaic panels to improve energy efficiency and operations

Total project costs are estimated at \$26,479,820. RCD is proposing to use a variety of funding sources, including California Housing Finance Agency (CalHFA), the State’s Multifamily Housing Program, OHA project-based Section 8, Alameda County Housing Opportunities for Persons with Aids (HOPWA), Federal Home Loan Bank Affordable Housing, Low Income Housing Tax Credits, and a deferred developer fee.

RCD’s development team is entirely East Bay-based and includes RCD as the developer, Pyatok & Associates as the architect, and JH Fitzmaurice as the general contractor. All three team members have previously worked together on other projects.

Additional Funding Assistance

Per the Agreement, the selected developer for the Project may apply for additional funds pursuant to the City and Agency’s Notice of Funding Available (NOFA). However, there is no requirement that the City or Agency approve the developer’s application for additional funds. RCD will request additional City/Agency funds and understands that they have to apply under the competitive NOFA process to receive an allocation of such funds. RCD indicated in their proposal that their application for additional gap financing under the NOFA will be for an

amount of approximately \$3.2 million. Obtaining full project financing will be one of the pre-transfer requirements to be stipulated in the proposed DDA between the Agency and RCD.

KEY ISSUES AND IMPACTS

Overview of Proposals

The seven development teams who responded to the RFP included: Affordable Housing Associates (AHA), a partnership between BRIDGE/EBALDC, a partnership between Citizens Housing Corporation (CHC)/Oakland Community Housing, Inc. (OCHI), Eden Housing, First Community Housing (FCH), Mercy Housing and RCD. A summary of the proposals and their rankings are shown in **Attachment B, C, and D**. All seven proposals could reach a maximum score of 100 points.

The evaluation criteria for the review of the proposals were largely based on the NOFA criteria regarding developer capacity, project financing, etc., but included additional categories designed to evaluate the development of a specific project on the Property. During the review, staff paid particular attention to the developer's capacity and experience, as well as the financial characteristics and feasibility of the proposal. Staff also considered project design and the type of social and community services that were proposed by each team. The evaluation process took place in two stages. During the first phase all applications were reviewed and scored. During the second phase, the top five development teams were invited to an interview with Committee members to allow for a project team presentation and additional questions on the individual proposals.

The table in **Attachment B** reflects the ranking during the first stage of the evaluation process.

CHC/OCHI and AHA did not participate in the interview because their scores put them into the 6th and 7th rank.

The table in **Attachment C** shows the final ranking of those five development teams who proceeded to the second phase of the evaluation process. The final ranking reflects the combined scores generated from the proposal review and the interview rating.

For each of the projects, a Project Summary (see **Attachment D**) has been provided. Projects are listed in alphabetical order by developer name.

SUSTAINABLE OPPORTUNITIES

In order to incorporate sustainable development principles, Multifamily Green Building Guidelines defined by the Alameda County Waste Management Authority were included in the RFP and developers were required to submit plans outlining how their projects will incorporate green building elements and energy efficiency elements. Points were awarded for highly energy efficient projects. Staff will continue to encourage RCD to broaden the sustainability plans outlined in their proposal.

The RCD proposal will address the “3 E’s” of sustainability in the following ways:

Economic

This project will expand the affordable housing inventory in Downtown Oakland for a range of low to moderate income individuals and households and generate construction and professional services contracts.

Environmental

This affordable housing project will be at least 15% more energy efficient than the Title 24 energy code and incorporates numerous green-building techniques and materials. Also, this proposal will provide housing on an underutilized site and is near major public transit corridors. By developing in already built-up areas, this project reduces the pressure to build on agricultural and other undeveloped land. The location of the Project Site near mass transit enables residents to reduce dependency on automobiles and further reduce any adverse environmental impacts of development.

Social Equity

Affordable housing is a means of achieving greater social equity. The proposed development will provide affordable rental housing for low, very low, individuals and households with incomes ranging from 25% of AMI to 60% of AMI (approximately \$20,550 at 25% of AMI to \$49,680 at 60% of AMI for a family of four). It will also provide additional family-sized units, including 35 three-bedroom units and 5 four-bedroom units. Social services, including resident empowerment training, computer centers for residents, job training, and money management, are components of this rental development, and further build social equity.

RCD will comply with the City’s contracting programs, including Small/Local Business Construction Program, the Small/ Local Business Professional Services Program (L/SLBE) and the Local Employment Program. All of the workers performing construction work for Agency funded projects must be paid prevailing wage rates. RCD will also be subject to the Living Wage Ordinance.

DISABILITY AND SENIOR CITIZEN ACCESS

Any project to be developed by Resources for Community Development on the Project Site will comply with the requirements of the Americans with Disabilities Act (ADA). The State’s Title 24 and the Americans with Disabilities Act require consideration of persons with disabilities in design and construction of housing. In all rental units, those requirements include accessible units and facilities. Furthermore, developers will be required to devise a strategy to effectively market housing units to the disabled community and present this strategy as part of their Affirmative Fair Housing Marketing Plan.

RECOMMENDATION AND RATIONALE

It is recommended that the Agency Board authorize negotiations of a DDA with RCD for the sale and development of a Property on the block bounded by 18th Street, 19th Street, the Fox Theater, and an adjacent parcel. Among all of the proposals that were received, RCD provided the strongest overall development proposal, capacity, and track record. Upon conclusion of negotiations and completion of a DDA, Agency staff will return in the fall to obtain approval and authorization for entering into a DDA with RCD.

RCD's proposal will meet the following objectives for the Uptown Activity Area, as stated in Central District Urban Renewal Plan (as amended through July 24, 2001)

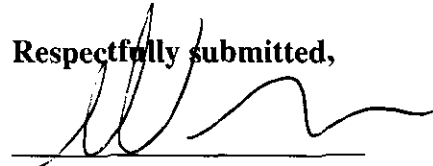
1. Improved physical design within the Activity Area, including creation of a definite sense of place, clear gateways, emphatic focal points and physical design which expresses and respects the special nature of each sub-area within the Activity Area.
2. Increased residential opportunities in and/or near the Activity Area both to address the need additional housing and to allow the area to benefit from more "eyes on the street."

RCD's primarily family-based affordable housing development proposal aims to meet the housing needs for individuals and households with incomes ranging from 25% of AMI to 60% of AMI. Fifty percent of RCD's project will consist of 3 and 4-bedroom units. RCD's proposed project will also offer art and service-oriented programs to residents and the community and foster a livable neighborhood. The proposal includes sustainable and "green" building features that improve energy efficiency and operations over the life of the project. Moreover, RCD's proposal is based on a community-oriented design that is compatible with, and of the same finish quality as the adjacent multi-family housing development proposed by FC Oakland, Inc. (successor to "Uptown Partners, LLC").

ACTIONS REQUESTED OF THE REDEVELOPMENT AGENCY

It is recommended that the Agency Board authorize negotiations of a Disposition and Development agreement with Resources for Community Development for the sale of real property located on portions of the block bounded by 18th Street, 19th Street, and Telegraph Avenue, adjacent to the Fox Theater, and its development as affordable housing

Respectfully submitted,



DANIEL VANDERPRIEM

Director of Redevelopment, Economic Development, Housing and Community Development

Prepared by:

Jens Hillmer, Urban Economic Coordinator
Redevelopment Division

**APPROVED AND FORWARDED TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE:**



Office of the City/Agency Administrator

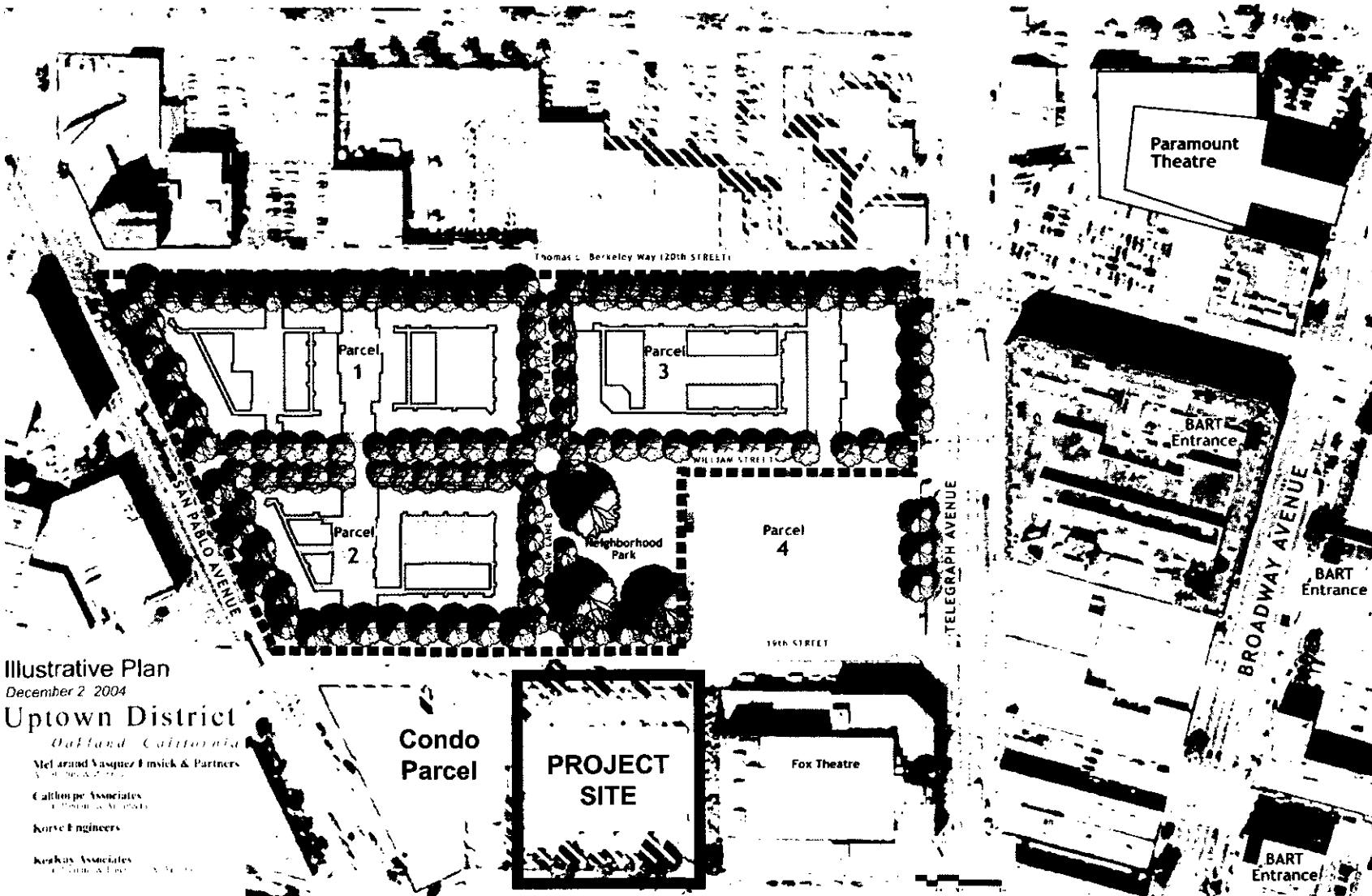
Attachments:

- Attachment A: Map of Property Site
- Attachment B: Proposal Rankings
- Attachment C: Final Rankings
- Attachment D: Project Summaries

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UPTOWN AFFORDABLE HOUSING PROJECT

Attachment A – Map of Property



Illustrative Plan
 December 2, 2004
Uptown District
 Oakland, California

- Melrand Vasquez Fmsik & Partners
Architects
- Callonpe Associates
Planners
- Korve Engineers
Engineers
- Kenkay Associates
Landscape Architects

MELRAND VASQUEZ FMSIK & PARTNERS

Oakland, California

SCALE: 1" = 100'

UPTOWN OAKLAND

FORESTCITY

KENKAY

ASSOCIATES



**UPTOWN AFFORDABLE HOUSING PROJECT
Attachment B**

- Proposal Rankings -

A summary of the proposals and their rankings during the first stage of the evaluation process are contained in the table below. All seven proposals were reviewed and given a percent out of 100 percent. The table below reflects the rankings after this review.

Ranking	Project Name	Developer	Project Type	Percent	Additional Requested City Funds
1	Fox Courts	RCD	4-story, 80-units	82.5%	\$ 3,199,535
2	Uptown Oakland Affordable Apartments	BRIDGE/ EBALDC	4-story, 72 units	78.0%	\$ 2,250,000
3	Uptown Affordable Housing	Mercy Housing	4-story, 70-units	77.0%	\$ 1,656,319
4	Oakland Uptown Apartments	FCH	5-story, 96-units	75.0%	\$ 2,650,000
5	Uptown Affordable Family Housing	Eden Housing	4-story, 72 units	70.5%	\$ 1,175,929
6	Uptown Terrace	CHC/ OCHI	4-story, 70 units	66.5%	\$ 2,592,120
7	Uptown Oakland Affordable Housing Project	AHA	5-story, 71 units	61.5%	\$ 1,255,822

*Rankings are based on the scores from the review of proposals.

**UPTOWN AFFORDABLE HOUSING PROJECT
Attachment C**

- Final Rankings -

The five development teams that scored the highest on the review of the proposals were invited to an interview. AHA and CHC/OCHI did not participate in the interview because their scores put them into the 6th and 7th rank. The following table reflects the percentages based on the combined score from the proposal and interview reviews of the five teams who were interviewed.

Ranking	Project Name	Developer	Project Type	Percent	Additional Requested City Funds
1	Fox Courts	RCD	4-story, 80-units	83.3%	\$ 3,199,535
2	Uptown Oakland Affordable Apartments	BRIDGE/ EBALDC	4-story, 72 units	77.1%	\$ 2,250,000
3	Oakland Uptown Apartments	FCH	5-story, 96-units	74.7%	\$ 2,650,000
4	Uptown Affordable Housing	Mercy Housing	4-story, 70-units	73.6%	\$ 1,656,319
5	Uptown Affordable Family Housing	Eden Housing	4-story, 72 units	67.1%	\$ 1,175,929
6	Uptown Terrace	CHC/ OCHI*	4-story, 70 units	N/A	N/A
7	Uptown Oakland Affordable Housing Project	AHA*	5-story, 71 units	N/A	N/A

* AHA and CHC/OCHI were not selected to continue on in the interview process and therefore, both interview and final scores are not applicable.

** These rankings were taken after interview scores have been incorporated.

UPTOWN AFFORDABLE HOUSING PROJECT

Attachment D

- Project Summaries -

DEVELOPER	PROPOSED PROJECT NAME
Affordable Housing Associates (AHA)	Uptown Oakland Affordable Housing Project
BRIDGE Housing Corporation/ East Bay Asian Local Development Corporation (EBALDC)	Uptown Oakland Affordable Apartments
Citizens Housing Corporation (CHC)/ Oakland Community Housing, Inc. (OCHI)	Uptown Terrace
Eden Housing	Uptown Affordable Family Housing
First Community Housing (FCH)	Oakland Uptown Apartments
Mercy Housing	Uptown Affordable Housing
Resources for Community Development (RCD)	Fox Courts

Affordable Housing Associates
- Uptown Oakland Affordable Housing Project -

Project Summary

Developer	Affordable Housing Associates
Type of Construction	New construction, housing on podium
Number of Units	72 (includes one 2-bdrm manager's unit)
Resident Type	Family Rental
Total Development Cost	\$20,975,485
Development Cost per Unit	\$ 291,326
Agency Gap Funding	
(Committed per Cooperation Agreement)	\$ 2,464,400
<i>Current Additional Request for Local Funds</i>	<u>\$ 1,255,822</u>
Total City/Agency Funds Requested	\$ 3,720,222
Total City/Agency Funds per Unit	\$ 51,670
Total City/Agency Funds as Percent of Total Cost	17.7%

	Affordability Level				
	25% AMI	30% AMI	35% AMI	40% AMI	50% AMI
Studio	2		10		
1 Bedroom				6	6
2 Bedroom		4			7
3 Bedroom	4	6		8	10
4 Bedroom		4			4

* Does not include manager's unit

Description of Project:

The proposed project consists of the construction of 72 affordable housing units (including one manager's unit) for very low and lower income households with a 3,000 square foot fitness facility. The units consist of studios, one, two, three, and four bedroom units in a 5-story building with a social services/common space area and a 61-space parking garage on the ground floor.

The cost for the total development is \$20,975,482. The developer will be requesting an additional \$1,255,822 under the City's Notice for Funding Availability (NOFA) Process to the budgeted Agency Gap funding of \$2,464,400 in order to complete their funding. The total City/Agency assistance requested is \$3,720,222. Other anticipated project financing includes Federal Home Loan Bank Affordable Housing Program (AHP) Funds, Low Income Housing Tax Credit (LIHTC) funds, and a deferred developer fee.

Amenities on-site will include courtyards, community and fitness space. Affordable Housing Associates will partner with Alameda County Public Health Department to operate a health and fitness program which includes basic services, preventative medicine, and referrals. An on-site service coordinator will coordinate the activities.

**BRIDGE Housing Corporation /
East Bay Asian Local Development Corporation (EBALDC)
- Uptown Oakland Affordable Apartments -**

Project Summary

Developer	BRIDGE / EBALDC
Type of Construction	New construction, housing on podium
Number of Units	72 (including one manager's unit)
Resident Type	Family Rental
Total Development Cost	\$22,201,866
Cost per Unit	\$ 308,359
Agency Gap Funding	
(Committed per Cooperation Agreement)	\$ 2,464,400
Current Additional Request for Local Funds	<u>\$ 2,250,000</u>
Total City/Agency Funds Requested	\$ 4,714,400
Total City/Agency Funds per Unit	\$ 65,478
Total City/Agency Funds as Percent of Total Cost	21%

	Affordability Level	
	20% AMI	<50% AMI
0 Bedroom	1	11
1 Bedroom	4	6
2 Bedroom	5	9
3 Bedroom	5	29
4 Bedroom	2	

* Including manager's unit, 2 Bedroom, rent <50% AMI

Description of Project:

The proposed project consists of the construction of 72 affordable housing units for very low and lower income households, a 4,400 square feet childcare space and a 1,200 s.f. community room. The units consist of studios, one, two, three, and four bedroom units in a 4-story building with a commercial/social services/common space area on the ground floor and a below grade 76-space car garage.

The cost for the total development is \$22,201,886. The developer will be requesting an additional \$2,250,000 under the City's Notice for Funding Availability (NOFA) Process to the budgeted Agency Gap funding of \$2,464,400 in order to complete their funding. The total City/Agency assistance requested is \$4,714,400. Other anticipated project financing includes Wells Fargo First and Second Mortgage, Federal Home Loan Bank AHP funds, Child Care Funds (combination of sources), Environmental Protection Agency Brownfields Grant, Metropolitan Transportation Commission Housing Incentive Program, Alameda County Waste Management Authority Green Grant (ACWMA), LIHTC funds, and a deferred developer fee.

Amenities on-site will include courtyards, child care space, after-school programming, a community room and social services including employment, health care, educational, supportive services.

**Citizens Housing Corporation (CHC) &
Oakland Community Housing, Inc. (OCHI)
- Uptown Terrace-**

Project Summary

Developer	Citizens Housing Corporation & Oakland Community Housing, Inc.
Type of Construction	New construction
Number of Units	70 (including one manager's unit)
Resident Type	Family Rental
Total Development Cost	\$20,834,820
Cost per Unit	\$ 297,640
Agency Gap Funding (Committed per Cooperation Agreement)	\$ 2,464,400
Current Additional Request for Local Funds	<u>\$ 2,592,120</u>
Total City/Agency Funds Requested	\$ 5,056,520
Total City/Agency Funds per Unit	\$ 72,236
Total City/Agency Funds as Percent of Total Cost	24%

	Affordability Level		
	30% AMI	35% AMI	50% AMI
0 Bedroom	1	11	
2 Bedroom	3		19
3 Bedroom	3		28
4 Bedroom	1		3

* Does not include manager's 2-bedroom unit

Description of Project:

The proposed project consists of the construction of 70 affordable housing units (including one manager's unit) for very low and lower income households. The units consist of a mix of studios, two, three, and four bedroom units in 4-story buildings with a social services/common space area on the ground floor of one building. Off-site unbundled parking is proposed in addition to an optional underground garage.

The cost for the total development is \$20,834,820. The developer will be requesting an additional \$2,592,120 under the City's Notice for Funding Availability (NOFA) Process to the budgeted Agency Gap funding of \$2,464,400 in order to complete their funding. The total City/Agency assistance requested is \$5,056,520. Other anticipated project financing includes Federal Home Loan Bank AHP funds, LIHTC funds, and a deferred developer fee.

Amenities on-site will include courtyards, event space, a computer lab, and a common room. A resident services coordinator will coordinate program services onsite including service referrals, after school programs, technology services, resident council, social and cultural activities, and crime watch groups.

Eden Housing
- Uptown Affordable Family Housing -

Project Summary

Developer	Eden Housing
Type of Construction	New construction
Number of Units	72 (including one manager's unit)
Resident Type	Family Rental
Total Development Cost	\$20,868,902
Cost per Unit	\$ 289,846
Agency Gap Funding	\$ 2,464,400
Current Additional Request for Local Funds	<u>\$ 1,175,929</u>
Total City/Agency Funds Requested	\$ 3,640,329
Total City/Agency Funds per Unit	\$ 50,560
Total City/Agency Funds as Percent of Total Cost	17%

	Affordability Level			
	30% AMI	35% AMI	50% AMI	60% AMI
0 Bedroom	2	10	0	0
1 Bedroom	2	2	6	0
2 Bedroom	2	3	4	2
3 Bedroom	2	0	19	17

* 2-bedroom manager's unit not included

Description of Project:

The proposed project consists of the construction of 72 affordable housing units (including one manager's unit) for very low and lower income households and 1,830 square feet of community multi-purpose space. The units consist of a mix of studios, one, two, and three bedroom units in a 4-story building with a social services/common space area on the ground floor and a below grade garage. The proposed garage will include 70 to 75 parking spaces.

The cost for the total development is \$20,868,902. The developer will be requesting an additional \$1,175,929 under the City's Notice for Funding Availability (NOFA) Process to the budgeted Agency Gap funding of \$2,464,400 in order to complete their funding. The total City/Agency assistance requested is \$3,640,329. Other anticipated project financing includes LIHTC funds.

Amenities on-site will include a courtyard, community multi-purpose rooms, and a computer room. The Services Coordinator will coordinate after-school and summer youth programs, computer learning center classes, and adult programs including job skills development and searching.

**First Community Housing (FCH)
- Oakland Uptown Apartments -**

Project Summary

Developer	First Community Housing
Type of Construction	New construction
Number of Units	96 (including one manager's unit)
Resident Type	Family Rental
Total Development Cost	\$29,319,675
Cost per Unit	\$ 305,413
Agency Gap Funding	\$ 2,464,400
<i>Current Additional Request for Local Funds</i>	<u>\$ 2,650,000</u>
Total City/Agency Funds Requested	\$ 5,114,400
Total City/Agency Funds per Unit	\$ 53,275
Total City/Agency Funds as Percent of Total Cost	17% (Residential)

	Affordability Level		
	30% AMI	40% AMI	50% AMI
0 Bedroom	5	3	6
2 Bedroom	13	9	15
3 Bedroom	16	9	19

* Does not include manager's 2-bedroom unit

Description of Project:

The proposed project consists of the construction of 96 affordable housing units (including one manager's unit) for households with incomes between 30% and 50% of the Area Median Income (AMI). The units consist of a mix of studios, two, and three bedroom units in a 6 story building with 5 floors of housing over a 15 foot high ground floor of common area and parking. The garage has 102 parking spaces, 98 of which are in double deck mechanical lifts.

The cost for the total development is \$29,319,675. The developer will be requesting an additional \$2,650,000 under the City's Notice for Funding Availability (NOFA) Process to the budgeted Agency Gap funding of \$2,464,400 in order to complete their funding. The total City/Agency assistance requested is \$5,114,400. Other anticipated project financing includes CalHFA First and Second Mortgage, California Housing Finance Agency (CalHFA) funds, State's Multifamily Housing Program (MHP) funds, and LIHTC funds.

Amenities on-site will include a central podium/courtyard, community space, a creative media lab, computer rooms, and youth space. Eastmont Computing Center will provide services such as job-training, career advancement, after-school programs for tenants.

**Mercy Housing
- Uptown Affordable Housing -**

Project Summary

Developer	Mercy Housing
Type of Construction	New construction
Number of Units	70 (including one manager's unit)
Resident Type	Family Rental
Total Development Cost	\$21,743,120
Cost per Unit	\$ 310,616
Agency Gap Funding	\$ 2,464,400
Current Additional Request for Local Funds	<u>\$ 1,656,319</u>
Total City/Agency Funds Requested	\$ 4,120,719
Total City/Agency Funds per Unit	\$ 58,867
Total City/Agency Funds as Percent of Total Cost	19%

	Affordability Level					
	25% AMI	30% AMI	35% AMI	50% AMI	55% AMI	60% AMI
0 Bedroom	2	3	7			
1 Bedroom	1		2	8	3	3
2 Bedroom	1				2	3*
3 Bedroom	2	4	2	7	7	7
4 Bedroom	1		3	2		

* Including manager's unit, 2-bedroom, rent 60% AMI

Description of Project:

The proposed project consists of the construction of 70 affordable housing units (including one manager's unit) for very low and lower income households and 2,176 square feet of retail space. The units consist of a mix of studios, one, two, three, and four bedroom units in a 4-story building with a commercial/social services/common space area on the ground floor and a 60-space below grade parking garage.

The cost for the total development is \$21,743,120. The developer will be requesting an additional \$1,656,319 under the City's Notice for Funding Availability (NOFA) Process to the budgeted Agency Gap funding of \$2,464,400 in order to complete their funding. The total City/Agency assistance requested is \$4,120,719. Other anticipated project financing includes CalHFA First and Second Mortgage, Alameda County Housing Opportunities for Persons with Aids (HOPWA) Funds, CalHFA funds, State's MHP funds, ACWMA Green Grant, LIHTC funds, and a deferred developer fee.

Amenities on-site will include a courtyard, a computer lab, after-school space, and a community room. A resident service coordinator will coordinate resident activities. YMCA of the East Bay and the Oakland Youth Chorus will be providing after school programs, while One Economy will provide technology-related services and programs.

Resources for Community Development (RCD)

- Fox Courts -

Project Summary

Developer	Resources for Community Development
Type of Construction	New construction, housing on podium
Number of Units	80 (including one manager's unit)
Resident Type	Family Rental
Total Development Cost	\$26,479,820
Cost per Unit	\$ 330,998
Agency Gap Funding	\$ 2,464,400
Current Additional Request for Local Funds	<u>\$ 3,199,535</u>
Total City/Agency Funds Requested	\$ 5,663,935
Total City/Agency Funds per Unit	\$ 70,799
Total City/Agency Funds as Percent of Total Cost	21% (Residential)

	Affordability Level						
	25% AMI	30% AMI	35% AMI	40% AMI	50% AMI	55% AMI	60% AMI
0 Bedroom	3		9	6*			
1 Bedroom	1		2		3		5
2 Bedroom	2		1		2		6**
3 Bedroom	2	9			6	13	5
4 Bedroom			3		2		

* Studios are lofts

** Including manager's 2-bedroom unit, at 60%

Description of Project:

The proposed project consists of the construction of 80 affordable housing units (including one manager's unit) for very low and lower income households and 4,000 square feet of commercial/social services space. The units consist of a mix of studios, lofts, one, two, three, and four bedroom units in a 4-story building with a commercial/social services/common space area on the ground floor and a below grade garage. The garage will include 81 parking spaces for cars and 45 parking spaces for bicycles.

The cost for the total development is \$26,479,820. The developer will be requesting an additional \$3,199,453 in development funding to the budgeted Agency Gap funding of \$2,464,400 in order to complete their funding. The total City/Agency assistance requested is \$5,663,935. Other anticipated project financing includes CalHFA funds for First and Second Mortgage, Federal Home Loan Bank AHP funds, Alameda County HOPWA funds, State's MHP funds, LIHTC funds, and a deferred developer fee.

Amenities on-site will include courtyards, child-care, Museum of Children's Arts (MOCHA), a teen center, a computer room, and a multi-purpose recreation room. The RCD Resident Services Coordinator will provide a wide-range of services to tenants including youth arts, sports, recreation, case management, resident empowerment, job training, money management, and computer training.


2005 JUN 12 PM 12:49
Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

A RESOLUTION AUTHORIZING NEGOTIATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH RESOURCES FOR COMMUNITY DEVELOPMENT FOR THE SALE OF REAL PROPERTY LOCATED ON PORTIONS OF THE BLOCK BOUNDED BY SAN PABLO AVENUE, 18TH STREET, 19TH STREET, AND TELEGRAPH AVENUE, ADJACENT TO THE FOX THEATER, AND FOR ITS DEVELOPMENT AS AFFORDABLE HOUSING

WHEREAS, the Agency owns real property on the block bounded by San Pablo Avenue, 18th Street, 19th Street, and Telegraph Avenue, adjacent to the Fox Theater (the "Property"), located within the Central District; and

WHEREAS, on November 19, 2004, pursuant to Agency Resolution No. 2004-39 C.M.S., the Coalition for Workforce Housing, the City of Oakland, and the Redevelopment Agency entered into a Cooperation Agreement to increase the supply of affordable housing in the Uptown area; and

WHEREAS, pursuant to the terms of the Cooperation Agreement, on December 16, 2004, the Agency issued a Request for Proposals ("RFP") that called for proposals to develop at least 70 units of affordable housing on the Property; and

WHEREAS, in response to the RFP, Resources for Community Development ("RCD") submitted a proposal to develop 80 units of housing affordable to incomes ranging from 25% to 60% of area median income, as well as other uses; and

WHEREAS, City staff appointed a selection committee to review responses to the RFP and recommend a developer; and

WHEREAS, after careful review and evaluation of the proposals, the selection committee has recommended RCD to be the developer of the project; now, therefore, be it

RESOLVED: That the Agency hereby authorizes the Agency Administrator or his or her designee to negotiate a Disposition and Development Agreement (the "DDA")

with Resources for Community Development or its affiliate for the sale of the Property and its development with affordable housing; and be it further

RESOLVED: That upon successful negotiation of a DDA, the Agency Administrator shall return to the Agency and the City Council for approval of DDA execution and the sale of the Property pursuant to the California Community Redevelopment Law.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

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