

2020 City of Oakland NOFA Applications Submitted - New Construction Pipeline

	3050 International	Agnes Memorial Senior Housing	Dr. Kenneth Anderson Senior Housing	Friendship Senior Housing	Fruitvale Transit Village II-B	MacArthur Project	The Phoenix
Address	3050 International Boulevard, Oakland CA 94601	2372 International Boulevard, Oakland CA 94601	1003 E.15th Street, Oakland CA 94606	1904 Adeline Street, Oakland CA	35th Avenue & E.12th Street, Oakland CA 94601	7525 MacArthur Boulevard, Oakland CA 94621	801 Pine Street, Oakland CA 94607
Council District	5	5	2	3	5	6	3
Type	Families/Special Needs	Senior/Homeless	Senior/Homeless	Senior/Homeless	Family/Homeless	Family/Homeless/Special Needs	Family/Homeless
Developer	Satellite Affordable Housing Associates	The Related Companies of California	Eden Development Inc.	CHDC/FCDC	Bridge Housing Corporation	Construction Resource Center & Community Housing Development Corporation	EBALDC
Tenure	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Total Units (incl. manager's unit)	76	60	67	50	181	19	101
Total Affordable Units	75	59	66	50	179	19	100
New Units	76	60	67	50	181	19	101
New Homeless Units	19	15	14	10	46	2	50
New Special Needs Units	0	0	0	0	0	2	0
Bedrooms (incl. manager's unit)	143	61	68	50	292	40	117
Total Development Costs (Residential)	\$ 68,227,735	\$ 37,234,837	\$ 47,157,152	\$ 30,894,159	\$ 125,017,786	\$ 13,680,775	\$ 40,231,712
Cost per Unit	\$ 897,733	\$ 620,581	\$ 703,838	\$ 617,883	\$ 690,706	\$ 720,041	\$ 398,334
Cost per Bedroom	\$ 477,117	\$ 610,407	\$ 693,488	\$ 617,883	\$ 428,143	\$ 342,019	\$ 343,861
Total City Funds	\$ 4,220,858	\$ 12,534,542	\$ 4,350,000	\$ 6,350,000	\$ 9,579,000	\$ 3,990,303	\$ 4,950,000
City Funds Requested This NOFA	\$ 4,220,858	\$ 12,534,542	\$ 4,350,000	\$ 4,350,000	\$ 4,350,000	\$ 3,990,303	\$ 4,350,000
Previous City Funds	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 5,229,000	\$ -	\$ 600,000
% City Funds to total Development Cost	6.19%	33.66%	9.22%	20.55%	7.66%	29.17%	12.30%

New Construction NOFA 2019-20 Project Scoring Table

	RENTAL Potential Points	The Phoenix	Friendship Senior Housing	Fruitvale Transit Village II-B	3050 International	Mac Arthur Project	Dr. Kenneth Anderson Senior Housing	Agnes Memorial Senior Housing
Percentage of Points		87.5%	82.4%	80.2%	79.1%	74.2%	72.4%	65.8%
Rank		1	2	3	4	5	6	7
I. Readiness	43	43.00	43.00	43.00	35.00	38.00	28.00	23.00
A. Leveraging	8	8.00	8.00	8.00	5.00	8.00	8.00	8.00
B. Funding Commitments	15	15.00	15.00	15.00	10.00	10.00	15.00	10.00
C. Discretionary Land Use Approvals	20	20.00	20.00	20.00	20.00	20.00	5.00	5.00
II. Location	25	15.00	15.00	15.00	18.00	18.00	15.00	15.00
A. Geographic Equity	5	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B. Educational Quality	5	N/A	N/A	0.00	3.00	3.00	N/A	N/A
C. Neighborhood Revitalization	5	5.00	5.00	5.00	5.00	5.00	5.00	5.00
D. Proximity to Public Transit	5	5.00	5.00	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5	5.00	5.00	5.00	5.00	5.00	5.00	5.00
III. Target Population and Project Attributes	30	20.00	14.00	15.50	17.50	15.50	16.50	15.00
A. Income Targeting	10	10.00	10.00	10.00	10.00	8.00	10.00	10.00
B. Unit Size	5	0.00	0.00	0.50	2.50	3.50	0.00	0.00
C. Units for People with Special Needs	5	0.00	0.00	0.00	5.00	4.00	0.00	0.00
D. Homeless - Permanent Supportive Housing Units	10	10.00	4.00	5.00	0.00	0.00	6.50	5.00
IV. Developer Experience and Capacity	33	31	30.1	29.62	31	30.1	29	26.55
A. Developer Experience Exceeds Minimum	10	10.00	10.00	10.00	10.00	10.00	10.00	10.00
B. Developer Capacity	8	8.00	8.00	8.00	8.00	8.00	8.00	8.00
C. Developer Financial Strength	6	6.00	5.10	4.62	6.00	5.10	6.00	5.55
D. Strength of the Development Team	3	3.00	3.00	3.00	3.00	3.00	3.00	3.00
E. Bonus Point Category	6	4.00	4.00	4.00	4.00	4.00	2.00	0.00
VII. Sustainability	10	10.00	10.00	10.00	10.00	3.00	10.00	10.00
VIII. Penalty for Nonperforming Previously Funded Projects	-10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Points	141	119.00	112.10	113.12	111.50	104.60	98.50	89.55

NOTE: Rank is based on total “Percentage of Points” received which is based on total potential points available. Senior projects do not compete in the “educational quality” point category and thus their total “Percentage of Points” is based on a lower total potential points available than non-senior projects.

New Construction Pipeline NOFA 2020 Descriptions of Submitted Projects

3050 INTERNATIONAL

Developer: Satellite Affordable Housing Associates (SAHA)
This Request: \$4,220,858
Previous Award: \$0

Address: 3050 International Blvd
Council District: 5

PROJECT SUMMARY:

- New construction of a five-story 76-unit infill housing development for low-income individuals and families, including a ground floor health clinic and cultural center to be separately financed, built, and managed by the Native American Health Center. A to-be formed limited partnership will own the residential space.
- The project will target families earning 20-60% of the AMI with individual case management services to nineteen (19) units set aside for households with special needs. Approved as an Alameda County Behavioral Health Care Service Provider, SAHA will provide the individual case management services.
- Building amenities will include common spaces and private offices for meetings, a community room adjacent to a podium level courtyard featuring zones for toddlers, older children, teenagers, and adults. Computers in the community room will be available for tenant use on a drop-in basis, free of charge. Amenities will also include organically designed landscaped areas to complement outdoor areas, and secured parking.

AFFORDABILITY LEVELS: 20 to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	28	29	19	0	76

OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA HCD Infill Infrastructure Grant funds, CA Strategic Growth Council Affordable Housing and Sustainable Communities loan, Federal Home Loan Bank Affordable Housing Program (AHP) funds, Community Development Block Grant (CDBG) funds, 4% Low-Income Housing Tax Credit Equity, General Partner Equity, and a Private First Mortgage.

AGNES MEMORIAL SENIOR HOUSING

Developer: Related Companies of California LLC
This Request: \$12,534,542
Previous Award: \$0

Address: 2372 International Boulevard
Council District: 5

PROJECT SUMMARY:

- New construction of a 60-unit low income senior housing development in a four-story podium building with approximately 2,000 square feet of ground floor community space, located on International Boulevard between 24th Avenue and Miller Avenue (Oakland, CA).
- The project will target senior households earning 30-60% of the AMI with fifteen (15) units set aside for homeless senior households. Individual and intensive case management services will be provided to the residents of units set aside for homeless households. Services will be coordinated by the Community Action Alliance and Abode Services. Abode Services will provide specialized case management for the homeless unit set aside.
- The first floor will be comprised of podium parking, leasing and community space. The second, third, and fourth floors will consist of residential dwelling units.
- Building amenities will include laundry facilities, a community room with kitchen, a computer room or lounge, outdoor courtyard, and secured parking.

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	23	36	1	0	0	60

OTHER PROPOSED PERMANENT FINANCING SOURCES:
 4% & 9% Low-Income Housing Tax Credit Equity, and MHP .

DR. KENNETH ANDERSON SENIOR HOUSING

Developer: Eden Development Inc.
 This Request: \$4,350,000
 Previous Award: \$0

Address: 1003 E.15th Street
 Council District: 2

PROJECT SUMMARY:

- New construction of a five-story 65-unit mixed use affordable development with three stories of residential over a two-story parking podium for low-income seniors. The first floor will consist of 17 residential parking stalls, 1,000 square feet of ground floor retail, and a management and services office suite. The second floor will consist of 64 stalls of replacement parking with residential space devoted to floors three through five.
- The project will target senior households earning 30-50% of the AMI with twenty-two (22) set aside for formerly homeless households. Eden Housing Resident Services Inc. will provide on-site supportive services to all units including individualized case management for the homeless set aside. The Alameda County Health Care Services Agency will provide operating subsidies to cover the case management for the homeless set aside.
- Building amenities will include a community room, a laundry room, a computer room, and an exterior courtyard. Residents will have easy access to high quality transit near the AC Transit Bus Rapid Transit station at 10th Avenue and International Blvd. The on-site community room will be available to local service providers who wish to provide on-site training or tutoring for residents.

AFFORDABILITY LEVELS: 30 to 50% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	64	1	0	0	65

OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA HCD Infill Infrastructure Grant funds, CA HCD Multifamily Housing Program funds, Federal Home Loan Bank AHP funds, 4% Low-Income Housing Tax Credit Equity, General Partner Equity, Deferred Developer Fee, Land Donation, and a Private First Mortgage.

FRIENDSHIP SENIOR HOUSING

Developer: Community Housing Development Corporation
 and Friendship Community Development Corporation
 This Request: \$4,350,000
 Previous Award: \$2,000,000 (\$1,885,000 in Aff. Hsg. Impact Fees)

Address: 1904 Adeline Street
 Council District: 3

PROJECT SUMMARY:

- New construction of a 50-unit affordable senior housing development constructed on three parcels totaling 21,346 square feet located in West Oakland. The living units will be constructed on a podium over 45 parking spaces a community room.
- The project will target senior households earning 20-40% of the AMI with ten (10) units set aside for homeless households with special needs. The development has procured Project-based Section 8 for 34 units and Alameda County Health Care Services Agency (HCSA) funding for homeless services. The North Richmond Economic Development Corporation (NREDC) dba Community Property Management Corporation (CPMC) will direct the on-site resident services program for all residents and Abode Services will provide individualized transitional/case management services for the homeless unit set aside.
- Building amenities will include a large community/activity room with a kitchen on the first floor and a spacious open courtyard at podium level over the community room. Other amenities include a computer

room on the second floor and a social lounge space on each residential level promoting resident interaction. A laundry room will be located on each residential floor as well. The front façade of the community/activity room opens to the street as the primary exposure for the project and will encourage and welcome the community.

AFFORDABILITY LEVELS: 20 to 40% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	15	34	1			50

OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA HCD Multifamily Housing Program funds, Federal Home Loan Bank AHP funds, General Partner Equity, Deferred Developer Fee, 4% Low-Income Housing Tax Credit Equity, and a Private First and Second Mortgage.

FRUITVALE TRANSIT VILLAGE II-B

Developer: Bridge Housing Corporation & The Spanish Speaking Unity Council
 This Request: \$4,350,000
 Previous Award: \$5,229,000

Address: 35th Avenue & E.12th Street
 Council District: 5

PROJECT SUMMARY:

- New construction of a four and five-story 181-unit multifamily affordable housing development over a concrete podium adjacent to the Fruitvale BART Station. The building will feature a modern architectural style with large windows, balconies and ground floor commercial space. The podium level will include 100 parking spaces. Additional improvements will include the remainder build out of a landscaped paseo between Fruitvale Transit Village II-A (under construction) and II-B, a bicycle track under the elevated BART tracks and, an evacuation lane adjacent to the project for access to the elevated rail lines.
- The project will target individuals and families earning 20-80% of the AMI with forty-six (46) units set aside as permanent supportive housing for chronically homeless individuals. Resident and Workforce Development services will be provided by the Unity Council and LifeLong Medical Care will provide individualized on-site case management services to the formerly homeless residents.
- Building amenities will include a large exterior courtyard and interior common room spaces.

AFFORDABILITY LEVELS: 20 to 80% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	28	70	55	28	0	181

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Alameda County A1 Bond funds, CA Strategic Growth Council Affordable Housing Sustainable Communities loan, Federal Home Loan Bank AHP funds, Tax Exempt Permanent loan, 4% Low-Income Housing Tax Credit Equity, and Deferred Developer Fee.

MAC ARTHUR PROJECT

Developer: Community Housing Development Corporation & the Construction Resource Center
 This Request: \$3,990,303
 Previous Award: \$0

Address: 7525-7533 Mac Arthur Boulevard
 Council District: 6

PROJECT SUMMARY:

- New construction of a 19-unit affordable housing complex for individuals and families representing a revitalization of a community corridor with increasingly blighted homes and lots.
- The project will target individuals and families earning 20-50% of the AMI with four (4) units for homeless households living with mental illness. The North Richmond Economic Development Corporation (NREDC) will direct the on-site resident services program for all residents, providing information about free and low cost medical, dental, mental health, and other services available in the community. Individualized case management services for the homeless unit set aside will be administered by LifeLong Medical Care, designed to meet the specialized needs of the homeless population for creating a sustainable independent living plan.
- Building amenities will include a 2,000-square foot open space roof deck, bicycle storage space, a laundry room, and a children’s play area on the ground floor.

AFFORDABILITY LEVELS: 20 to 60% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	3	11	5	0	19

OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA HCD Multifamily Housing Program funds, CA HCD No Place Like Home funds, 4% Low-Income Housing Tax Credit Equity, and Deferred Developer Fee.

THE PHOENIX

Developer: East Bay Asian Local Development Corporation Address: 801 Pine Street.
 This Request: \$4,350,000 Council District: 3
 Previous Award: \$600,000

PROJECT SUMMARY:

- New construction of a 101-unit affordable housing complex in West Oakland which is a one element within a mixed-income master development led by Holliday Development. The master development plan includes the redevelopment of a former Caltrans-owned site bringing a wide variety of residential and commercial opportunities to the neighborhood.
- The project will target individuals and families at the 30% and 60% AMI levels, with fifty percent (50%) of the project units set aside at the 30% AMI level for people experiencing homelessness and who may have special needs. EBALDC is partnering with Abode Services to deliver a full range of supportive services to residents who were formerly homeless. The Abode Services program is based on a permanent supportive housing model and services offered will focus on housing retention, health and well-being, and resident self-sufficiency.
- Building amenities will include a two-story community building with a community room, laundry room, and property management and social service offices. There will be bike parking and outdoor areas for social gatherings. The residential building will be a four-stories and modular construction.

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	82	3	16	0	0	101

OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA HCD Housing for Healthy California Program funds, CA HCD Multifamily Housing Program funds, Federal Home Loan Bank AHP funds, 4% Low-Income Housing Tax Credit Equity, and General Partner Equity.