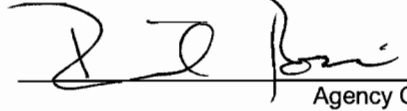


FILED
OFFICE OF THE CITY CLERK
OAKLAND
2009 FEB 26 PM 3:05

APPROVED AS TO FORM AND LEGALITY:


Agency Counsel

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND
2009 - 0023
RESOLUTION NO. _____ C.M.S.

A RESOLUTION AMENDING RESOLUTION NO. 2007-0026 C.M.S. TO (1) INCREASE THE AMOUNT OF AN AFFORDABLE HOUSING DEVELOPMENT LOAN TO HOME PLACE INITIATIVES CORPORATION BY \$990,000 FOR THE SAUSAL CREEK HOMES PROJECT LOCATED AT 2464-2470 26TH AVENUE FOR A TOTAL LOAN AMOUNT OF \$3,980,000, (2) REDUCE THE AFFORDABILITY TERM FROM PERPETUITY TO 45 YEARS, AND (3) ALLOW REALES OF PROJECT UNITS TO HOUSEHOLDS UP TO 120% OF AREA MEDIAN INCOME

WHEREAS, Resolution No. 2007-0026, dated March 20, 2007 authorized an affordable housing development loan of up to \$2,990,000 to Home Place Initiatives Corporation, a nonprofit organization devoted to the provision of affordable housing, (the "Developer") for Sausal Creek Homes (the "Project"), a 17-unit homeownership project located at 2464-2470 26th Avenue in the City of Oakland; and

WHEREAS, on September 2, 2008, the Redevelopment Agency and the City of Oakland jointly issued a Notice of Funding Availability ("NOFA") soliciting applications for funding for affordable housing developments; and

WHEREAS, the Developer has completed construction and has experienced problems selling the units due to the housing foreclosure and credit crisis resulting in unexpected carrying and marketing costs and requiring additional sales incentives; and

WHEREAS, the requirement in Resolution No. 2007-0026 that Project units be kept affordable in perpetuity and re-sold based on income targeting of 100% of area median income and below is making marketing of the units more difficult, and redevelopment law only requires that units be kept affordable for at least 45 years and remain affordable to households at or below 120% of area median income; and

WHEREAS, no other reasonable means of private or commercial financing of the Project at the same level of affordability and quantity are reasonably available to the Developer other than the Low and Moderate Income Housing Fund; and

WHEREAS, the Agency is the Responsible Agency and the City is the Lead Agency for this Project 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 Low and Moderate Income Housing Fund; now, therefore, be it

RESOLVED: That Resolution No. 2007-0026 C.M.S. is hereby amended to increase the amount of the loan by \$990,000 to a total loan not to exceed \$3,980,000 for development of the Project; and be it

FURTHER RESOLVED: That Resolution No. 2007-0026 C.M.S. is further amended to reduce the affordability term for the units from in perpetuity to 45 years, and to allow resale of all units to households up to 120% of area median income; and be it

FURTHER RESOLVED: That \$990,000 is allocated from the 2006 Housing Set-Aside Bond Fund (9584), Housing Development Organization (88929), 2006 Housing Bond project (L290410) for this increased loan amount; and be it

FURTHER RESOLVED: That the loan as increased shall be subject to the same terms and conditions as those set forth in the original authorizing resolution as amended.

IN AGENCY, OAKLAND, CALIFORNIA, MAR 17 2009, 2009

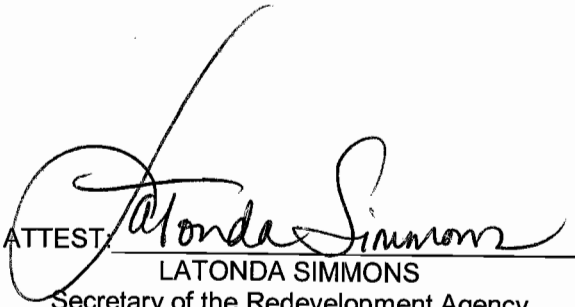
PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND ~~CHARLES BRUNNER~~ - 7

NOES- Brunner - 1

ABSENT- 0

ABSTENTION- 0

ATTEST 
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland