



# AGENDA REPORT


**TO:** Jestin D. Johnson  
City Administrator

**FROM:** Emily Weinstein  
Director

**SUBJECT:** Affordable Housing Funding Programs  
– Advance Funding Authorizations

**DATE:** August 12, 2024

City Administrator Approval

  
Jestin Johnson (Aug 29, 2024 17:00 PDT)

Date: Aug 29, 2024

## **RECOMMENDATION**

**Staff Recommends That The City Council Allocate Funds From Measure U Housing Bond And Other Non-bond Funds In A Total Amount Not To Exceed \$113,400,039 To Fund New Construction Of Multifamily Rental Affordable Housing Projects, Homekey and Rapid Response Homeless Housing, Acquisition and Conversion to Affordable Housing And Rehabilitation Of The Existing Affordable Housing, And Authorizing The City Administrator To Make Development Loans Under The New Construction Of Multifamily Rental Affordable Housing Program, Rapid Response Homeless Housing, Acquisition and Conversion to Affordable Housing And Rehabilitation Of The Existing Affordable Housing Without Returning To Council, Contingent On Funding Availability.**

## **EXECUTIVE SUMMARY**

The proposed resolution would authorize up to \$113,400,039 of City of Oakland (City) financing for loans to affordable housing developments identified through the Housing and Community Development Department (HCDD)'s various affordable housing funding processes:

- New Construction of Affordable Multifamily Rental Housing Notice of Funding Availability (NC NOFA)
- Homekey / Rapid Response Homeless Housing (R2H2) Request for Proposals (Homekey/R2H2 RFP)
- Rehabilitation and Preservation of Existing Affordable Housing NOFA (Rehab NOFA)
- Acquisition and Conversion to Affordable Housing (ACAH)

These funding commitments would be enabled by \$113,400,039 of existing and anticipated funding sources without returning to City Council (Council) for additional approval. Funding would primarily come from Measure U bond funds for affordable housing, and full funding sources are delineated in the Fiscal Impact section below. In

CED Committee  
September 10, 2024

order to advance equity among similarly situated affordable housing projects desiring to meet the same upcoming State funding deadlines, HCDD is seeking advance authorization to make commitments to projects that will be identified through the City's well-established NOFA/RFP processes and fulfill the City's existing underwriting guidelines. HCDD staff will share results from the NOFAs with Council after funding commitments have been made as well as establish an annual report to Council of all selected projects, locations, income levels served, populations served, and development status to ensure transparency and accountability.

When the City has federal, state and local funding sources available to allocate to affordable housing programs and projects, HCDD solicits applications for project funding on a competitive basis. These competitive processes, typically prioritize developments that serve extremely low income households (and particularly those experiencing homelessness), that leverage outside resources (including highly competitive state and federal funding sources), that are ready to start construction, that are sustainable and promote equitable outcomes for Oakland residents, workers and businesses, and that are near transit and neighborhood amenities, among other criteria.

This resolution will streamline HCDD's NOFA/RFP processes in order to meet State funding deadlines and increase/preserve the supply of affordable housing through new construction, acquisition/conversion, and rehabilitation activities.

## **BACKGROUND / LEGISLATIVE HISTORY**

In accordance with Oakland HCD's [2023-2027 Strategic Action Plan](#) (2023-2027 SAP), HCDD has identified program priorities for addressing housing affordability with a funding strategy in which 76% of the department's affordable housing funding will be directed towards new construction (production) or affordable housing, and 14% will be directed to acquisition and rehabilitation of affordable units (preservation). The four HCDD programs that award funding through the NOFA/RFP processes are the New Construction NOFA, the Homekey and Rapid Response Homeless Housing RFP, Acquisition and Conversion to Affordable Housing (ACAH), and the Rehabilitation of existing Affordable Housing NOFA. Through these processes, HCDD staff solicits applications for funding, scores, ranks and awards funding for new construction projects, quick-build housing for homeless exits, and the rehabilitation and preservation of existing affordable housing. On June 18, 2024, pursuant to City Council Resolution [No. 90308 C.M.S.](#), Council approved a streamlined process for the ACAH program allowing for awards to projects meeting HCDD established criteria to be made on a continuous rolling basis in partnership with the Housing Accelerator Fund.

### ***New Construction Notice of Funding Availability***

On March 21, 2023, June 28, 2023, and February 20, 2024, Council adopted Resolutions [No. 89646 C.M.S.](#), [No. 89809 C.M.S.](#) and [No. 90118 C.M.S.](#), which

authorized the Oakland HCD to allocate up to \$92 million for projects through the City's New Construction NOFA as well as the ability to fund down the pipeline of selected projects as funding becomes available.

Traditionally, the New Construction NOFA is the primary avenue by which HCDD distributes funding for newly built affordable housing. By the time the last New Construction NOFA application window closed on April 3, 2023, the City received a total of \$193,988,748 in requested funding for 16 development projects. Together, these developments would provide 1,147 units of affordable housing, including 413 units of Permanent Supportive Housing (PSH) for people exiting homelessness. An overview of applicants for the 2023 New Construction NOFA, as well as awards made to date, is provided in **Attachment A**.

Through outreach to Affordable Housing Developers, HCDD has determined that because the NOFA is vastly oversubscribed, the creation of a pipeline of projects that meet threshold qualifications is needed to maintain a steadier stream of affordable housing developments moving towards construction start. This allows HCDD to issue New Construction NOFAs on an approximately biennial basis and fund down an established pipeline as additional funds become available while periodically refreshing the development pipeline. The ability to allocate down the pipeline was responsible for the award of \$11.9M to Lake Merritt Bart Senior Housing in February 2024, which will allow that development to begin construction this month. This process proves more efficient for developers and staff and allows the expedited deployment of housing funds as they become available through State and other funding programs.

Applications must meet minimum threshold standards to become eligible for funding, including the engagement of community constituents, evidence of site control, commitment to serving Extremely Low-Income residents, developer and property management experience, and having a viable financial plan in place demonstrating City funds will be used to leverage other yet-to-be-committed County, State, and Federal funds, private financing, and grant funds. Each project funded under the New Construction NOFA will be required to provide a minimum of 20% of the units targeted to households with incomes at or below 30% of Area Median Income (AMI). Additional points can be awarded for exceeding this threshold. This income band is targeted at AMI levels either to provide housing for unhoused Oaklanders or address displacement pressures on some of Oakland's most vulnerable renters.

For developments setting aside units for Permanent Supportive Housing, the developer and property manager must incorporate tenant selection criteria consistent with Housing First principles, with the intent of reducing barriers to housing for those most in need as well as a Supportive Service plan to serve those residents. All project marketing and management plans are subject to review and approval by City staff. Additional

demographic reporting data for residents in completed developments is being required from all program applicants going forward as tracking this data ensures effective outcomes and allows HCDD to report on a program-wide basis.

Additional scoring criteria for the 2024 New Construction NOFA include the following: readiness of new affordable rental housing developments to commence construction; projects that are competitive for State affordable housing resources, including but not limited to tax-exempt bonds allocated by the California Debt Limit Allocation Committee (CDLAC); projects that included an “emerging developer” as part of the development team (to be defined in the NOFA as an entity that has developed, owned, or operated at least one (1) but not more than four (4) completed Affordable Rental Housing Developments that are equivalent to the proposed Affordable Rental Housing Development in size, scale, level of amenities, and occupancy); housing located on publicly-owned land, housing located in neighborhoods subject to displacement pressures, and housing targeting people experiencing homelessness including Permanent Supportive Housing projects.

### ***Homekey and Rapid Response Homeless Housing (R2H2) Program***

On March 29, 2023, the California Department of Housing and Community Development (CA HCD) issued a NOFA for the third round of its Homekey Program, making approximately \$736 million in grant funding available within the 2022-2023 fiscal year to local public entities, including cities, counties, or other local public entities, to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic. A smaller allocation is expected for the Homekey Round 4 NOFA by the end of 2024 funded through voter approved CA Prop. 1.

Homekey funds must be used to provide permanent or interim housing for individuals and families experiencing homelessness and affordability is restricted at or below 30% of AMI. The City issued a Homekey Round 3 RFP in October 2022, in anticipation of the March 29, 2023 State Homekey NOFA release date. Eleven applications were received. Of the five proposals that met both the City’s and the State’s Homekey Round 3 program thresholds and priorities, three developments were awarded state funding and are anticipated to begin occupancy in early 2025.

Homelessness has increased over 24% in Oakland between 2019 to 2022. The pace of increase slowed to 9% between 2022 and 2024<sup>1</sup>, despite increased pressure after the

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<sup>1</sup> Alameda County 2022 and 2024 Preliminary Point-In-Time Count: <https://public.tableau.com/app/profile/simtech.solutions/viz/AlamedaCountyPoint-in-TimeCountResultsSummary/PITTrends?publish=yes>, and

City's pandemic-era eviction moratorium ended in the Fall of 2023. The Homekey program presents an important and unique opportunity to address this crisis. The Rapid Response Homeless Housing (R2H2) program builds off the City's success with the Homekey program. R2H2 allows the City to respond to the homelessness crisis after the State winds down the Homekey program by establishing a program funded within the City of Oakland. This program also allows the City to directly fund projects that either do not need Homekey funds or are not competitive for the State program.

In anticipation of a possible fourth round of Homekey funding, staff issued an RFP to seek proposals for permanent and/or interim housing for individuals and households experiencing homelessness in December of 2023. The City will co-apply for this potential source of funding with top scoring proposals from the RFP. In addition, the RFP process established a vehicle for the R2H2 program to launch simultaneously with the Homekey Round 4 RFP. Nineteen initial applications were received in response to the Homekey/R2H2 RFP, with projects in various states of readiness.

Of the nineteen applications received in response to the Round 4 NOFA, nine applications met the City's programmatic thresholds and were invited to submit a Full Application. Four are being considered for Homekey applications to the State upon release of the Homekey Round 4 NOFA, and three are under consideration for R2H2 funding only, one was awarded R2H2 funding on an expedited basis, and one application was withdrawn. Homekey Round 4/R2H2 developments in process will serve Transition Age Youth (TAY) experiencing homelessness, and the remaining five developments will serve individuals experiencing chronic homelessness.

**Attachment 2** highlight the sources of available funds, the current Homekey/R2H2 applications under review for funding allocation, the awarded application, and the full list of applicants as of August 2024.

### ***Rehabilitation of Existing Affordable Housing***

The City of Oakland has issued residual receipts loans to approximately 140 affordable housing developments over the past 40 years. In connection with the loans, since the early 1990's, regulatory agreements are executed restricting all or some units for rent to low, very low, extremely low, or moderate-income tenants. On April 16, 2024, pursuant to City Council [Resolution No. 90178 C.M.S.](#), the City Administrator was granted blanket authority to extend the terms of loans and regulatory agreements by up to fifty-five years as needed, and to modify agreement terms to mirror current City standards, which are updated periodically.

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<https://public.tableau.com/app/profile/simtech.solutions/viz/AlamedaCountyPoint-in-TimeCountResultsSummary/PITTrends?publish=yes>

As noted at that Council meeting, any additional funding for projects will require approval by City Council. Although the City issued NOFAs for Rehabilitation of Existing Affordable Housing (Rehab NOFA) on a similar schedule to the New Construction NOFA starting around 15 years ago, the last Rehab NOFA was issued during FY2019-20 due to lack of ongoing funding for this program. Several of the rehabilitation awardees completed quickly, but the last two awardees were unable to secure competitive 4% tax credits. Those two awardees are re-tooling their rehabilitation plans for a modified rehabilitation scope of work and preparing to close their loans and begin renovations as of the writing of this report.

Given an aging portfolio that will require costly building system improvements, City investment in maintaining quality affordable housing is needed. With Bond Measure U funds staff is proposing carving out funding to revive this program via issuance of a Rehab NOFA in early 2025. When additional funding awards are made, the City's loan and regulatory agreements are also extended, providing longer affordability to tenants, as well as improved living conditions. Larger scale rehabs can leverage tax-exempt bonds and tax credits to increase the scope of improvements and ensure property quality and tenant stability for the long-term.

### **ACAH Program**

On June 18, 2024, pursuant to City Council [Resolution No. 90308 C.M.S.](#), City Council authorized the City Administrator to allocate \$10 million of Measure U funds and authority to enter an unsecured loan with the Housing Accelerator Fund (HAF), a non-profit Community Development Financial Institution, to leverage private dollars from banks and philanthropists, and administer and fund acquisition and rehabilitation loans as part of the City's Acquisition and Conversion to Affordable Housing (ACAH) Program. This loan would be an unsecured, recourse obligation of the HAF with "first-loss" features for Oakland projects. Staff also received approval for the commitment \$30 million of Measure U funds for take-out permanent financing of the acquisition and rehabilitation loans. In this report, staff proposes allocating reducing the allocation of take-out financing from \$30 million to \$20 million while the program changes are ramping up. The remaining \$10 million will be initially allocated to the Homekey/R2H2 program. These actions will build upon and improve the City's established ACAH program and accelerate City anti-displacement efforts in low-income neighborhoods experiencing gentrification.

Staff is currently working on the contract with the HAF for this program work and anticipates having an executed contract by the end of 2024.

A description of the status of active ACAH developments is provided as **Attachment C**.

**Affordable Housing Production and Preservation Summary of Progress.**

**Table 1** below provides a summary of the capital funding awards for the four programs from 2019 to present.

**Table 1: Five Year Summary of HCDD Competitive Capital Funding Awards, 2019-Present**

<b>NOFA Round</b>	<b>NOFA Release Date</b>	<b>Capital Funding Awarded</b>	<b>Measure U Bond Funds</b>	<b>Other Sources</b>
2019-20 New Construction NOFA	August 2019	\$14,683,000		\$14,683,000
2019-20 Acquisition and Conversion to Affordable Housing (ACAH) – all developer pool	August 2019	\$10,970,000		\$10,970,000
2019-20 ACAH - community land trusts and limited equity cooperatives	December 2019	\$7,756,053		\$7,756,053
2019-20 ACAH – all project types	December 2019	\$16,250,000		\$16,250,000
2020 New Construction Pipeline NOFA	April 2020	\$13,050,000		\$13,050,000
2020-21 ACAH NOFA	November 2020	\$3,985,000		\$3,985,000
2020-2021 Homekey	August 2020	\$7,255,239		\$7,255,239
2021-2022 Homekey	October 2021	\$7,500,000		\$7,500,000
2021–22 New Construction	November 2021	\$37,561,000		\$37,561,000
2022-23 Homekey Round 3	October 2022	\$15,805,151		\$15,805,151
2022-2023 ACAH NOFA	December 2022	\$12,650,000		\$12,650,000
2023 New Construction	January 2023	\$70,000,000	\$50,000,000	\$10,000,000
2023-24 Homekey Round 4/ R2H2	November 2023	\$10,400,740*		\$10,400,740*
2023 Council Action: Mandela Transit Village (outside of NOFA in March)	N/A	\$18,000,000	\$18,000,000	
2023-2024 NC NOFA Pipeline Awards	February 2024	\$22,000,000	\$22,000,000	
<b>Total Funding Awarded 2019-2024 NOFA/RFP Cycle</b>		<b>\$267,866,183</b>	<b>\$90,000,000</b>	<b>\$167,866,183</b>

*\* \$10.4 million allocated for Homekey4/R2H2- application review for project awards is ongoing as of the date of this report. One R2H2 development, Covenant House, with 20 rooms for Transition Aged Youth exiting the foster care system, has received an award for \$1.2 million under expedited review.*

The major source of funding from FY2023-24 onward is Bond Measure U Affordable Housing funds from the \$350 million approved by voters in November 2022. A first tranche of \$78 million in affordable housing funds was made available for FY2023-24, and Council approved budget authorization for another \$130 million in bond funds in FY2024-25.

On June 28, 2024, the City Council adopted the FY2024-25 Midcycle Budget, which assumed the receipt of one-time revenues of \$63 million from the City's sale of its 50% undivided interest in the Coliseum Complex located at 7000 Coliseum Way (the "Coliseum Site"). If the one-time revenue for the Coliseum Site was not received as outlined in the budget, the City Administrator is directed to initiate the contingency budget amendments which included the second issuance of Measure U bonds to be removed.

Other funding sources made available include a mixture of Affordable Housing Impact Fees, Jobs Housing Impact Fees, Boomerang funding, HOME funding from the US Department of Housing and Urban Development, and program interest and income (mostly loan repayments from residual receipts). Although these sources remain important, as noted in the Fiscal Impact section, the \$11.6 million in funding from all other capital affordable housing sources available in FY2024-25 is far less than the \$130 million total made available in the second tranche of the Measure U bond.

To date, three Measure U-funded developments have closed their loans and started construction, and a fourth is seeking to close as of the writing of this report.

## **ANALYSIS AND POLICY ALTERNATIVES**

### **Analysis**

Although Measure U Bond funds have vastly improved HCDD's ability to increase affordable housing starts, funding is not unlimited, and the City's affordable housing needs are immense. As noted below in the Fiscal Impact section, HCDD's *effective* affordable housing capital loan funding available for all programs for the remainder of FY2024-25 is approximately \$73.1 million. That is less than half of what was requested in the 2023 NC NOFA round.

Historically all programs (particularly the NC NOFA) have been oversubscribed for City funding through HCDD's NOFA processes. In the Spring 2023 NC NOFA, which featured a limit on the number of applications developers were permitted to submit, applicants submitted 16 applications for nearly \$193 million in funding requests, and as of February 2024, HCD only had resources to fund \$92 million towards those requests.



The Spring 2022 NOFA cycle was even more constrained – developers applied for \$88.5 million, with \$37.6 million eventually made available to awardees.

In the Homekey Round 4/R2H2 RFP round, \$10 million was set aside for development loans, and 19 applications have been received. With the eight applications that have been deemed ready to proceed for further consideration, capital funding requests total nearly \$44.7 million. (Operating subsidy needs also far exceed the funding available, but operating funds are not the primary focus of this report.)

Past ACAH and Rehab NOFAs more closely tracked available funding. On the ACAH front, this is due to difficulty timing market acquisitions with an annual funding round, and stakeholder outreach to participants has indicated that the move to the HAF funding model will significantly increase program demand. It has been five years since the last Rehab NOFA was issued, and there is significant interest in funding for deferred rehabilitation work in portfolio developments where reserves are insufficient to cover rehabilitation needs.

Communicating City priorities through threshold and scoring criteria for all programs ensures that City funding goes to developments that are consistent with City priorities, including: depth of affordability, provision of PSH units, readiness to start construction, location, ability to leverage outside funding, financial feasibility, developer experience, and emerging developer support, and sustainability. Each NOFA/RFP has different focuses that balance the priorities outlined above.

A pipeline approach to allocating funding ensures that new proposed developments will align with City priorities early on in the development process, rather than pursuing a development ultimately out of alignment with City goals. Developers typically need to be able to incorporate City priorities early on in their predevelopment process to wholistically address populations and income levels served, building design and project siting. The City can have greater influence over developments if our funding can be committed early on with predictability in the development process.

This approach streamlines funding and allows for smoother alignment with the State's many funding cycles. While an annual NOFA round with award recommendations worked relatively well 10-15 years ago when limited City sources, tax credits and perhaps the State's MHP program, which had predictable annual schedules were the primary sources for affordable housing funding. The labyrinthine nature of the current funding climate does not – CA HCD alone has dozens of active funding programs (with their own deadlines that shift annually), and formerly predictable, California Debt Limit Allocation Committee (CDLAC) and California Tax Credit Allocation Committee (TCAC) have been volatile and prone to changes in cycles that are now difficult to predict for developers and staff.

The modified pipeline approach allows funding to be deployed on a constant basis if new funds are released, or if funding is recaptured from non-performing sponsors, and allows for periodically refreshing the applicant pool.

**Policy Alternative:**

If Council declines to approve the authorization of funding, housing dollars will not be deployed in a timely manner as a year's worth of funding cycles at the State will occur. Affordable housing developments require a local source of subsidy and would not be able to compete for State funding resources if the funding authorization and NOFA/RFP process is delayed. Staff does not recommend that approach as this would significantly slow development timelines in an era where nimbleness is greatly needed to provide developers greater ability to leverage State and other funding programs for their planned affordable housing developments.

**Pipeline Funding Approach**

Traditionally, Oakland HCD awards funding through NOFA/RFP processes that require developers to submit new applications every time a NOFA is issued. This requires a great amount of time for both HCD staff and its developer partners for both preparation and application review. However, given best practices in the field, the robust number of projects in the NOFA pipeline, and our desire to improve both staff and developer partner efficiencies, HCDD staff has revamped its practices to provide greater room for funding projects in the existing pipeline using a combination of factors including readiness, cost per unit, and the ability to leverage outside funding within an 18-24 month period, and then refreshing the pipeline with another NOFA cycle. Applicants that do not receive a funding award during a NOFA pipeline cycle will need to submit a new application for funding when a new NOFA is released. Awardees in a funding cycle will be required to demonstrate progress in meeting the terms of their commitment letters as new funding cycles approach, and may be required to re-apply for funding if they are not making sufficient progress in moving towards construction.

HCDD's 2023 New Construction NOFA investments and pipeline approach have already propelled numerous developments to proceed in the development process, as described in **Table 2**.

**Table 2: Construction Status of Select 2023 New Construction NOFA Pipeline**

Status	Project	Council District	Total Units	PSH Units	Notes
In construction	Friendship Senior Housing	3	49	10	Started construction in September 2023
In construction	West Grand & Brush	3	59	30	Re-started construction in Fall 2023, after a neighboring building collapsed onto the site during 2023’s severe winter storms and halted construction
In construction	3050 International*	5	75	31	Received 4% tax credit award in August 2023 and started construction in February 2024
In construction	East 12 <sup>th</sup> Street – Phase 1*	2	90	23	Received 4% tax credit award in August 2023 and started construction in March 2024
In construction	Longfellow Corner*	1	76	20	Awarded 9% tax credits in fall 2023, started construction in June 2024
*Starting Construction	Lake Merritt BART Senior Housing**	2	74	44	Received 4% tax awards in December 2023– City provided additional gap funding in Spring 2024. Starting construction in September 2024.
Total			423	158	Units to be under construction through Q3 of 2024

*\*3050 International, East 12th Street Phase 1, and Longfellow Corner are all on City-owned land, demonstrating a strong City commitment to leverage its resources, as feasible, for affordable housing.*

*\*\*The Lake Merritt BART Senior site is part of a transit-oriented development plan on land owned by the Bay Area Rapid Transit (BART) agency at their Lake Merritt BART station.*

**Attachment D** provides summary details on HCD’s development projects since 2019.

HCDD will release the New Construction NOFA on September 2024, and make awards in early January 2025. Homekey projects will seek separate Council approvals to apply for State funding. R2H2 developments may be awarded from the existing applicant list, pending availability of capital and operating funding. The Rehab NOFA is anticipated to open in the first quarter of 2025, with awards made by mid-year 2025. ACAH funds have already been approved to be disbursed through the streamlined process using the Housing Accelerator Fund, and contracting is underway to put that program improvement into effect.

### **Annual Reporting to Council**

With the change in procedure to pipeline funding processes for HCDD's affordable housing programs, staff proposes reporting to council annually in alignment with the Annual Progress Report (APR) on the City's housing unit production, starting in 2025. This annual informational report would cover: projects awarded, income restriction targets, populations served (e.g. homeless, transitional aged youth, family, senior), and development status by council district. Staff is requiring more regular reporting by awardees on the demographics of residents, tenure, prior city of residence, family size and other data in City-funded developments. All of this information will be presented in an annual comprehensive report of affordable housing production and preservation activities to be presented alongside the APR. This consistent reporting to Council will provide more information on Oakland's progress in delivering on affordable housing goals than can be provided in individual project approval actions.

### **FISCAL IMPACT**

Pursuant with the goals of HCDD's 2023-2027 SAP, staff developed a plan to allocate capital funding available for affordable housing to the four programs described in this report as follows:

- NC NOFA and Homekey/R2H2 RFP: 76%  
Per the 2023-2027 SAP, this funding is to be split between 39% for PSH units in the Homekey/R2H2 program and PSH units in NC NOFA projects, and 37% low income units serving 30-80% of AMI.
- Rehab NOFA: 7%
- ACAH: 14%
- Other Housing Programs: 2% (not included in this report, but including costs such as site maintenance, emergency repairs, etc.)

In any given year, funding percentages might shift to meet the department and City's housing needs and/or State funding opportunities. For example, staff shifted funding toward New Construction and Homekey/R2H2 in 2023 to secure State funding for developments with a heavy PSH component that were construction-ready, and advanced funding ACAH in 2024 to start up the HAF program for ACAH deals.

Approximately \$141.6 million in capital funding resources for affordable housing programs was included in HCDD's FY 2024-25 Midcycle Budget- \$130 million from the second affordable housing tranche of Measure U Bond Funds and \$11.72 million of non-bond capital sources.

After subtracting a 5% administrative allowance for the Measure U Bond Funds (\$6.5 million) and FY 2024-25 awards made in Spring 2024 for the New Construction NOFA

pipeline (\$22 million), HCD’s *effective* funding available for the FY 2024-25 NOFA is approximately \$113.4 million.

HCDD proposes to allocate the remaining \$113.4 million as follows:

- \$55,279,608 New Construction NOFA
- \$21 million Homekey/R2H2
- \$7 million Rehab NOFA
- \$30 million ACAH (Note: Up to \$40 million was approved for ACAH in June 2024)

These program funding allocations are subject to change to allow staff to maximize leveraging of City resources, and/or ability to move ready developments into construction. **Table 3** below summarizes capital funding available in FY2024-25.

In collaboration with the Oakland Housing Authority (OHA), staff proposes to include a funding set-aside of up to \$15 million within the NC NOFA for developments substantially funded by the Oakland Housing Authority (such as being on OHA-owned land) or owned directly by OHA or its subsidiaries. Oakland Housing Authority will provide up to \$10 million in operating, pre-development, capital assistance and/or Project-based Vouchers or other operating assistance to developments selected through the City’s competitive processes including the Homekey/R2H2 RFP, based upon OHA criteria as provided in the NOFA. This collaborative approach allows City capital funding to be deployed where needed and for OHA sources to supplement the City’s lack of operating subsidy.

**Table 3. FY 2024-2025 Revenue Available – Capital Sources**

<b>Fund</b>	<b>Capital Funding Available FY2024-25</b>
1870 - Affordable Housing Trust Fund	Not Available
1885 - 2011A-T Subordinated Housing	\$748,351
2109 - HUD-Home	\$2,306,696
1871 or 2423 - Jobs Housing Impact Fee Fund	\$65,000
1872 or 2424 - Affordable Housing Impact Fee Fund	\$2,800,384
2830 - Low and Moderate Income Housing Asset Fund	\$5,800,000
5343 – Tranche 2 Measure U: Affordable Housing GOB Series 2023A-2 (Taxable)	\$101,679,608*
<b>HCD’s Usage &amp; Source</b>	<b>\$113,400,039</b>

\* \$130,189,061 in second tranche Measure U funding, minus 5% administrative allowance and \$22 million committed to NC NOFA in Spring 2024.

Funding for the projects will come from the below sources, either through Finance’s carryforward process or programmed through FY2024-25 budget process and contingent upon availability.

1) Low and Moderate Income Housing Asset Fund (Fund 2830, Project 1000388, Org 89929). The Low and Moderate Income Housing Asset Fund is a fund required under the Redevelopment Dissolution law to hold funds generated from housing assets (such as land sales or loan repayments) transferred to the City from the former Redevelopment Agency when the Agency dissolved. The current funding is from loan repayments received by the City from existing rental or ownership properties and from redevelopment funded Mortgage Assistance Loans.

2) Affordable Housing Trust Fund (AHTF) (Fund 1870, 1871, 1872, 2423, 2424) is made up of the following sources:

- a. Jobs/Housing Impact Fees (JHIF). (Project 1001664, Org 89929) The Jobs/Housing Impact Fee is assessed on construction of buildings for office and warehouse/distribution uses per Ordinance No. 12242 codified as Chapter 15.68 of the Oakland Municipal Code.
- b. Affordable Housing Impact Fees (AHIF). (Project 1001667, Org 89929) The Affordable Housing Impact Fee is assessed on construction of new market-rate housing units including live/work and work/live units per Chapter 15.72 of the Oakland Municipal Code.
- c. Former Redevelopment Funds (Project 1000386, Org 89929) “Boomerang funds” are former property tax increment financing payments that are received by the City and specifically designated for affordable housing. In 2013, after the dissolution of redevelopment, the City committed to setting aside 25 percent of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund.

3) 2011A-T Subordinated Housing (Fund 1885): Interest earnings from an older affordable housing bond fund, available for deployment for affordable housing loans.

4) HOME funds (Fund 2109). (HOME Project 1000394, HOME-ARP Project 1006277, both Org 89929) Each year, the City receives an entitlement grant from the HUD HOME Investment Partnerships Program, as well as a one-time infusion of HOMEARP funds through the federal American Rescue Plan. FY 2024-25 HUD HOME funds are budgeted and available for this NOFA.

5) Measure U Bond Tranche 2 (Fund 5343). Up to \$130 million from the second affordable housing tranche, contingent on the issuance and sale of Measure U Bonds. The FY2024-25 Midcycle Budget assumed the receipt of one-time revenues of \$63 million from the Coliseum Site. If the one-time revenue was not received as outlined in

the budget, the City Administrator is directed to initiate the contingency budget amendments which included the second issuance of Measure U bonds to be removed.

Note: that the pipeline approach positions Oakland affordable housing developments well to propel additional developments along should future affordable housing funding become available. Staff will seek additional Council authority in that event, but as noted in the 2023-2027 SAP, any funds received during the plan cycle are projected to be allocated to the above programs in roughly the same proportions as the Measure U allocations.

### **PUBLIC OUTREACH / INTEREST**

Oakland HCD staff conducts extensive and on-going outreach to interested parties from a mailing list that includes developers, affordable housing advocates, architects, and contractors whenever NOFAs/RFPs are released, as well as periodic outreach to discuss program parameters, development thresholds and scoring. Staff confers regularly with organizations such as the East Bay Housing Organizations, Oakland Property Acquisition Collaborative, and Alameda County and the Oakland Housing Authority regarding coordination on affordable housing priorities and PSH funding.

In addition, staff has conducted extensive public outreach to community organizations and town halls with residents by Council Districts as part of both the departments' Strategic Plan and future funding planning processes. These public meetings focused on a review of housing affordability needs in Oakland versus the resources available to meet those needs. Staff also sought input and feedback on the department's funding priorities for capital resources, which focus on reducing homelessness to the extent on operating are available, on serving low and extremely low income tenants, and preventing displacement.

### **COORDINATION**

This report has been reviewed by the Office of the City Attorney and by the Budget Bureau. For this report, HCD staff consulted with the City Attorney to ensure legality of funding commitment resolutions. The Department of Finance was consulted to confirm funding amounts. In respect to the New Construction NOFA and the award of funding commitments to projects, Planning and Building Department staff will coordinate CEQA determinations, planning and zoning conformity, and to identify possible barriers to development. The Department of Workplace and Employment Standards is consulted during NOFA preparation and involved in review and approvals through project construction to confirm fair and equitable involvement of Oakland businesses, workers, and residents in the development of these projects.

## **SUSTAINABLE OPPORTUNITIES**

The affordable housing development funding recommendations will address the “3 E’s” of sustainability in the following ways:

***Economic:*** These projects will generate construction, professional services, and ongoing property management jobs in Oakland. Providing families with affordable housing helps provide financial stability for low and very low-income households which could free some household income to be spent on other goods and services in Oakland. Providing units with supportive services for unhoused Oaklanders helps residents experiencing homelessness stabilize their health and housing. Also, providing and preserving viable housing creates activity on underutilized parcels which could stimulate demand for goods and services in Oakland.

***Environmental:*** By constructing more infill units, pipeline projects will reduce the pressure to build on suburban or rural land far. The developers encourage contractors to use sustainable building techniques, including energy-efficient design, use of recycled building materials, and water-conserving fixtures and landscaping. Proposed projects are near public transit which enables residents to reduce dependency on automobiles and further reduce any adverse environmental impacts of development. Funding awards are made partially based on sustainability criteria.

***Race & Equity:*** The requests outlined in this report for Council’s consideration are directly informed by Oakland HCD’s 2023-2027 Strategic Action Plan (SAP) which was created using the City of Oakland’s Racial Equity Impact Analysis (REIA) process. Per the SAP, Oakland HCD currently prioritizes the development of PSH to the maximum extent possible in order to increase the number of homeless exits available. As Oakland’s Black population is overrepresented in its unhoused demographic (roughly 59% of the total), providing deeply affordable housing – especially PSH – as quickly and efficiently as possible is critical in efforts to reduce racial disparities in homelessness. The requests outlined in this report for Council’s consideration are also in alignment with the larger Alameda County’s Home Together 2026 Plan for ending homelessness which forecasts that Oakland will need to provide 7,097 units of PSH between 2023 and 2027. Additionally, the State of California’s Regional Housing Needs Allocation (RHNA) requires Oakland to supply 10,261 units affordable to low, very low, and extremely low-income residents by 2031; the development of such units will increase the City’s overall housing stock and help Oakland residents and workers avoid displacement.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Under the California Environmental Quality Act (CEQA), the City is required to review possible environmental impacts of all projects prior to a definitive commitment of funding, unless the project is exempt from CEQA review. All projects funded through



this item will have a complete environmental review or be determined exempt from CEQA review prior to the award of funds.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Adopt A Resolution To Allocate Funds From Measure U Housing Bond And Other Non-bond Funds In A Total Amount Not To Exceed \$113,400,039 To Fund New Construction Of Multifamily Rental Affordable Housing Projects, Homekey and Rapid Response Homeless Housing, Acquisition and Conversion to Affordable Housing And Rehabilitation Of The Existing Affordable Housing, And Authorizing The City Administrator To Make Development Loans Under The New Construction Of Multifamily Rental Affordable Housing Program, Rapid Response Homeless Housing, Acquisition and Conversion to Affordable Housing And Rehabilitation Of The Existing Affordable Housing Without Returning To Council, Contingent On Funding Availability.

For questions regarding this report, please contact Christia Katz Mulvey, Housing Development Services Manager, at 510-332-4461.

Respectfully submitted,

*Emily Weinstein*

Emily Weinstein (Aug 28, 2024 17:15 PDT)

**EMILY WEINSTEIN**  
Director, Housing and Community  
Development Department

Reviewed by:

Ali Gaylord, Deputy Director

Prepared by:

Christia Katz Mulvey, Housing Development  
Services Manager  
Housing Development Services

Attachments (4):

- Attachment A. 2023 New Construction NOFA Funding Applications and Awards
- Attachment B. Homekey/R2H2 2024 – August 2024 Proposals Submitted  
Summary and Currently Active Developments
- Attachment C. ACAH Development Status List
- Attachment D. Development Status of Oakland-Funded Affordable Housing  
Developments, 2019 - Present

**Attachment A: 2023-2024 New Construction NOFA Awards (As of 8/12/2024)**

Ranking	Applicant	Project Name	Project Address	Council District	Affordable Units	PSH Units	Previous NOFA Funding Award	Spring 2023 NOFA Amount Requested	Spring 2023 NOFA Amount Awarded	Spring 2024 NOFA Funding Awarded/Proposed	Total City Funding	Project Status Update	Funding Sources (subject to change)
#1	Satellite Affordable Housing Associates (SAHA) and Native American Health Center (NAHC)	3050 International	3050 International Blvd		5	31	\$5,000,000	\$24,200,000	\$24,200,000		\$29,200,000	Awarded 4% tax credits in August 2023, starting construction in early 2024.	Impact fees, CA LHTF (admin'd by Oakland), Meas U
#2	Related Companies of California	Agnes Memorial Senior Apartments	2372 International Blvd		2	18	\$4,500,000	\$7,300,000	\$7,300,000		\$11,800,000	Applying for 2023 SuperNOFA funds and seeking 9% Tax Credits in August 2024.	Boomerang, LMIAF, HOME, Measure U, CALHTF
#3	Allied Housing, Inc. Community Housing Development Corporation of North Richmond	West Grand & Brush	2201 Brush Street & 760 22nd Street		3	30	\$5,665,000	\$2,000,000	\$2,000,000		\$7,665,000	Re-started construction fall 2023 after severe weather impacts.	Impact fees, LMIAF, Meas KK
#4	Friendship Senior Housing	1904 Adeline Street	1904 Adeline Street		3	10	\$6,350,000	\$4,000,000	\$4,000,000		\$10,350,000	Started construction September 2023.	Impact fees, LMIAF
#5	Resources for Community Development	Longfellow Corner	3801 Martin Luther King Boulevard		1	20	\$14,439,000	\$4,800,000	\$4,800,000		\$19,239,000	Awarded 9% credits in Fall 2023, starting construction spring 2024.	Boomerang, Meas KK, Measure U
#6	East Bay Asian Local Development Corporation	East 12th Street	121 East 12th Street		2	23	\$15,500,000	\$15,500,000	\$15,500,000		\$15,500,000	Awarded 4% tax credits in August 2023, starting construction in early 2024.	Measure U (+EWD)
#7	MARK TWAIN PARTNERS, LP	MARK TWAIN HOMES	3525 Lyon Avenue		4	67	\$5,000,000	\$8,000,000	\$8,000,000		\$13,000,000	Seeking OHA's RAS commitment in preparation for the National Housing Trust Fund application due on 2/29/2023.	Boomerang, Meas KK, Meas U
#8	Mercy Housing California	2125 Telegraph Avenue	2125 Telegraph Avenue		3	26	\$10,000,000					Received HUD 202 award in September 2023. Needs additional funds to be competitive for State funds. Will apply in next NOFA round.	\$1.6M proposed CDBG funding
#9	East Bay Asian Local Development Corporation	Lake Merritt BART Senior Affordable Housing	51 9th Street		2	44	\$14,000,000	\$2,100,000	\$2,100,000	\$11,900,000	\$14,000,000	Awarded 4% tax credits in December 2023, starting construction in spring 2024.	Measure U (+EWD)
#10	Eden Development, Inc.	Anderson Senior Apartments	1003 E. 15th Avenue		2	20	\$28,594,748					Project seeking to apply for State funds.	
#11	Spanish Speaking Unity Council	2700 International Boulevard	2700-2720 International Blvd & 1409-1415 Mitchell St		5	19	\$7,000,000	\$9,300,000	\$2,100,000	\$7,200,000	\$16,300,000	Applied for 4% Tax Credits in April 2024.	Measure U (+EWD)
#12	Satellite Affordable Housing Associates	3135 San Pablo	3135 San Pablo Avenue		3	36	\$23,394,000					Exploring State funding sources; needs City match.	Meas U proposed
#13	Eden Housing, Inc.	Residences at Liberation Park	73rd Avenue & Footfill Boulevard (7410 MacArthur Blvd)		6	30	\$15,000,000					Planning to apply for AHSO and CDLAC funds, needs City match.	
#14	2301 Telegraph LP (McCormack Baron Salazar)	2301 Telegraph	2301 Telegraph		3	0	\$3,400,000					Project exploring other sources, but would use City commitment to apply, but would also likely need additional funds.	
#15	Sandidge Urban Group, Inc. The Related Companies of California, LLC	Johannes Place	7994 MacArthur Blvd		7	39	\$5,500,000					Project confirmed inactive.	
#16	California, LLC	Building C	430 Broadway		3	0	\$193,988,748	\$193,988,748	\$70,000,000	\$119,100,000	\$117,954,000	Project confirmed inactive. No PSH units.	
<p><b>Funded outside NOFA</b></p> <p>Mandela Station Partners LLC Village</p> <p>Mandela Transit</p> <p>1451 7th Street</p> <p>3 238 60</p> <p>\$18,000,000 Applied 4% tax credits April 2024</p> <p>348</p>													

**Attachment B: Homekey/R2H2 2024 – August 2024 Proposals Submitted Summary and Currently Active Developments**

Homekey 4 and R2H2 Proposal Summary

Name of Applicant	Name of Project	Address	Units	Target Population
Covenant House	Covenant Hosue California	200 Harrison Street	20	Transitional Age Youth
Strive Real Estate, LLC	Brooklyn Arms Apartments	1433 12th Ave	43	Seniors
The Alliance for Community Wellness Db La Familia	La Familias Welcome Home Program	9920 MacArthur Blvd	21	Chronically Homeless, Homelessness
Abundant Investments LLC	Monarch Townhomes	8024 Rudsdale	15	Chronically Homeless, Homelessness, At-risk of Homelessness, Transitional Age Youth, Re-entry, Seniors
URBAN SHELTERS/ZCON/RPM-TEAM	FOOTHILL SENIOR HOUSING	3600 and 3550 Foothill Blvd	112	At-risk of Homelessness
Digital Age Housing, LLC	8th and Wood	1735 8th Street	2	Homelessness, Transitional Age Youth
PALM DD, LLC	616 14th Street	616 14th Street	24	Chronically Homeless, Homelessness, At-risk of Homelessness
URBAN SHELTERS/RPM-TEAM	E 12th STREET NAVIGATION CENTER	2257 E 12th Street	100	Chronically Homeless, Homelessness, At-risk of Homelessness, Transitional Age Youth
Hybridge Capital Management, LLC	44th and MLK - The Refuge	4400 Martin Luther King Jr Way	149	Chronically Homeless, At-risk of Homelessness, Transitional Age Youth
Supportive Housing Community Land Alliance	The Union	1510 8th Street	24	Transitional Age Youth
Building Opportunities for Self-Sufficiency (BOSS)	The Town Reentry Campus	66 Airport Access Road	95	Re-entry
Danco Communities	The Maya	4715 Telegraph Ave	23	Homelessness
Housing Consortium of the East Bay	1888 MLK	1888 Martin Luther King Jr. Way	88	Chronically Homeless, Homelessness
Kingdom Builders Transitional Housing Program	Kingdom Builders Transitional Housing Program	2298 San Pablo Ave	26	Transitional Age Youth
St. Vincent de Paul of Alameda County	SVdP Transitional Housing	2298 San Pablo Ave	27	Chronically Homeless, Homelessness, At-risk of Homelessness, Transitional Age Youth, Re-entry, Seniors
California Supportive Housing	CSH La Enterprise Housing	8465 Enterprise Way	149	Homelessness, At-risk of Homelessness, Transitional Age Youth
Memar Properties, Inc.	EXTENDED STAY AMERICA	3650 MANDELA PARKWAY	126	Chronically Homeless, Homelessness, At-risk of Homelessness
Building Opportunities for Self-Sufficiency (BOSS)	Madiba Apartments	2551 San Pablo Avenue	40	Chronically Homeless
AMETHYST HOUSING FOR HOPE	Oakland Housing for Hope	430 W Macarthur Blvd	42	Homelessness, At-risk of Homelessness

**Homekey Round 4 - R2H2: Currently Active Developments**

	Address	Council District	Project Sponsors	Units	Beds	Target Population	Type
<b>Homekey 4</b>							
Extended Stay America	3650 Mandela Parkway, Oakland 94610	3	Memar Properties, Inc	125		Homeless	Motel Conversion
The Maya	4715 Telegraph Avenue, Oakland 94607	3	Danco Communities	22		Homeless	Motel Conversion
616 - 14th Street	616 14th Street, Oakland 94612	3	Palm DD LLC		23	Homeless	Rehab to expand
The Refuge	4400 MArtin Luther King Jr Way, Oakland 94609	1	Hybridge Capital Management, LLC		149	Homeless	New Construction/Modular
<b>R2H2 - Ready</b>							
Covenant House	200 Harrison Street, Oakland 94607	2	Covenant House California		20	TAYE	Rehab to expand
Kingdom Builders	2298 San Pablo Ave, Oakland 94612	3	Kingdom Builders Transitional Housing Program		52	TAYE	Rehab to expand
Welcome Inn	9920 MacArthur Blvd, Oakland 94605	7	La Familia	20		Homeless	Motel Conversion
The Union	1510 8th Street 94607	3	Supportive Housing Community Land Alliance (SHCLA)		24	TAYE	Rehab to expand
<b>TOTAL</b>				<b>167</b>	<b>268</b>		

**Attachment C  
Acquisition and Conversion to Affordable Housing (ACAH) Project Awards, 2017-Present**

CLT/COOP?	Year of NOFA	Project Name	Project Sponsor	Address	# of Units	# of Affordable Units	City Funds	City Funds Per Unit	Council District
	2017	Highland Palms	EBALDC	1810 E. 28th Street	23	22	\$3,000,000	\$130,435	2
	2017	10th Avenue Eastlake	EBALDC	2515 10th Avenue	35	34	\$5,000,000	\$142,857	2
CLT/COOP	2017	812 East 24th Street	OakGLT	812 East 24th Street	7	7	\$974,150	\$139,164	2
CLT/COOP	2019	OakCLT Scattered Site (107th/Wentworth/87th)	Oakland Community Land Trust (OakCLT)	2242 107th Ave, 5330 Wentworth Ave, 1709 87th Ave	3	3	\$849,616	\$283,205	5
	2019	10320 MacArthur Blvd Project	Neighborhood Housing Services	10320 MacArthur Blvd	17	17	\$2,500,000	\$147,059	7
CLT/COOP	2019	Harvest House	OakCLT	5940 Hayes Street	1	1	\$150,000	\$150,000	6
CLT/COOP	2019	6470 MacArthur Blvd	OakCLT	6470 MacArthur	2	2	\$390,606	\$195,303	6
CLT/COOP	2019	Newton House	BACL	285 Newton Street	2	2	\$300,000	\$150,000	2
CLT/COOP	2020	1534 29th Avenue	OakCLT	1534 29th Avenue	14	14	\$2,100,000	\$150,000	5
CLT/COOP	2020	789 61st Street Coop	NCLT	789 61st Street Coop	4	4	\$1,200,000	\$300,000	1
CLT/COOP	2020	1658 34th Avenue	OakCLT	1658 34th Ave	4	4	\$1,200,000	\$300,000	5
	2020	East Bay Capital Portfolio II Fund IV, LP	EBALDC	430 Vemon St, 3465 Richmond Bl	40	39	\$1,700,000	\$43,590	1
CLT/COOP	2019 & 2020	Scattered Site (Hillside/Ritchie/76th)	OakCLT	8020 Hillside Street, 2684 Ritchie Street, 2735 76th Avenue	3	3	\$900,000	\$300,000	6
CLT/COOP	2019 & 2022	12th Avenue Cooperative	Bay Area CLT (BACL)	1432 12th Ave	7	7	\$2,609,831	\$372,833	2
CLT/COOP	2019 & 2022	6106-6108 Hilton St CLY Anti-Displacement Project	Northern California Land Trust (NCLT)	6106-6108 Hilton Street	16	16	\$4,800,000	\$300,000	6
CLT/COOP	2019 & 2022	Shadetree	BACL/SHADE	48 5th Ave	25	20	\$4,700,000	\$235,000	2
	2019 & 2022	2000 36th Avenue	The Unity Council Housing Consortium of East Bay	2000 36th Ave	55	54	\$7,500,000	\$136,364	5
	2019 & 2022	524-530 8th Street	The Unity Council	524-530 8th Street	39	39	\$7,500,000	\$192,308	3
	2019 & 2022	36th Ave Apartments	The Unity Council	1921 and 2022 36th Ave	25	24	\$7,500,000	\$300,000	5
					<b>322</b>	<b>312</b>	<b>\$54,874,203</b>		

**Housing Development Activity 2019 - June 2024**

<i>by year or projected year of construction completion or occupancy start</i>	Total Units	Affordable Units	Permanent Supportive/Homeless
<b>Completed/Occupancy Start</b>	<b>2092</b>	<b>1931</b>	<b>599</b>
<b>2024</b>	<b>478</b>	<b>462</b>	<b>178</b>
New Construction	461	446	178
7th & Campbell	79	78	78
Ancora Place	77	76	16
Brooklyn Basin: Project 4 (Foon Lok East)	124	123	38
Fruitvale Transit Village II-B	181	169	46
Acquisition/Rehab/Conversion	17	16	0
10320 Mac Arthur Blvd Project	17	16	0
<b>2023</b>	<b>134</b>	<b>133</b>	<b>82</b>
New Construction	55	54	14
95th and International	55	54	14
Acquisition/Rehab/Conversion	79	79	68
Kingdom Builders Transitional Housing Program	34	34	24
Piedmont Place	45	45	44
<b>2022</b>	<b>310</b>	<b>306</b>	<b>26</b>
New Construction	130	129	26
Brooklyn Basin: Project 3 (Foon Lok West)	130	129	26
Acquisition/Rehab/Conversion	55	54	0
2000 36th Avenue (Phase 1)	55	54	0
Rehabilitation (Existing Portfolio)	125	123	0
Frank G Mar Apartments	119	117	0
Peace Gardens	6	6	0
<b>2021</b>	<b>297</b>	<b>292</b>	<b>198</b>
New Construction	211	207	124
Aurora Apartments (aka MacArthur Apartments)	44	43	43
Coliseum Place	59	58	12
Monarch Homes (aka 3268 San Pablo)	51	50	13
Nova Apartments (aka Oak Hill)	57	56	56
Acquisition/Rehab/Conversion	86	85	74
Clifton Hall	41	41	41
Fruitvale Studios	24	23	12
Inn at Temescal	21	21	21
<b>2020</b>	<b>493</b>	<b>418</b>	<b>7</b>
New Construction	285	242	0
Brooklyn Basin: Project 1 (Paseo Estero)	101	100	0
Brooklyn Basin: Project 2 (Vista Estero)	110	109	0
Estrella Vista - 3706 San Pablo, Olympia Place	74	33	0
Acquisition/Rehab/Conversion	62	30	0
Tung Portfolio II - Emerald Estates	34	10	0
Tung Portfolio III - Creekside Apts	13	10	0
Tung Portfolio IV - Foothill Apts	15	10	0
Rehabilitation (Existing Portfolio)	146	146	7
Empyrean Tower	65	65	7
Harrison Hotel	81	81	0
<b>2019</b>	<b>380</b>	<b>320</b>	<b>108</b>
New Construction	309	249	38
Camino 23	37	36	5
Casa Arabella	94	92	20
Civic Center 14 TOD	40	39	10
Coliseum Connections	110	55	0
Redwood Hill Townhomes	28	27	3
Acquisition/Rehab/Conversion	71	71	70
Harvest House	1	1	0
The Holland	70	70	70

**Housing Development Activity 2019 - June 2024**

<i>by year or projected year of construction completion or occupancy start</i>	Total Units	Affordable Units	Permanent Supportive/Homeless
<b>Pre-Development - Projected Completion</b>	<b>1564</b>	<b>1547</b>	<b>640</b>
<b>2030</b>	<b>85</b>	<b>85</b>	<b>0</b>
New Construction	85	85	0
1707 Wood Street - Ownership	85	85	0
<b>2028</b>	<b>153</b>	<b>151</b>	<b>13</b>
New Construction	153	151	13
1707 Wood Street - Rental	85	84	13
Dr. Kenneth Anderson Senior Living	68	67	0
<b>2027</b>	<b>413</b>	<b>408</b>	<b>128</b>
New Construction	413	408	128
34th Street & San Pablo Avenue	60	59	30
500 Lake Park	53	52	20
Agnes Memorial Senior Apartments	60	59	18
Mandela Station Affordable	240	238	60
<b>2026</b>	<b>424</b>	<b>420</b>	<b>118</b>
New Construction	237	234	79
2700 International Blvd	75	74	19
285 12th Street	65	64	16
Lake Merritt BART Senior Affordable Housing	97	96	44
Acquisition/Rehab/Conversion	23	23	0
Shadetree	23	23	0
Rehabilitation (Existing Portfolio)	164	163	39
2000 36th Avenue (Phase 2)	55	55	0
Mark Twain Homes	109	108	39
<b>2025</b>	<b>167</b>	<b>164</b>	<b>127</b>
New Construction	129	127	127
1888 MLK (R2H2)	88	87	87
Dignity Village Oakland	41	40	40
Acquisition/Rehab/Conversion	18	18	0
1534 29th Avenue	14	14	0
789 61st Street	4	4	0
Rehabilitation (Existing Portfolio)	20	19	0
Harp Plaza	20	19	0
<b>2024</b>	<b>297</b>	<b>295</b>	<b>254</b>
Acquisition/Rehab/Conversion	205	203	162
1658 34th Avenue	4	4	0
3 SF Homes	3	3	0
524-530 8th Street	39	39	10
6470 MacArthur Blvd	2	2	0
CSH Enterprise Housing	105	104	104
Imperial Inn	49	48	48
OakCLT Scattered Site	3	3	0
Rehabilitation (Existing Portfolio)	92	92	92
Hamilton Apartments	92	92	92
<b>2023</b>	<b>25</b>	<b>24</b>	<b>0</b>
Acquisition/Rehab/Conversion	25	24	0
36th Avenue Apartments	25	24	0



### Housing Development Activity 2019 - June 2024

<i>by year or projected year of construction completion or occupancy start</i>	Total Units	Affordable Units	Permanent Supportive/Homeless
<b>Under Construction - Projected Completion</b>	<b>597</b>	<b>591</b>	<b>313</b>
<b>2026</b>	<b>244</b>	<b>241</b>	<b>88</b>
New Construction	244	241	88
3050 International	76	75	31
E.12th Street (Project 1)	91	90	23
Longfellow Corner	77	76	34
<b>2025</b>	<b>230</b>	<b>227</b>	<b>109</b>
New Construction	210	207	89
Friendship Senior Rental Housing	50	49	10
The Phoenix	101	100	49
West Grand & Brush	59	58	30
Acquisition/Rehab/Conversion	20	20	20
Covenant House	20	20	20
<b>2024</b>	<b>123</b>	<b>123</b>	<b>116</b>
Acquisition/Rehab/Conversion	123	123	116
1432 12th Avenue Cooperative	7	7	0
BACS Scattered Sites	80	80	80
Inn by the Coliseum	36	36	36
<b>Grand Total: 2019 - June 2024</b>	<b>4253</b>	<b>4069</b>	<b>1552</b>