


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AMENDING CITY COUNCIL RESOLUTION NO. 87018 C.M.S., WHICH AUTHORIZED \$3 MILLION IN LOAN FUNDING FOR THE HARP PLAZA APARTMENTS PROJECT, TO REMOVE DIGNITY HOUSING WEST INC. AS CO-DEVELOPER WITH COMMUNITY HOUSING DEVELOPMENT CORPORATION

WHEREAS, on July 31, 2017, the City of Oakland issued a Notice of Funding Availability ("NOFA") soliciting applications for funding for rehabilitation and preservation of affordable housing development projects; and

WHEREAS, Dignity Housing West Inc. ("DHW") and Community Housing Development Corporation of North Richmond ("CHDC") as co-developers jointly submitted a proposal in response to the NOFA for additional rehabilitation funds for an existing housing development located at 430 28th Street consisting of twenty (20) units, commonly known as the "Harp Plaza Apartments" or "Howie Harp Plaza" (the "Project"); and

WHEREAS, Resolution No. 87018 C.M.S. adopted on December 18, 2017, among other things, authorized \$3 million in City loan funding under the NOFA to CHDC and DHW as co-developers for the Project; and

WHEREAS, other City funding for the Project previously authorized by Resolution No. 85410 C.M.S. adopted on February 17, 2015, has been fully expended; and

WHEREAS, through their respective affiliates, DHW and CHDC. formed Dignity Housing West II Associates, LP (the "Partnership") in 1992 to serve as the owner of the Project; and

WHEREAS, the Partnership has requested that DHW be removed as Project co-developer from the Partnership, and that CHDC remain as sole developer of the Project; and

WHEREAS, the Project is in need of significant capital repairs; and, as such, it is in the City's interest to secure a stable long-term owner for the Project; and

WHEREAS, the change in the composition of the Partnership will preserve the Project's affordability, and extend the affordability term; now, therefore, be it

RESOLVED: That the City Council hereby amends Resolution No. 87018 C.M.S. to remove DHW as listed co-developer, and to authorize the funding thereunder to CHDC or an affiliated entity as sole developer of the Project under the Partnership.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, KALB, REID, TAYLOR, THAO AND PRESIDENT
FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____
ASHA REED
City Clerk and Clerk of the Council of
the City of Oakland, California