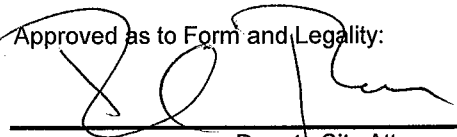


FILES  
OFFICE OF THE CITY CLERK  
OAKLAND

Approved as to Form and Legality:  
  
Deputy City Attorney

17 JUL 10 AM 10:05  
**OAKLAND CITY COUNCIL**

**RESOLUTION No. 86814 C.M.S.**

**RESOLUTION AMENDING RESOLUTION NO. 86774 C.M.S., WHICH IDENTIFIED AFFORDABLE HOUSING PROGRAMS FOR FUNDING OUT OF THE MEASURE KK GENERAL OBLIGATION BOND AND ALLOCATED \$50 MILLION IN FUNDING TO THOSE PROGRAMS, TO INCREASE THE BOND AMOUNT FOR AFFORDABLE HOUSING TO \$55 MILLION AND ALLOCATE THE ADDITIONAL FUNDS TO AFFORDABLE HOUSING PROGRAMS**

**WHEREAS**, City Council Resolution No. 86774 C.M.S., adopted on June 19, 2017 identified affordable housing programs for funding out of the Measure KK General Obligation Bond (the "Bond") and allocated \$50 million in funding to those programs; and

**WHEREAS**, Council wants to increase the Bond amount for affordable housing to \$55 million and allocate the addition funds to certain affordable housing programs; now, therefore, be it

**RESOLVED:** That the City Council hereby amends Resolution No. 86774 C.M.S to increase the allocation of proceeds of Bond proceeds to fund affordable housing programs by \$5 million from up to \$50 million to up to \$55 million; and be it

**FURTHER RESOLVED:** That Exhibit A to Resolution No. 86774 C.M.S. describing and setting forth estimated funding allocations to the "Affordable Housing Bond Programs" is hereby replaced with the "First Revised Affordable Housing Bond Programs" attached as Exhibit A to this Resolution.

IN COUNCIL, OAKLAND, CALIFORNIA, JUN 29 2017

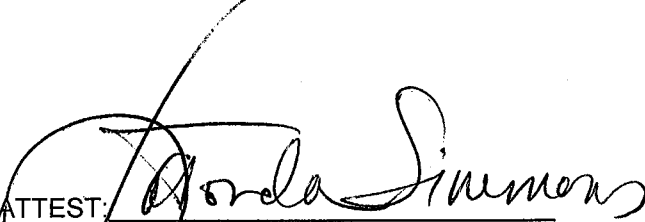
**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN, AND PRESIDENT REID **8**

NOES - **0**

ABSENT - **0**

ABSTENTION - **0**

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

**Exhibit A  
First Revised Affordable Housing Bond Programs**

<b>Multifamily Housing Programs 5+ Units</b>			
<b>Program Name/ Eligible Activity Per Bond Law</b>	<b>Program Description</b>	<b>Project Attributes per Ordinance</b>	<b>Estimated Funding Allocation</b>
<b>Acquisition of Transitional Housing Facility/</b>  Protect Existing Homes (Rental)	Purchase of transitional housing facility. Staff will return to Council with recommended property to purchase.	<b>Social and geographic equity:</b> Creates affordable housing. <b>Impacts on City's existing core capital assets:</b> Does not directly improve core capital assets but may provide collateral improvements. <b>Impacts on City's existing operations and maintenance costs:</b> Property will be operated and maintained by lessee. <b>Improvements to energy consumption, resiliency and mobility:</b> Rehabilitation will improve energy consumption based on current standards and possibly address other resiliency issues.	\$14,000,000
<b>Bond Measure KK Site Acquisition Program/</b>  Protect Existing Homes (Rental), Protect Existing Homes (Ownership)	Short-term loans with the option to extend for acquisition-related costs. Protects and preserving long-term affordable housing for both ownership and rental. Funds available on an "over-the-counter" basis.	<b>Social and geographic equity:</b> Creates affordable housing through long-term affordability restrictions. <b>Impact on City's existing core capital assets:</b> Does not directly improve core capital assets but may provide collateral improvements. <b>Impact on City's existing operations and maintenance costs:</b> Operations and maintenance cost will be covered by the property owner. <b>improvements to energy consumption, resiliency and mobility:</b> Rehabilitation will improve energy consumption based on current standards and possibly address other resiliency issues.	\$18,000,000

**Exhibit A  
First Revised Affordable Housing Bond Programs**

<b>Multifamily Housing Programs 5+ Units</b>			
<b>Program Name/ Eligible Activity Per Bond Law</b>	<b>Program Description</b>	<b>Project Attributes per Ordinance</b>	<b>Estimated Funding Allocation</b>
<p><b>Notice of Funding Availability (NOFA) for Housing Rehabilitation and Preservation/</b></p> <p>Protect Existing Homes (Rental), Protect Existing Homes (Ownership)</p>	<p>Loans for rehabilitation of both ownership and rental housing to secure and preserve affordability restrictions. Projects are awarded through a competitive process. Applies 55-year affordability restrictions. Staff will return to Council with recommended projects.</p>	<p><b>Social and geographic equity:</b> Creates affordable housing through long-term affordability restrictions.</p> <p><b>Impact on City's existing core capital assets:</b> Does not directly improve core capital assets but may provide collateral improvements.</p> <p><b>Impact on City's existing operations and maintenance costs:</b> Operations and maintenance cost will be covered by the property owner.</p> <p><b>improvements to energy consumption, resiliency and mobility:</b> Future rehabilitation will improve energy consumption based on current standards and possibly address other resiliency issues.</p>	<p>\$10,000,000</p>
<p><b>NOFA for New Construction of Affordable Rental and Ownership Housing/</b></p> <p>New Construction (Rental and/or Ownership)</p>	<p>Matching funds to leverage Alameda County A1 Bond funds. Loans for new construction of affordable housing including rental, ownership and supportive housing. Projects are awarded through a competitive process. Applies 55-year affordability restrictions. Staff will return to Council with recommended projects.</p>	<p><b>Social and geographic equity:</b> Creates affordable housing through long-term affordability restrictions.</p> <p><b>Impact on City's existing core capital assets:</b> Does not directly improve core capital assets but may provide collateral improvements.</p> <p><b>Impact on City's existing operations and maintenance costs:</b> Operations and maintenance cost will be covered by the property owner.</p> <p><b>improvements to energy consumption, resiliency and mobility:</b> Future development will improve energy consumption based on current standards and possibly address other resiliency issues.</p>	<p>\$7,000,000</p>

**Exhibit A  
First Revised Affordable Housing Bond Programs**

<b>Housing Programs (1-4 Units)</b>			
<b>Program Name/ Eligible Activity Per Bond Law</b>	<b>Program Description</b>	<b>Project Attributes per Ordinance</b>	<b>Estimated Funding Allocation</b>
<b>Owner-Occupied Residential Rehabilitation/  Homeowner Assistance</b>	Provides low-interest loans to lower income, senior and/or disabled homeowners for home rehabilitation. Prioritizes emergency and health and safety improvements including: sewer laterals, roofs, electrical hazards, and structural deficiencies. Affordability restrictions on 2-4 unit properties. Staff will return to Council for approval of proposed program.	<b>Social and geographic equity:</b> Enables vulnerable homeowners to keep their homes and creates affordable housing units through affordability restrictions. <b>Impacts on City's existing core capital assets:</b> Does not directly improve core capital assets but may provide collateral improvements. <b>Impacts on City's existing operations and maintenance costs:</b> Operations and maintenance cost will be covered by the property owner. <b>Improvements to energy consumption, resiliency and mobility:</b> Rehabilitation will improve energy consumption based on current standards and possibly address other resiliency issues.	\$3,000,000, combined, for the following four programs
<b>Rental Rehabilitation Program/  Protect Existing Homes (Rental)</b>	Provides low-interest loans to rental property owners of 1-4 units. Targets properties occupied by lower income renter households. Prioritizes fire safety, emergency improvements, abatement of code violations, unhealthy housing conditions such as mold and lead, safe-at-home improvements for seniors, and other health/safety issues. Staff will return to Council for approval of proposed program.	<b>Social and geographic equity:</b> Creates affordable housing through affordability restrictions on rental housing that is currently "naturally affordable." <b>Impact on City's existing core capital assets:</b> Does not directly improve core capital assets but may provide collateral improvements. <b>Impact on City's existing operations and maintenance costs:</b> Operations and maintenance cost will be covered by the property owner. <b>improvements to energy consumption, resiliency and mobility:</b> Rehabilitation will improve energy consumption based on current standards and possibly address other resiliency issues.	See above

**Exhibit A  
First Revised Affordable Housing Bond Programs**

<b>Housing Programs (1-4 Units)</b>			
<b>Program Name/ Eligible Activity Per Bond Law</b>	<b>Program Description</b>	<b>Project Attributes per Ordinance</b>	<b>Estimated Funding Allocation</b>
<p><b>Accessory Dwelling Unit (ADU) Legalization Pilot Program/</b></p> <p>Protect Existing Homes (Rental), Homeowner Assistance</p>	<p>Pilot program to legalize unpermitted ADUs, of which there are an estimated 2,000+ in Oakland. Provides low-interest loans to homeowners to legalize undocumented, attached ADUs. Prioritizes lower income homeowners. Legalized ADUs will have affordability restrictions. Staff will return to Council for approval of proposed program.</p>	<p><b>Social and geographic equity:</b> Makes undocumented housing units safe, legal and affordable through rental restrictions. Helps lower income homeowners keep their homes.</p> <p><b>Impacts on City's existing core capital assets:</b> Does not directly improve core capital assets but may provide collateral improvements.</p> <p><b>Impacts on City's existing operations and maintenance costs:</b> Operations and maintenance cost will be covered by the property owner.</p> <p><b>Improvements to energy consumption, resiliency and mobility:</b> Rehabilitation will improve energy consumption based on current standards and possibly address other resiliency issues.</p>	<p>See above</p>
<p><b>Community Buying Program - Vacant Lot Acquisition/</b></p> <p>Protect Existing Homes (Rental and/or Ownership), New Construction (Rental and/or Ownership)</p>	<p>Acquires vacant lots for future development of affordability-restricted housing (both rental and ownership). Acquisition cost can be used as City match for County A1 bond funds for development of affordability-restricted housing units. Prioritize acquisition of tax-defaulted properties. Properties selected based on development feasibility analysis and preliminary environmental review. Developer partners selected based on competitive solicitation process. Staff will return to Council for approval of proposed program.</p>	<p><b>Social and geographic equity:</b> Creates affordable housing through long-term affordability restrictions; addresses vacancy and blight in impacted areas.</p> <p><b>Impact on City's existing core capital assets:</b> Does not directly improve core capital assets but may provide collateral improvements.</p> <p><b>Impact on City's existing operations and maintenance costs:</b> Increases property tax revenues. Reduces City costs associated with code enforcement, law enforcement and public works intervention necessitated by blight, illegal dumping and public safety nuisances on vacant lots.</p> <p><b>Improvements to energy consumption, resiliency and mobility:</b> Development will improve energy consumption based on current standards and possibly address other resiliency issues.</p>	<p>See above</p>

**Exhibit A**  
**First Revised Affordable Housing Bond Programs**

<b>Housing Programs (1-4 Units)</b>			
<b>Program Name/ Eligible Activity Per Bond Law</b>	<b>Program Description</b>	<b>Project Attributes per Ordinance</b>	<b>Estimated Funding Allocation</b>
<b>Acquisition and Rehabilitation Program/</b>  Protect Existing Homes (Ownership), Protect, Existing Homes (Rental and/or Ownership)	RFP for third-party program administrator to design and implement new 1-4 unit Acquisition-Rehabilitation Program. Prioritize purchase of properties that are vacant/blighted, tax-defaulted, or have expiring affordability/occupancy restrictions. Rehabilitation will bring property up to all applicable building standards and may include energy efficiency and seismic safety improvements. Long-term affordability restrictions for both rental and ownership properties. Staff will return to Council for approval of proposed program.	<b>Social and geographic equity:</b> Creates affordable housing through long-term affordability restrictions  <b>Impact on City's existing core capital assets:</b> Does not directly improve core capital assets but may provide collateral improvements.  <b>Impact on City's existing operations and maintenance costs:</b> Increases property tax revenues. Reduces City costs associated with code enforcement for blighted properties.  <b>Improvements to energy consumption, resiliency and mobility:</b> Development will improve energy consumption based on current standards and possibly address other resiliency issues.	\$3,000,000