

**REDEVELOPMENT AGENCY
AND THE CITY OF OAKLAND**
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2008 JAN 10 PM 5:58

TO: Office of the City/Agency Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Committee
DATE: January 22, 2008

RE: **A Status Report, Two Resolutions, and Recommendations Regarding the Oakland Community Housing, Inc. (OCHI) Affordable Housing Portfolio:**

1) An Agency Resolution Amending Resolution No. 2007-44 C.M.S. to Authorize an Additional \$500,000 in Operating Funding, in the Form of Grants, for a Total Operating Funding Amount of \$1.5 Million, to the Following Affordable Rental Projects: The California Hotel (3501 San Pablo Avenue); Drasnin Manor (2530 International Boulevard); Eldridge Gonaway Commons (115 3rd Avenue); Foothill Plaza (6311 Foothill Boulevard); James Lee Court (690 15th Street); Kenneth Henry Court (6455 Foothill Boulevard); Marin Way Court (2000 International Boulevard); Nueva Vista (3700 International Boulevard); The Oaks Hotel (587 15th Street); San Antonio Terrace (1485 E 22nd Street); and Slim Jenkins Court (700 Willow Street); and Reallocating Low and Moderate Income Housing Funds for This Purpose; And

2) An Agency Resolution Allocating \$300,000 to CaHon Associates, Inc. as a Grant for the Rehabilitation and Conversion of the California Hotel, Located at 3501 San Pablo Avenue, for Permanent Supportive Housing Units for Homeless Individuals and Households

SUMMARY

Resolutions have been prepared to: 1) provide \$500,000 in additional operating support to 11 rental properties owned by Oakland Community Housing, Inc. (OCHI) that were or are managed by Oakland Community Housing Management (OCHM); and 2) allocate \$300,000 in previously approved funds to renovate the California Hotel as Permanent Supportive Housing. This report also provides an update on efforts since June 2007 to stabilize and preserve affordable housing units owned by OCHI.

At its June 5, 2007 meeting, the Agency took several actions intended to stabilize OCHI's troubled portfolio of 14 properties (with 638 affordable rental) units while OCHI pursued possible workout plans for each of the 11 OCHM-managed properties. The Agency approved a \$1 million operating support loan to the portfolio and regulatory relief on vacant properties that OCHI intended to sell to generate revenue for the portfolio.

The process of stabilizing the portfolio and pursuing property workouts is underway, but will take several more months. OCHI and another non-profit entity also explored a possible merger.

Item: _____
CED Committee
January 22, 2008

However, due diligence efforts conducted by OCHI, CHDC, their respective consultants and City staff indicate that a merger would not be feasible, and the development of an alternative plan for disposition of the properties is underway. In June 2007, it was anticipated that the \$1 million operating loan, augmented by approximately \$800,000 to \$1 million in anticipated net land sales proceeds, would be sufficient to cover the estimated \$1.8 to \$2 million operating deficit for this transition year. By the end of 2007, the \$1 million in operating funds was depleted. However, the recent downturn in the real estate market made it impossible to recoup any net land sales proceeds, leaving a substantial shortfall.

Immediate action is necessary to ensure that the portfolio remains solvent through the next six months to allow the work plans to proceed smoothly without further deterioration of the properties, and ensure that the new management company is able to continue managing the OCHM portfolio while work plans are being finalized. Staff recommends the Agency re-allocate another \$500,000 as grant funds to cover operating expenses for the next six months.

In addition, staff recommends that the Agency authorize the use of \$300,000 of Redevelopment Agency Low and Moderate Income Housing Funds, approved in the FY 2007-09 Budget for transitional housing at the California Hotel, for capital expenditures required to transfer the ownership and convert the California Hotel to a permanent supportive housing complex.

FISCAL IMPACT

Funds in the amount of \$500,000 are available from the Agency Low/Moderate Income Housing Fund (9580), Housing Development Organization (88929), Housing Development Project (P209310) to cover the operating subsidies to these affordable housing properties. It is recommended that this new funding be provided in the form of grants because adding to the projects' debt obligations will worsen the properties' financial status.

Re-allocating this additional funding for the portfolio will reduce the amount of funding available for projects competing for funding under the 2007-08 Notice of Funding Availability for Affordable Housing Development (NOFA) but will help preserve these existing affordable housing units. Although this is a substantial amount of funds, it is worth noting that the \$500,000 recommended in this report would produce at most five new units of rental housing.

An additional \$300,000 in FY 2007-08 funds for the reuse of the California Hotel as Permanent Supportive Housing for formerly homeless individuals and households was approved by the Agency during the FY 2007-09 Budget process. These funds are currently budgeted in the Agency Low/Moderate Income Housing Fund (9580), Housing Development Organization (88929), Project L324710.

BACKGROUND

As reported at the Agency's June 5, 2007 meeting, nonprofit affordable housing developer Oakland Community Housing, Inc. (OCHI) is in fiscal crisis and unable to manage its affordable housing portfolio. At that time, several measures were undertaken by the City and Agency to protect the investments made over the last 20 years in OCHI's 638 units of affordable housing, prevent displacement of the households living in these units, and provide regulatory relief on some of the properties. In order to stabilize this troubled portfolio, the Agency approved Resolution No. 2007-44 C.M.S., which provided \$1,000,000 in secured loans to OCHI affiliates from the Agency's 2006 Affordable Housing Set-Aside Bond Funds to cover operating deficits and substantial outstanding payables at the eleven rental properties. In addition, via Agency Resolutions 2007-45 and 2007-46 C.M.S., the Agency approved the removal of affordability restrictions on two properties, originally purchased with Agency funds, to make those properties more marketable. Any anticipated excess sales proceeds generated by those sales were to supplement the funding needed for on-going operating support during the transition process.

In addition, during the FY 2007-09 Budget process, the Agency set aside \$300,000 for reuse of the California Hotel as Permanent Supportive Housing for homeless individuals and families. Staff recommends the Agency formally allocate these funds at this time to help cover predevelopment and unit repair costs.

KEY ISSUES AND IMPACTS

Oakland Community Housing, Inc. (OCHI) is a local affordable housing development nonprofit with over 35 years of history working in Oakland. Originally established with assistance from the Redevelopment Agency in order to provide replacement housing for units lost as a result of the City Center redevelopment project, OCHI and its affiliates have developed 14 affordable rental housing properties with a total of 638 housing units in Oakland. OCHI's management company, Oakland Community Housing Management (OCHM), once managed eleven of these buildings, which include two single room occupancy (SRO) residential hotels and several family rental housing developments. The City and Agency provided deferred loans of over \$23.5 million to OCHI and its affiliates for the original development of these properties.

Financial Status of the Portfolio

OCHI has struggled financially over the past few years, a dilemma familiar to many non-profit housing organizations, as rents are set to be affordable to low-income households. Since federally established Area Median Incomes have only increased slightly since 2005, rents have remained fairly static over the last few years. However, operating expenses have increased sharply, particularly in the areas of utilities, insurance and the cost of repairs. In 2006, the average cost to manage an affordable housing unit in the OCHI portfolio was \$8,600 per year.

Due to these factors, income from most OCHI apartments has not kept pace with the costs required for effective operation and management. In addition, lack of strong management at the organizational level has contributed to the dire financial situation of the organization. This led to financial instability for a number of the properties in the portfolio. In many cases, OCHM staff was unable to rent out vacant units because there weren't sufficient funds in the properties to do so, which in turn negatively impacted rent collection. To compensate for operating shortfalls, OCHI and OCHM subsidized the operation of many of their rental developments, creating a financial crisis for both organizations. Both organizations have now exhausted all financial reserves and can no longer adequately fund property management and maintenance.

In recent years, OCHI obtained management and operations income by severely drawing down their letters of credit, receiving developer fees from ownership units constructed in Oakland and Richmond, and from private foundations. Although organizational operating costs have been cut severely through attrition and relocating their offices to much smaller and less expensive spaces, OCHI is still in dire fiscal trouble. Their capacity as a developer is diminished and developer fees once counted on to pay expenses have long been exhausted. Creditors are still owed hundreds of thousands of dollars and there are no other sources of funding to adequately keep staffing and management afloat or maintain the properties.

The \$1 million operating loan approved in June 2007 has been utilized to stabilize the portfolio by covering a substantial portion of the staggering outstanding payables at the properties, particularly at the California Hotel, where loan funds have also been used to subsidize the substantial (approximately \$35,000 monthly) operating deficit the property is currently running. This has allowed the majority of the troubled properties and units to be transferred to a more experienced property management firm, and allowed OCHI and others to explore potential workout plans. In addition, some concessions have been achieved with various lenders—particularly approval to use reserves at several properties.

Failure to Sell Site Acquisition Properties

When the Agency authorized funding in June 2007, it was anticipated that an additional \$800,000 could be generated from the sale of two properties owned by OCHI (after paying off existing obligations). The recent downturn in the housing market has made this impossible.

2001-2007 Linden St. Property - In June 2007, OCHI and its partner Community Development Corporation of Oakland (CDCO) had nearly completed the construction of eight homes at 2001-2007 Linden Street. They had fully repaid the Agency Site Acquisition Program (SAP) loan secured against the property. However, with the private lenders preparing to issue letters of default, the Agency approved the removal of the SAP's affordability restrictions so all the units could be sold at market value to repay the construction debt. Due to the continuing decline in the market, OCHI was unable to sell the units and repay the bank loan. Construction lender Silicon Valley Bank foreclosed on the property in September 2007. Even Silicon Valley Bank was subsequently unsuccessful in selling the units at auction.

Item: _____
CED Committee
January 22, 2008

The 7th and Campbell Streets Property - OCHI also purchased four contiguous sites at 7th and Campbell Streets in West Oakland, using the SAP. Bay Area Local Initiatives Support Corporation (LISC) is a junior lienholder, as is the seller. By last spring, it was clear that OCHI was not in a position to develop the sites, and in June the Agency approved removal of its affordability restrictions upon repayment of the loans. It was anticipated that the market rate sale of the vacant parcels would allow the Agency to be repaid in full (approximately \$886,000) and allow for the repayment to the other lenders, and that excess sales proceeds would be available to supplement operating expenses in OCHI's rental portfolio.

However, the declining real estate market made it effectively impossible to produce surplus funds for supplementing the rental portfolio's operations. Two bids were received but OCHI and City staff determined that neither was viable and efforts to counteroffer were not successful. Staff will continue to pursue options for recovering funds from the sites, although the real estate market is currently not very conducive to this.

Transition of Property Management to the John Stewart Company (JSCo)

City staff and other public and private lenders concluded in June 2007 that OCHM was no longer in a position to continue managing OCHI's Oakland portfolio. The loan documents entered into between the property owners and the City/Redevelopment Agency give authority to the City Administrator to approve and/or remove existing management companies. On the advice of staff and the other lenders, OCHI sought management proposals for the Oakland portfolio. JSCo was selected since it has years of experience and the financial resources necessary to manage these troubled residential buildings.

Property management responsibilities for seven of the eleven properties have been transferred to JSCo, whose staff is working diligently to straighten out the record-keeping, improve living conditions, determine capital needs and improve cash flow at each property. As management of each property transfers over to JSCo, outstanding payables on the properties are cleared. The California Hotel and Foothill Plaza, the properties in most dire need of assistance, were transferred to JSCo effective August 2007. JSCo's presence has stabilized the properties dramatically, although much work remains.

Effective October 2007, JSCo also took over property management responsibilities at Drasnin Manor, Marin Way Court, Nueva Vista, the Oaks Hotel, and San Antonio Terrace. As of December 2007, JSCo and OCHM are still working on reconciling payables. JSCo staff is currently evaluating potential ways to maximize the sustainability of these properties and determine what capital needs will be required at each property.

Utilization of the \$1 million Agency Operating Loan

The Agency's \$1 million operating loan has helped to provide stronger property management services to most of the properties and ensured that the buildings are kept open, with utilities turned on, most creditors paid off and minor repairs being made to units in several instances. The California Hotel received the bulk of the funding— \$620,000, which included \$120,000 to reimburse OCHI/OCHM expenses incurred in early 2007. For all other properties, the funds were used to cover outstanding payables and operating deficits. Major expenditures included payments toward property and business taxes, utilities, management company expenses, delinquent bills and some minor repairs at a few properties. As of December 2007, only \$85,000 remains from the operating loan (see **Attachment A** for a breakdown of expenditures by property).

PROJECT DESCRIPTION

Since June, staff and OCHI have cleared the outstanding payables on the majority of OCHI's Oakland properties. As described above, most of the portfolio's troubled properties have been transferred to JSCo, and the City and OCHI continue to develop individual workout plans for the remaining properties.

Although JSCo has been brought in at seven of the eleven OCHM-managed properties, substantial operating deficits remain in a number of the properties. With the downturn in the real estate market, OCHI was unable to sell its vacant property and generate additional funds for the portfolio, as described below. Therefore, additional action is needed by the Agency in order to allow the workout process to continue.

Since the anticipated land sales proceeds have not been realized, it will be necessary to supplement the operating expenses of the portfolio for approximately another six months while property-by-property workout plans are being finalized. Some of the other lenders have made concessions already, and others are being approached for additional concessions in terms of funding and/or regulatory relief. All of these concessions and the additional Agency financial assistance are needed to keep the buildings open with property management services intact and the very low and low income households housed. Without the additional funds requested herein, it is likely that a number of the buildings in the portfolio could be closed, and upwards of a thousand low income tenants displaced.

Proposed Actions for Properties Not Yet Transferred to New Management

The remaining four OCHM-managed properties are scheduled to transition to JSCo property management in 2008. Two of the remaining properties—Eldridge Gonaway and Kenneth Henry Court—currently have positive cash flows. At James Lee Court, there are substantial outstanding payables, but funds available from reserves and the Agency's operating loan should cover these. However, at Slim Jenkins Court, reserves and the remaining Agency funds are not sufficient to

Item: _____
CED Committee
January 22, 2008

handle outstanding payables, and additional funds and/or concessions on the property's mortgage loan with Citibank will be required before JSCo can take over property management.

Individual workout plans are being developed for each of the properties to determine the eventual disposition of each property. These plans are in various stages of completeness, and each instance involves determining required capital needs improvements, appropriate financing and management structures and appropriate ownership structure. Additional lender concessions are being sought, where applicable, at a number of the properties. The State of California Department of Housing and Community Development (CA HCD) has approved the use of reserves to cover operating and replacement needs. With other lenders, requested concessions may include forbearance and/or regulatory relief on the terms of the mortgages.

Many of the deficits in the portfolio are due to high vacancy rates and deferred maintenance. At some of the properties, providing some funds for minor capital needs will allow JSCo to repair and re-tenant units for occupancy. The remaining \$85,000 from the \$1 million operating loan will cover payables required to transfer over James Lee Court to JSCo in February 2008, but will not fully cover Slim Jenkins Court's transition, nor the on-going operating deficits at the California Hotel and some of the other properties.

Therefore, City staff recommends allocating \$500,000 to cover on-going operating expenses for the OCHI portfolio until workout plans are finalized within the next six months. Staff also recommends that a portion of the proposed \$500,000 be authorized for making repairs to units, based on staff's and JSCo's assumption that returning units to occupancy will benefit each property's financial situation. However, a number of the properties have fewer than 30 units, which in some cases will make it more difficult to achieve a break even cash flow due to a lack of economies of scale. JSCo will have a better sense regarding which properties can potentially generate positive cash flow—and which may not—once they have managed the properties for several months.

Attachment B contains tables of the 14 rental properties in the OCHI portfolio with information such as lenders, the management companies, immediate issues, etc.

California Hotel Update

Based on Council/Agency's direction to staff in June 2007 to pursue the transition of the California Hotel (Hotel) to a permanent supportive housing site, staff from both CEDA's Housing Division and DHS's Community Housing Services unit have been working with OCHI and supportive services providers to determine the most viable scenario. In late August, OCHI issued a Request for Proposals (RFP) for the acquisition and conversion of the Hotel to a permanent supportive housing site targeting homeless and/or formerly homeless individuals. OCHI received one submittal, from the East Bay Local Asian Development Corporation (EBALDC).

Item: _____
CED Committee
January 22, 2008

EBALDC and City staff brought together a project team that has been meeting regularly since October to discuss and negotiate the physical configuration and the fiscal, management and supportive services structure for the project. With 150 units, the Hotel is considered a very large building for a permanent supportive housing site. While 102 of the units contain cooking facilities as well as private bathrooms, 48 single room occupancy (SRO) units lack kitchens, and don't meet minimum size standards required by funding agencies. EBALDC has proposed to reduce the number of SRO units and combine some to provide larger, more habitable and marketable studio units as part of a major rehabilitation of the building.

JSCo has been managing the Hotel since August 2007. Comprehensive efforts to eradicate pests are proving successful thus far. However, the Hotel recently experienced security issues related to inadequately secured fire escapes and entry doors, which need to be addressed quickly. Since state and federal required costs for relocating tenants could be extremely high, City staff has requested that JSCo not fill vacancies while plans to reconfigure the Hotel are underway. However, having 66 vacant units is contributing to an operating deficit of approximately \$35,000 per month. To keep the Hotel open for the next six months, JSCo has requested additional operating subsidies, and funds for security improvements. Staff recommends allocation of the \$300,000 budgeted in June, and a portion of the additional \$500,000 proposed in this report, to cover operating expenses, the security improvements, and other capital needs costs.

Staff anticipates that the team will have a well developed plan for the transition of the California Hotel to a permanent supportive housing site within the next few weeks. An expanded discussion on the California Hotel, including discussion of likely funding sources for services, is provided in **Attachment B**.

SUSTAINABLE OPPORTUNITIES

The housing development projects under discussion in this report address the "3 E's" of sustainability in the following ways:

Economic: These projects maintain the affordable housing inventory in Oakland.

Environmental: Each of the buildings in the OCHI portfolio met standards in existence at the time they were built. Also, the end result of the proposals will be to rehabilitate existing housing near public transit and services. Preserving sites near mass transit enable residents to reduce dependency on automobiles and further reduce adverse environmental impacts.

Social Equity: Affordable housing is a means of achieving greater social equity. Oakland's neighborhood-level environment will be improved by renovating underused and sometimes blighted buildings. The proposed developments will preserve and improve affordable rental housing units for low and very low-income senior citizens and families. Social services, when provided to residents, further build social equity.

DISABILITY AND SENIOR CITIZEN ACCESS

All housing development projects receiving federal funds are required to construct and set aside units to be occupied by persons with disabilities (Federal Section 504 regulation). In the last 20 years, OCHI has developed 638 residential units using local and federal funds. They have been in compliance with local state and federal regulations, including development of at least five percent of newly constructed units for persons with physical disabilities and two percent of units to persons with auditory or visual disabilities. The State's Title 24 and the Americans with Disabilities Act require consideration of persons with disabilities in design and construction of housing. These requirements include accessible units and facilities. Furthermore, all developers receiving City or Agency funds are required to effectively market housing units to the disabled community. OCHI has presented this strategy in their Affirmative Fair Housing Marketing Plans. City funds have long supported housing development for seniors.

RECOMMENDATION(S) AND RATIONALE

In order to protect low-income tenants, and the City/Agency investments to date, staff recommends actions related to property owned by OCHI and/or its affiliates:

1. Re-allocate funds from the 2007-08 Notice of Funding Availability for Affordable Housing Development (NOFA) and provide grants to OCHI affiliates for an overall total of up to \$500,000 to cover operating deficits and minor capital needs required to prepare vacant units for tenancy at the 11 rental properties currently or formerly managed by OCHM. Over the next six months, the appropriate ownership structure of each building will be finalized, the capital needs assessment of the level of rehabilitation on the properties will be ongoing and plans to secure appropriate social services at particular sites will be developed with local social service agencies; and
2. Allocate \$300,000 in Agency funds approved during the FY 2007-09 Budget Process, to be utilized as grant funds to the California Hotel to make renovations necessary to convert the facility to permanent supportive housing units for homeless individuals and households, consist with the recently-adopted Permanent Access to Housing (PATH) plan for eliminating homelessness.

If Council decides not to approve the first recommendation, which would provide operating support for the non-performing properties, a number of properties will be shut down and the City/Agency would be at risk of losing their investments in the properties. In addition, hundreds

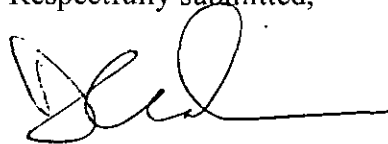
of low and very-low income tenants could potentially be displaced.

ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY

The following actions are requested of the Redevelopment Agency:

1. Adopt the resolution to re-allocate funds from the 2007-08 Notice of Funding Availability for Affordable Housing Development (NOFA) and provide grants to OCHI affiliates for up to \$500,000 to cover operating deficits and minor capital needs required to prepare vacant units for tenancy at the 11 rental properties currently or formerly managed by OCHM; and
2. Adopt the resolution authorizing the use of \$300,000 in FY 2007-08 Agency funds approved during the FY 2007-09 Budget Process for transitional housing at the California Hotel, to provide a grant for renovation of the California Hotel and its conversion to permanent supportive housing for homeless individuals and households.

Respectfully submitted,



Dan Lindheim
Interim Director
Community and Economic
Development Agency

Reviewed by:
Sean Rogan, Deputy Director
Housing & Community Development

Prepared by:
Christia Mulvey, Housing Development Coordinator
Housing & Community Development

APPROVED AND FORWARDED TO THE COMMUNITY
AND ECONOMIC DEVELOPMENT COMMITTEE:


Office of the City/Agency Administrator

Item: _____
CED Committee
January 22, 2008

Attachment A

**Oakland Community Housing Inc.
\$1 Million Operating Loan Allocations and Disbursements as of 12/31/2007**

Property	Allocation of Funds	Total Drawn	Balance Available
California Hotel	\$620,000	\$620,000	\$0
Drasnin Manor	\$33,000	\$32,890.37	\$109.13
Foothill Plaza	\$62,000	\$61,393.22	\$606.78
James Lee Court	\$40,000	\$0	\$40,000
Marin Way Court	\$15,000	\$15,000	\$0
Nueva Vista Apartments	\$78,000	\$77,937.96	\$62.04
Oaks Hotel	\$40,000	\$38,869.47	\$1,130.53
San Antonio Terrace	\$69,000	\$68,263.18	\$736.82
Slim Jenkins Court	\$43,000	\$0	\$43,000
Total	\$1,000,000	\$914,354.70	\$85,645.30

Attachment B

OCHI Property Status Updates

Properties Under John Stewart Company Management

- **California Hotel**
- **Drasnin Manor**
- **Foothill Plaza**
- **Marin Way Court**
- **Nueva Vista Apartments**
- **Oaks Hotel**
- **San Antonio Terrace**

Properties Scheduled to Transition to John Stewart Company Management in 2008

- **Eldridge Gonaway**
- **James Lee Court**
- **Kenneth Henry Court**
- **Slim Jenkins Court**

Properties That Will Remain Under Management By Outside Entities

- **Bishop Roy C. Nichols Senior Housing**
- **Coolidge Court**
- **Sylvester Rutledge Manor**

Attachment B

Properties Under John Stewart Company Management

California Hotel

California Hotel	3501 San Pablo Avenue (District 3) West Oakland Redevelopment Area Opened in 1991
Type/# of units	150 units: 16 studios; 85 SRO with kitchens; 48 SRO (shared kitchen)
Owner/Manager	Owner: Cahon Associates, Inc. Management: John Stewart Company (as of August 1, 2007)
Funding sources	City/Agency \$5,041,000 (includes HUD's HDG, land acquisition (\$439,000) and operating loan) State of CA HCD SHURP Program \$1.6 M Long term debt: \$6,641,000
Tax credit period	Ended December, 2006
Current vacancies	Approximately 60 vacancies/90 occupied
Rental Subsidies	5 Section 8 vouchers; 3 Shelter Plus Care
Cash Flow	Currently operating at a \$35K per month deficit; operating and replacement reserves have been fully expended.
Rehab needs	See below for details
Immediate Plans	See below for details
Long term Plans	See below for details

Issues

Pursuant to Council/Agency's direction to staff in June 2007 to pursue the transition of the California Hotel (Hotel) to a permanent supportive housing site, both Housing and Human Services staff have been working with OCHI and a number of supportive services providers to determine the most viable scenario. In late August, OCHI indicated that it no longer wanted to operate the Hotel and issued a Request for Proposals (RFP) for the acquisition and conversion of the Hotel to a permanent supportive housing site targeting homeless and/or formerly homeless individuals. OCHI received one submittal, from the East Bay Local Asian Development Corporation (EBALDC). EBALDC and City staff brought together a project team that has been meeting regularly since October to discuss and negotiate the physical configuration and the fiscal, management and supportive services structure for the project. The team includes EBALDC, OCHI, City Housing Development, City Human Services, Oakland Housing Authority (OHA), Corporation for Supportive Housing (CSH), Enterprise Foundation, Alameda County Behavioral Healthcare (Alameda County) and LifeLong Medical Care, all key partners in developing the California Hotel into a successful permanent supportive housing model.

With 150 units, the California Hotel is considered a very large building for a permanent supportive housing site and also includes 48 single room occupancy (SRO) units without kitchens. Not only do these SRO units lack the kitchens but they don't meet minimum size standards required by funding agencies. As a result, EBALDC has proposed to minimally reduce the number of SRO units in order to provide larger, more habitable and marketable studio units with kitchen as part of a major rehabilitation of the building. All team members support this minor reduction in order to make this supportive housing project more manageable, viable and successful. City Housing Development staff is currently in discussions with CA HCD and HUD to reduce the number of units, by approximately 16 to 26 units, and to provide other regulatory

Attachment B

relief. These lenders currently have regulatory agreements on units in the property and must approve these proposed changes to the property.

EBALDC would partner with a service provider to provide in-depth services to residents through funding mechanisms such as Mental Health Services Act (MHSA), which is administered through Alameda County. The OHA would likely provide Shelter Plus Care and Housing for Persons with Aids (HOPWA) to qualified tenants and its Family Self-Sufficiency (FSS) program to all tenants.

In addition, OHA has tentatively proposed a "Housing First" Demonstration Project for the California Hotel, which would provide Project Based Section 8 for a large portion of the units. The Demonstration Project status would ease some of the restrictions typically associated with Project Based Section 8 subsidies, allowing them to be used for the target population of homeless and/or formerly homeless tenants.

JSCo has been managing the California Hotel since August 2007. Comprehensive efforts to eradicate bedbugs and other pests are proving successful thus far, and have been favorably received by the remaining tenants. However, the California Hotel recently experienced security issues including physical threats to staff and assaults on tenants from non-residents, some of whom entered the property via the fire escapes and ineffective entry doors. These security problems need to be addressed quickly. In addition, the City's request that JSCo not fill vacancies while plans reconfiguring the building are still underway is contributing heavily to an operating deficit of approximately \$35,000 per month. Approximately 60 units are vacant currently. In order to keep the property open for the next six months, JSCo has already requested additional operating subsidies and, is now requesting funds to improve the property's security systems. Staff recommends allocation of the \$300,000 budgeted in June and a portion of the additional \$500,000 proposed in this report to cover operating expenses and these security needs and other capital needs costs.

Although considerable progress has been made in stabilizing the Hotel as it is currently configured and in determining the most viable transition of the Hotel, some key parts still need to be determined. Staff anticipates that the team will have a well developed plan for the transition of the California Hotel to a permanent supportive housing site within the next few weeks.

Attachment B

Drasnin Manor

Drasnin Manor	2530 International Blvd. (District 5) Coliseum Redevelopment Area Opened in 1994
Type/# of units	26 units: 3 one-bedroom; five two bedroom; 18 three-bedroom
Owner/Manager	Owner:2530 Associates Management: John Stewart Company (as of October 1, 2007)
Funding sources	Washington Mutual mortgage \$561,200 State of CA HCD RHCP \$1,053,677 Oakland Redevelopment Agency \$572,918 Long term debt: \$2,187,795
Tax Credit Investor	NEF through 2007
Cash Flow	Negative cash flow (-\$8,000 annually estimated by JSCo), with 5 units vacant and in need of repairs. Operating reserves of \$14,025 and replacement reserves of \$22,685 available per OCHM.
Rehab needs	Immediate capital needs were assessed at \$350,000 as of Nov. 2006. As of December 2007, this figure still seems in line.
Immediate Plans	Negotiate with lenders to keep the building stable Private mortgage payments are current Discuss emergency funds with State and Investor Identify funds for immediate repairs
Long term Plans	Determine Equity: Over 2-4 years determine appropriate ownership structure, capital funds and service providers. Assemble financing of long term physical needs, based on plan for future use.

Attachment B

Foothill Plaza

Foothill Plaza	6311 Foothill Blvd. (District 6) Central City East Redevelopment Area Completed in 1988; purchased in 2005 by FHP Housing Associates
Type/# of units	54 unit multi-family: 18 one bedrooms and 36 two bedrooms
Owner/Manager	Owner: FHP Housing Associates Management: John Stewart Company (JSCo, as of August 1, 2007)
Funding sources	City/Redevelopment Agency \$1,099,800 CalHFA Acquisition/Rehabilitation: \$4,510,000 Long term debt 5,609,800 NOFA commitment \$1.6 million in March 06 (loan not closed yet)
Tax credit period	No tax credits
Rental Subsidies	None
Cash Flow	Cash flows without CalHFA debt service. Operating and replacement reserves have been exhausted per OCHM.
Rehab needs	Capital Needs Analysis estimates \$2 million+ in immediate repairs
Immediate Plans	Conduct property/unit repairs as funds are available to do so. Work to clear notice of default and receiving regulatory relief on CalHFA mortgage. Application submitted for NOFA funding Fall 2007 with new proposed ownership joint venture between Community Housing Development Corporation of North Richmond (CHDC) and JSCo. If successful, will apply for MHP funds in Spring 2008. HDG affordability term expires June 2008.
Long term Plans	Secure capital funds for long-term rehab needs as described above; if successful, seek approvals to transfer ownership to CHDC/JSCo.

Marin Way Court

Marin Way Court	2000 International Blvd. (District 2) Central City East Redevelopment Area Opened in 1987
Type/# of units	20 unit two-bedroom family units
Owner/Manager	Owner: San Antonio Commons, Inc. Management: John Stewart Company (as of October 1, 2007)
Funding sources	Savings and Loan: \$208,053 City/Agency: \$1,133,248 Long term debt: \$1,341,301
Tax credit investor	N/A
Cash Flow	The building has potential to break even from a cash flow perspective. Operating and replacement reserves have been exhausted per OCHM.
Rehab needs	Minimal needs.
Immediate Plans	It is old and is in need of repairs. Negotiate with lenders to keep the building stable.
Long term Plans	Over 2-4 years identify proper ownership structure and capital funds for rehab.

Attachment B

Nueva Vista

Nueva Vista	3700 International Blvd. (District 5) Coliseum Redevelopment Area Opened in 1986
Type/# of units	30 unit family: 8 one bedroom; 15 two-bedroom and 7 three bedroom
Owner/Manager	Owner: Nueva Vista Associates Management: John Stewart Company (as of October 1, 2007)
Funding sources	City/Agency: \$1,639,158 Citibank \$343,467 Long term Debt \$1,982,625
Tax credit Investor	N/A
Cash Flow	Negative cash flow (-\$90,000 annually estimated by JSCo), with 5 units vacant and in need of repairs. Operating reserves have been exhausted; replacement reserves of \$14,580 are available per OCHM.
Rehab needs	Approximately \$45,000 in immediate repair needs per JSCo.
Immediate Plans	Nueva Vista is one of the oldest buildings in the portfolio.
Long term Plans	Determine Equity Over 2-4 years identify appropriate ownership structure, funds for capital needs.

Oaks Hotel

Oaks Hotel	587 15 th Street (District 3) Central District Redevelopment Area Opened in 1985
Type/# of units	85 SRO units
Owner/Manager	Owner: Oaks Associates Management: John Stewart Company (as of October 1, 2007)
Funding sources	City/Agency: \$1,992,665 Alameda County HCD \$144,135 State of CA HCD 1,780,824 OCHI \$222,400 Long term debt: \$4,503,200
Tax credit period	Tax credit investor
Current vacancies	High vacancies, JSCo working with Oakland Housing Authority on filling Project-based Section 8 units
Cash Flow	Negative cash flow (-\$108,000 annually estimated by JSCo), with ~10 units vacant and in need of repairs. Operating reserves of \$44,639 and replacement reserves of \$37,697 are available per OCHM.
Rehab needs	Recently rehabilitated. However, JSCo indicates that additional repairs are needed to roof and units that may not be fully covered by reserves.
Immediate Plans	Identify social services and new tenants Maximize utilization of Project Based Section 8 vouchers Identify potential sources of funding for repairs
Long term Plans	Over 2-4 years identify appropriate ownership structure

Attachment B

San Antonio Terrace

San Antonio Terrace	1485 East 22 nd St (District 2) Central City East Redevelopment Area Completed in 1989
Type/# of units	23 unit multi-family: 12 two-bedroom 11; three-bedroom
Owner/Manager	Owner: San Antonio Terrace Associates Management: John Stewart Company (as of August 1, 2007)
Funding sources	City/Redevelopment Agency: \$1,793,500 (inc. City HDG loan) CalHFA: \$934,972 CalHFA 2 nd : \$132,250 Long term Debt: \$2,860,722
Tax credit period	Complete
Cash Flow	Negative cash flow (-\$96,000 annually estimated by JSCo), with 2 units vacant and in need of repairs. Operating reserves have been exhausted; replacement reserves of \$27,596 are available per OCHM. Debt service of \$9,800 per month to CalHFA is triggering cash flow problems.
Rehab needs	Substantial
Immediate Plans	JSCo to examine cash flow situation and capital needs. Was past due in monthly payments to CalHFA (3months) – cleared default through payments from the 2007 operating loan allocation.
Long term Plans	Identify new ownership structure Potential CalHFA Acquisition/Rehabilitation and re-syndication, possibly tied to Foothill Plaza restructuring.

Attachment B

Properties Scheduled to Transition to John Stewart Company (JSCo) Management in 2008

Eldridge Gonaway Commons

Eldridge Gonaway Commons	1165 3 rd Avenue (District 2) Central City East Redevelopment Area Opened in 1984
Type/# of units	40 family units: 10 one-bedroom; 15 two bedroom; 13 three-bedroom; 2 four bedroom
Owner/Manager	Owner: Eldridge Gonaway Commons Associates Management: OCHM (Scheduled to change to JSCo 2/1/2008)
Funding sources	CalHFA \$810,827 Redevelopment Agency \$1,185,280 Long term debt: \$1,996,017
Tax credit period	No tax credit investor
Cash Flow	The building has a positive cash flow.
Rehab needs	Capital needs are minimal.
Immediate Plans	Need a change in management
Long term Plans	The building is the oldest in the portfolio. Over 2-4 years determine restructuring as appropriate.

James Lee Court

James Lee Court	690 15 th Street (District 3) Central District Redevelopment Area Opened in 1987
Type/# of units	26 unit family: 4 one bedroom; 7 two bedroom 10 three bedroom and 4 four bedroom
Owner/Manager	Owner: Dignity Housing West Associates Management: OCHM (Scheduled to change to JSCo 2/1/2008)
Funding sources	City/Agency \$810,000 (+\$40,000 in operating loans currently scheduled to close in January 2008) State of CA HCD RHCP \$1,023,590 Long term debt: \$1,824,000
Tax credit Investor	NEF through 12/07
Cash Flow	Negative cash flow (-\$122,287 annually estimated by JSCo), with ~5 units vacant and in need of repairs. Operating reserves of \$32,000 and replacement reserves of \$38,000 are available per OCHM.
Rehab needs	The building has minimal capital needs, but these must be addressed before vacant units can be leased.
Immediate Plans	Change management, assess whether building as structured can cash flow.
Long term Plans	Determine Equity Over 2-4 years identify new owner, and capital for repairs.

Attachment B

Kenneth Henry Court

Kenneth Henry Court	6455 Foothill Blvd. (District 6) Central City East Redevelopment Area Opened in 1992
Type/# of units	51 family units: 8 one bedroom; 29 two bedroom 12 three bedroom and 2 four bedroom
Owner/Manager	Owner: 6455 Foothill Associates Management: OCHM
Funding sources	Citibank: \$446,820 State of CA RHCP: \$1,859,275 City/Agency: \$850,000 Long term debt: \$3,156,095
Tax credit Investor	NEF through December 2007
Cash Flow	Building should cash flow, with ~4 units vacant currently. Operating and replacement reserves will be reassessed prior to transfer of management responsibilities.
Rehab needs	The building has minimal capital needs; repairs to the siding on two of four buildings are being handled with replacement reserves.
Immediate Plans	Change Property management company to John Stewart Company 2/1/2008.
Long term Plans	Building is stable; minor repairs needed

Slim Jenkins Court

San Antonio Terrace	700 Willow Street (District 3) West Oakland Redevelopment Area Completed in 1991
Type/# of units	32 unit multi-family: 12 two-bedroom 11; three-bedroom
Owner/Manager	Owner: Slim Jenkins Court Associates Management: OCHM
Funding sources	City/Agency: \$4,116,500 (+\$43,000 in operating loans currently scheduled to close in January 2008) Private mortgage \$1,760,000 Long Term Debt \$5,800,000
Tax credit Investor	N/A
Cash Flow	Negative cash flow (-\$120,000 annually estimated by JSCo), with a number of units vacant/in need of repairs. Operating reserves of \$3,074 and replacement reserves of \$5,520 are available per OCHM, but payables outpace these. Citibank mortgage doubled several years ago to \$12,500 per month.
Rehab needs	Recent Rehabilitation completed
Immediate Plans	New management company Determine equity Citibank Mortgage due 9/30/07 - as of late December 2007, negotiations were underway for relief on this debt.
Long term Plans	Identify appropriate ownership structure ID new financing to repay mortgage

Attachment B

Properties That Will Remain Under Management By Outside Entities

Bishop Roy C. Nichols Senior Housing

Bishop Roy C. Nichols Senior Housing	1027 62 nd St. (District 1) Opened in 2003
Type/# of units	17 senior units
Owner/Manager	Owner: Downs Senior Housing Associates Management: Christian Church Homes
Funding sources	City of Oakland HOME funds \$1,308,799 Citibank \$111,388 Far East National Bank \$85,000 Long term debt \$1,505,187
Tax credit period	U.S. Bancorp is tax investor in until 2018
Rehab needs	This is a relatively new senior housing building – no rehab needs
Immediate/Long-term Plans	Keep CCH as management entity. No changes recommended at this time.

Coolidge Court

Coolidge Court	3800 Coolidge Avenue (District 4) Opened in 1998
Type/# of units	18 studio units
Owner/Manager	Owner: Coolidge Court Associates Management: Fred Finch
Funding sources	HUD 811: \$1,433,838 City of Oakland: \$550,000 Long term debt: \$1,983,838
Tax Credit Investor	N/A
Rehab needs	None
Immediate/Long-term Plans	Keep the structure as is. No changed needed

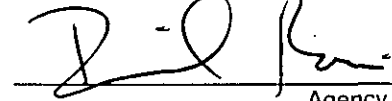
Sylvester Rutledge Manor

Sylvester Rutledge Manor	3255 San Pablo Ave (District 3) West Oakland Redevelopment Area Completed in 2003
Type/# of units	65 senior units
Owner/Manager	Owner: North Oakland Senior Housing Associates Management : Christian Church Homes
Funding sources	City/Redevelopment Agency \$2,551,750 Citibank \$922,142 Far East (AHP) \$320,000 Long Term Debt: \$3,794,000
Tax credit period	U.S. Bancorp CDC, limited partners through 2018
Rehab needs	Recently constructed Senior housing; no rehab needed
Immediate/Long-term Plans	No changes recommended at this time

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2008 JAN 10 PM 5: 58

APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

A RESOLUTION AMENDING RESOLUTION NO. 2007-44 C.M.S. TO AUTHORIZE AN ADDITIONAL \$500,000 IN OPERATING FUNDING, IN THE FORM OF GRANTS, FOR A TOTAL OPERATING FUNDING AMOUNT OF \$1.5 MILLION, TO THE FOLLOWING AFFORDABLE RENTAL PROJECTS: THE CALIFORNIA HOTEL (3501 SAN PABLO AVENUE); DRASNIN MANOR (2530 INTERNATIONAL BOULEVARD); ELDRIDGE GONAWAY COMMONS (115 3RD AVENUE); FOOTHILL PLAZA (6311 FOOTHILL BOULEVARD); JAMES LEE COURT (690 15TH STREET); KENNETH HENRY COURT (6455 FOOTHILL BOULEVARD); MARIN WAY COURT (2000 INTERNATIONAL BOULEVARD); NUEVA VISTA (3700 INTERNATIONAL BOULEVARD); THE OAKS HOTEL (587 15TH STREET); SAN ANTONIO TERRACE (1485 E 22ND STREET); AND SLIM JENKINS COURT (700 WILLOW STREET); AND REALLOCATING LOW AND MODERATE INCOME HOUSING FUNDS FOR THIS PURPOSE

WHEREAS, Resolution No. 2007-44 C.M.S. adopted on June 5, 2007, authorized \$1 million in operating loans to the following 11 affordable rental housing projects: The California Hotel (3501 San Pablo Avenue); Drasnin Manor (2530 International Boulevard); Eldridge Gonaway Commons (115 3rd Avenue); Foothill Plaza (6311 Foothill Boulevard); James Lee Court (690 15th Street); Kenneth Henry Court (6455 Foothill Boulevard); Marin Way Court (2000 International Boulevard); Nueva Vista (3700 International Boulevard); The Oaks Hotel (587 15th Street); San Antonio Terrace (1485 E 22nd Street); and Slim Jenkins Court (700 Willow Street); and

WHEREAS, management of seven of the eleven properties has been transferred to management by the John Stewart Company; and

WHEREAS, project owners still contract with other property management firms to manage the day-to-day operation of the remaining four properties; and

WHEREAS, the \$1 million in operating funds allocated in 2007 have been nearly drawn down to cover operating expenses and payables at nine of the properties listed above; and

WHEREAS, the units in these projects are rented at prices affordable to households earning no more than 80% of area median income; and

WHEREAS, the 638 residential units provided by these projects are an important source of affordable housing for the low and very low income residents who may otherwise be homeless; and

WHEREAS, the City of Oakland's Consolidated Plan for Housing and Community Development indicates that there is a need to, preserve affordable rental housing, and has identified this activity as a priority; and

WHEREAS, California Health and Safety Code Sections 33334.2 and 33334.3, authorize a redevelopment agency to use its low and moderate income housing funds to preserve housing affordable to very low income households and to provide subsidies for the benefit of such households; and

WHEREAS, given many of the properties' precarious financial situations, it is deemed to be appropriate at this time to structure additional funding assistance in the form of grants; and

WHEREAS, funds are available from the Agency Low/Moderate Income Housing Fund (9580), Housing Development Organization (88929), Project (P209310) to provide additional operating funding to these projects; and

WHEREAS, the requirements of the California Environmental Quality Act of 1970 ("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, this action is exempt from CEQA per Section 15301 of the CEQA guidelines (continuing operation of existing facilities); now, therefore, be it

RESOLVED: That Agency Resolution No. 2007-44 C.M.S. is hereby amended to increase the amount of the funding assistance to be used for operating support for the rental housing projects listed above by \$500,000, for a total operating funding amount of \$1.5 million; and be it

FURTHER RESOLVED: That \$500,000 shall be re-allocated from the Agency Low/Moderate Income Housing Fund (9580), Housing Development Organization (88929), Project (P209310) to cover this funding; and be it

FURTHER RESOLVED: That the additional \$500,000 shall be provided in the form of grants; and be it

FURTHER RESOLVED: That disbursements made under the additional funding shall be directly related to property management costs for transition to the new property management firm, costs related to the transfer of a property to another entity or other workout costs, or reimbursements for verifiable operating expenses and minor capital expenses for each property; and be it

FURTHER RESOLVED: That the making of these grants shall be contingent on and subject to such appropriate terms and conditions as the Agency Administrator or his or her designee may establish; and be it

FURTHER RESOLVED: That the Agency hereby appoints the Agency Administrator and his or her designee as agent of the Agency to conduct negotiations, execute documents, allocate the additional funding to projects, administer the funding, and take any other action with respect to the additional funding and the projects consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND CHAIRPERSON DE LA FUENTE

NOES-

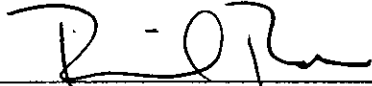
ABSENT-

ABSTENTION-

ATTEST: _____
LaTonda Simmons
Secretary of the Redevelopment Agency
of the City of Oakland

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 JAN 10 PM 5:58

APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

A RESOLUTION ALLOCATING \$300,000 TO CAHON ASSOCIATES AS A GRANT FOR THE REHABILITATION AND CONVERSION OF THE CALIFORNIA HOTEL, LOCATED AT 3501 SAN PABLO AVENUE, FOR PERMANENT SUPPORTIVE HOUSING UNITS FOR HOMELESS INDIVIDUALS AND HOUSEHOLDS

WHEREAS, the Agency and City Council budgeted \$300,000 in Low and Moderate Income Set-Aside funds during the FY 2007/09 budget process to help transfer the ownership and convert the California Hotel, a 150 unit residential hotel located at 3501 San Pablo Avenue, to a permanent supportive housing property;

WHEREAS, CaHon Associates has requested that the Agency allocate \$300,000 in grant funds previously budgeted by the Agency for the property; and

WHEREAS, the Agency desires to provide a \$300,000 grant to CaHon Associates to cover costs associated with capital improvements for the property, including improved security systems; and

WHEREAS, the \$300,000 grant will be made from the Low and Moderate Income Housing Fund; and

WHEREAS, the City of Oakland's Consolidated Plan for Housing and Community Development indicates that there is a need for affordable housing for homeless individuals and households, and has identified this activity as a priority; and

WHEREAS, the improvements will preserve and improve the supply of low and moderate income housing available in the City of Oakland, is an eligible use of the Agency's Low and Moderate Income Housing Fund under California Health and Safety Code Sections 33334.2 and 33334.3, and will benefit the redevelopment project areas in the City of Oakland by improving

affordable housing opportunities within the community that will enhance the economic viability and redevelopment potential of the project areas; and

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

WHEREAS, the Agency by agreement with the City is the Lead Agency for the improvements 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 Agency's Low and Moderate Income Housing Fund to assist the Project; now, therefore, be it

RESOLVED: That the Redevelopment Agency hereby authorizes the Agency Administrator or his or her designee to provide a grant in an amount not to exceed \$300,000 to CaHon Associates or to an affiliated entity or successor to the California Hotel approved by the Agency Administrator or his or her designee, to be used for capital improvements relating to the development of permanent supportive housing units for homeless individuals and households; and be it further

RESOLVED: That grant funds shall come from the Agency's Low and Moderate Income Housing Fund (Fund 9580, Organization 88929, Account 58312, Project L324710); and be it further

RESOLVED: That the grant is contingent on the availability of sufficient funds in the Low and Moderate Income Housing Fund to cover the grant; and be it further

RESOLVED: That as a condition of the grant, the Agency will require that appropriate restrictions on rents and operations be recorded against improvements; and be it further

RESOLVED: That the making of the grant shall be contingent on and subject to such other appropriate terms and conditions as the Agency Administrator or his or her designee may establish; and be it further

RESOLVED: That all grant documents shall be reviewed and approved by Agency Counsel for form and legality prior to execution, and copies will be placed on file with the Agency Secretary; and be it further

RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with

CEQA because the Project is exempt from CEQA pursuant to Section 15301 (minor alterations to existing facilities) of the CEQA Guidelines;

RESOLVED: That the Agency Administrator or his or her designee shall cause to be filed with the County of Alameda a Notice of Exemption for the Project; and be it further

RESOLVED: That the Agency hereby appoints the Agency Administrator and his or her designee as agent of the Agency to conduct negotiations, execute documents, administer the grant, and take any other action with respect to the grant and the Project consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND CHAIRPERSON DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

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