

**REDEVELOPMENT AGENCY OF THE  
CITY OF OAKLAND**

**RESOLUTION No. 01 - 09 C. M. S.**

---

**A RESOLUTION AUTHORIZING A DEVELOPMENT LOAN  
IN AN AMOUNT NOT TO EXCEED \$5,500,000 TO BRIDGE  
HOUSING CORPORATION FOR CHESTNUT COURT AND  
LINDEN COURT PROJECTS LOCATED AT 2240 CHESTNUT  
STREET AND 1089 26<sup>TH</sup> STREET**

**WHEREAS**, the City's Consolidated Plan for Housing and Community Development indicates that there is a need for rental housing, and has identified this activity as a priority; and

**WHEREAS**, on August 14, 2000 the Agency and City issued a Notice of Funding Availability soliciting applications for funding for affordable housing development; and

**WHEREAS**, BRIDGE Housing Corporation (the "Developer") is a nonprofit organization devoted to the provision of affordable housing; and

**WHEREAS**, the Developer proposes to develop apartment complexes at 2240 Chestnut Street and 1089 26<sup>th</sup> Street in the City of Oakland to provide 58 units and 79 units respectively, of affordable rental housing (the "Projects"); and

**WHEREAS**, the Developer has requested that the Agency provide partial funding for the Projects in the amount of \$5,500,000; and

**WHEREAS**, all Project units will be restricted to rents affordable to low-income households earning no more than 60% of area median income; and

**WHEREAS**, the Projects are consistent with the Agency's Project Development Guidelines, and the Developer meets the Agency's Minimum Developer Qualifications; and

**WHEREAS**, the Projects will increase and improve the supply of low and moderate income housing available in the City of Oakland, are an eligible use of the Agency's Low and Moderate Income Housing Fund under California Health and Safety Code Sections 33334.2 and 33334.3, and will benefit the Central District Redevelopment Project by providing affordable housing opportunities within the community that will enhance the economic viability and redevelopment potential of the Project Area; and

**WHEREAS**, the Agency is the Lead Agency for these Projects for purposes of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

**WHEREAS**, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

**WHEREAS**, funds are available from the Agency's Affordable Housing Bond proceeds to assist the Projects; now, therefore, be it

**RESOLVED:** That the Redevelopment Agency hereby authorizes the Agency Administrator or his designee to provide a loan in an amount not to exceed \$5,500,000 to BRIDGE Housing Corporation, or to an affiliated entity approved by the Agency Administrator or his designee, to be used for development of the Projects; and be it further

**RESOLVED:** That the loan shall be for a term of 30 years, with simple interest rate of 3 percent per year, with repayment to the Agency deferred until the end of the loan term, unless the availability of other funds allows for earlier repayment of the loan, or on such other repayment terms and schedule as the Agency Administrator or his designee determines are in the best interests of the Agency and the Projects; and be it further

**RESOLVED:** That the loan funds will be reserved for a period of no more than 12 months from the date of this Resolution, and the loan shall be contingent on the Developer's success in securing commitments for full funding of the Projects within that time, and shall be subject to such other appropriate terms and conditions as the Agency Administrator or his designee may establish; and be it further

**RESOLVED:** That loan funds shall come from the Agency's Affordable Housing Bond proceeds; and be it further

**RESOLVED:** That as a condition of the loan, the Agency will require that appropriate restrictions on the Projects' occupancy, rents and operations be recorded against the Projects' improvements; and be it further

**RESOLVED:** That the loan shall be secured by a deed of trust on the Projects' land and/or improvements; and be it further

**RESOLVED:** That the Agency hereby authorizes the Agency Administrator or his designee in his discretion to subordinate the priority of the Agency's deed of trust and/or recorded restrictions to any lien or encumbrance of another private or governmental entity providing financial assistance to the Projects, if the Agency Administrator or his designee determines that (1) an economically feasible alternative method of financing the Projects on substantially comparable terms and conditions but without subordination is not reasonably available, (2) the Agency's investment in the Projects in the event of default is reasonably protected, and (3) subordination is in the best interests of the Agency; and be it further

**RESOLVED:** That all loan documents shall be reviewed and approved by the Agency Counsel for form and legality prior to execution, and copies will be placed on file with the Agency Secretary; 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 the Projects are exempt from CEQA under Public Resources Code Section 21080.14 Affordable Housing Projects in an Urbanized Area less than 100 units and Section 15302 Replacement Housing which is substantially the same density and on the same site of the CEQA Guidelines; and be it further

**RESOLVED:** That the Agency Administrator or his designee shall cause to be filed with the County of Alameda a Notice of Exemption for these Projectz; and be it further

**RESOLVED:** That the Agency hereby appoints the Agency Administrator and his designee as agent of the Agency to conduct negotiations, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Projects consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, MAR - 6 2001, 2001

**PASSED BY THE FOLLOWING VOTE:**

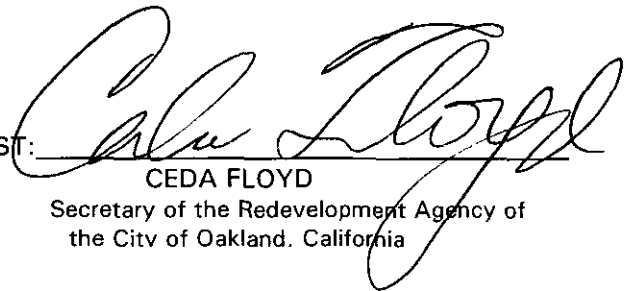
AYES- BRUNNER, CHANG, NADEL, REID, SPEES, WAN AND  
CHAIRPERSON DE LA FUENTE - 7

NOES- None

ABSENT- None

ABSTENTION- None

ATTEST:

  
CEDA FLOYD  
Secretary of the Redevelopment Agency of  
the City of Oakland, California