

Affordable Housing Impact Fee and Jobs Housing Impact Fee Deployment Update

October 2020

Department of Housing and
Community Development

Impact Fees Appropriated and Budgeted

IMPACT FEE NAME	Fiscal Year 2018-2019	Fiscal Year 2019-2020	Fiscal Year 2020-2021	CUMULATIVE TOTAL
AFFORDABLE HOUSING IMPACT FEE (AHIF)	\$4,894,717	\$4,989,500	\$4,137,063	\$14,021,280
JOBS/HOUSING IMPACT FEES (JHIF)	\$2,463,804	\$0	\$5,273,519	\$7,737,323
CUMULATIVE TOTAL	\$7,358,521	\$4,989,500	\$9,410,582	\$21,758,603
FUNDS COMMITTED TOTAL	\$7,358,521	\$4,989,500	\$8,049,692	\$20,397,713
BALANCES	0	0	\$1,360,890	\$1,360,890

Impact Fee Deployment: FY 2018-2019 Funding Committed

Project Name	Address	# of Units	AHIF Committed	JHIF Committed	Add'l City Funding	Development Status
Nova Apartments (Oak Hill)	445 – 30 th Street	57	\$1,600,000			Project is fully entitled and started construction in January 2020.
95 th and International	9409-9437 International Blvd	55	\$1,409,717	\$ 129,681	HOME, Boomerang, Low-Mod Asset Fund, Excess Bond Funds	Predevelopment. Planning approved 11/07/2018. If awarded tax credits in December 2020, will start construction mid-2021.
Friendship Senior Rental Housing	1904 Adeline Street	50	\$1,885,000		HOME, Boomerang	Predevelopment. Planning approved 1/07/2019.
Fruitvale Transit Village II B	E 12th Street and 35th Avenue	181		\$1,604,123	Boomerang, Low-Mod Asset Fund	Project is fully entitled and applying for building permits.

Impact Fee Deployment: FY 2018-2019 Funding Committed, Cont'd

Project Name	Address	# of Units	AHIF Committed	JHIF Committed	Add'l City Funding	Development Status
West Grand & Brush	West Grand Ave. and Brush Street	59		\$ 330,000	Low-Mod Asset Fund, Measure KK	Entitled, with CEQA and NEPA approvals. If awarded tax credits this Fall, will start construction by March 2021.
Predevelopment Loan Program	Various			\$ 400,000		
TOTALS		402	\$4,894,717	\$2,463,804		\$7,358,521

Impact Fee Deployment: FY 2019-2020 Funding Committed

Project Name	Address	# of Units	AHIF Committed	JHIF Committed	Add'l City Funding	Development Status
West Grand & Brush	West Grand Ave. and Brush Street	*	\$3,965,000		See previous slide for FY 2018-19.	See previous slide for FY 2018-19.
Longfellow Apartments	3801-3807 & 3823-3829 Martin Luther King Jr. Way	77	\$1,024,500		Measure KK	Predevelopment. CEQA and land use approvals in place. NEPA is pending.
TOTALS		77	\$4,989,500			\$4,989,500

*Project units calculated in 2018-2019 chart

Impact Fee Deployment: FY 2020-2021 Funding Committed

Project Name	Address	# of Units	AHIF Committed	JHIF Committed	Add'l City Funding	Development Status
7 th & Campbell	7 th and Campbell Streets	79	\$ 460,192		Boomerang, Measure KK	Predevelopment. CEQA and land use approvals in place. NEPA is pending. If awarded tax credits in December 2020, will start construction mid-2021.
Longfellow Apartments	3801-3807 & 3823-3829 Martin Luther King Jr. Way	*	\$3,239,500		See previous slide for FY 2019-20	See previous slide for FY 2019-20
Phoenix	801 Pine Street	100		\$4,350,000		Predevelopment, CEQA and land use approvals in place.
TOTALS		179	\$3,699,692	\$4,350,000		\$8,049,692

*Project units calculated in 2019-2020 chart



HOW DOES THIS ACTIVITY ADDRESS OAKLAND'S HOUSING NEEDS?

- ▶ 2015-2023 RHNA: **2,059** Units for Very Low Income Households

source: <https://www.hcd.ca.gov/community-development/housing-element/index.shtml>

- ▶ 2023-2031 Draft RHNA: **6,880** Units for Very Low Income Households

- ▶ **4,071** Homeless Residents as of 2019 (Source: [2019 Point In Time Count](#))

CITYWIDE HOUSING NEEDS

Citywide RHNA Targets vs. Production
Very Low-Income Units



Deployment of Funds & Units Produced

- ▶ Total Affordable Housing Impact Fee and Jobs/Housing Impact Fee Funds Committed 2018 - 2021: **\$20,397,713** (94% of total budgeted)
- ▶ These commitments will create **658 units** of affordable housing

Commitment & Expenditure of Funds

- ▶ 100% of Impact Fees budgeted for FYs 2018/2019 and 2019/2020 has been committed to 100% affordable housing developments
- ▶ 85.5% of Impact Fees budgeted for FY 2020/21 has been committed to 100% affordable housing developments
- ▶ None of the funds committed to date have been expended
- ▶ The funds are designed to be “first in, last out,” enabling developers to leverage State, Federal and private resources and utilize them flexibly
 - ▶ *The Impact Fee program design is a significant **value-add** to affordable housing developers; non-expenditure status is not a failure of the program*
- ▶ Nova Apartments is expected to complete construction by June 2021 and will draw down its full Impact Fee commitment at that time

City Affordable Housing NOFA Process

- ▶ Ensures a competitive process which uses City-determined priorities and values to award funds based on criteria:
 - ▶ deepest affordability, readiness, equity, proximity of site to public transportation
- ▶ Awards funds available based on scoring and ranking
- ▶ Provides City Council and the public with complete data ensuring full transparency
- ▶ Decisions to release NOFA's depend upon:
 - ▶ Availability of funds;
 - ▶ Status of the pipeline of high-scoring projects that were not awarded funds through a particular NOFA process