

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved as to Form and Legality

2019 JUN 13 PM 5:04


City Attorney's Office

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, OR HER DESIGNEE, TO ENTER INTO A SECOND AMENDED AND RESTATED REGULATORY AGREEMENT BETWEEN THE CITY OF OAKLAND AND RHC-OAK2, LP, REDUCING THE NUMBER OF THREE-BEDROOM UNITS AND INCREASING THE NUMBER OF FOUR-BEDROOM UNITS AT E.C. REEMS GARDEN APARTMENTS TO BETTER ACCOMMODATE LARGE FAMILIES

WHEREAS, E.C. Reems Garden apartments, an affordable rental housing development consisting of 126 units located at 2600-2795 Alvingroom Court, was found in 2017 to be in severe disrepair and in default of its loan agreements by both the City and the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, on December 18, 2017, the City adopted Resolution No. 86997 C.M.S. authorizing the City to assign any City loans, deeds of trust, and/or other lien rights securing said loans to RHC-Oak2, LP, an entity affiliated with Renaissance Housing Communities, LLC; and

WHEREAS, on November 30, 2018, the City executed a 55-year Amended and Restated Regulatory Agreement restricting the units to Low-Income and Very Low-Income tenant households; and

WHEREAS, this Amended and Restated Regulatory Agreement designates thirty-eight (38) units as three-bedroom units; and

WHEREAS, in the course of rehabilitating the property, it was determined that eleven (11) of these units were inefficiently designed, with two living rooms in each three-bedroom unit; and

WHEREAS, in order to better accommodate the needs of large families, the owner is requesting permission to convert the second common area into bedrooms in these eleven units by installing walls, doors and closets; now, therefore, be it

RESOLVED: That the City Council authorizes the City Administrator, or Her Designee, to execute a Second Amended and Restated Regulatory Agreement between the City of Oakland and RHC-Oak2, LP, to reduce the number of restricted three-bedroom units by eleven (11) units, and increase the number of restricted four-bedroom units by eleven (11) units; and be it

FURTHER RESOLVED: That the Second Amended and Restated Regulatory Agreement shall be reviewed and approved by the City Attorney for form and legality and recorded in the Official Records, and a copy of such agreement shall be placed on file in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES – FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND
PRESIDENT KAPLAN

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

LATONDA SIMMONS
City Clerk and Clerk of the Council of the
City of Oakland, California