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OFFICE OF THE CITY CLERK  
OAKLAND

# REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

2009 MAR 11 PM 1:56

## AGENDA REPORT

**TO:** Office of the Agency Administrator  
**ATTN:** Dan Lindheim  
**FROM:** Community and Economic Development Agency  
**DATE:** March 24, 2009

**RE:** **An Agency Resolution Authorizing The Submittal of Applications To The California Department of Housing And Community Development (HCD) for Funding Under The Transit Oriented Development (TOD) Housing Program For The Mandela Transit Village Project In An Amount Not To Exceed \$17 Million And The Fruitvale Transit Village Phase II In An Amount Not To Exceed \$15 Million For Each Project And Authorizing Acceptance And Appropriation Of Grant Funds And The Execution Of Standard Agreements With HCD If Selected For Such Funding**

**An Agency Resolution Authorizing The Submittal of Applications To The California Department of Housing And Community Development (HCD) For Funding Under The Infill Infrastructure Grant Housing Program For The Mandela Transit Village Project And the Coliseum Transit Village Project Phase II In An Amount Not To Exceed \$20 Million Each And The Fruitvale Transit Village Phase II In An Amount Not To Exceed \$15 Million And The 720 East 11<sup>th</sup> Street Project In An Amount Not To Exceed \$ 2,890,000 For These Projects And Authorizing Acceptance And Appropriation Of Grant Funds And The Execution Of Standard Agreements With HCD If Selected For Such Funding**

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### SUMMARY

Staff has prepared two resolutions authorizing the Redevelopment Agency ("Agency") to apply to the California Department of Housing and Community Development ("HCD") for grant funding under the Proposition 1C Transit Oriented Development ("TOD") Housing Program and the Proposition 1C Infill Infrastructure Grant ("Infill") Housing Program. The Agency plans to apply as a co-applicant with the development teams for the Mandela Transit Village Project ("MTV"), the 720 East 11<sup>th</sup> Street Project ("East 11<sup>th</sup> St."), the Coliseum Transit Village Project Phase II Project ("CTV Phase II") and the Fruitvale Transit Village Project ("FTV Phase II") for funding under the Infill Housing Program.

The Agency also plans to apply for funding under the TOD Program for the MTV Project and the Fruitvale Transit Village Phase II Project ("FTV Phase II"). The funding from these grants will

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be used to assist with the infrastructure requirements of these projects and affordable housing units. These grants will have no direct impact on the General Fund. Staff recommends that the Agency approve these resolutions.

### **FISCAL IMPACTS**

The grant funds from the Proposition 1C TOD and Infill Housing Programs will provide capital funding to implement infrastructure and streetscape components of these transit-oriented and infill housing projects. The grant awards from these programs have not yet been determined. The Agency and the development teams plan to apply for the maximum amount that each project would be eligible for under each program. The Agency is still working with the development teams to determine what the eligible grant awards may be. At the present time, staff estimates that each project would apply for the up to following amounts:

- MTV - \$20 million from the Infill Program and \$17 million from the TOD Program
- East 11<sup>th</sup> St. \$2,890,000 million from the Infill Program (no application to the TOD Program)
- CTV Phase II - \$20 million from the Infill Program (no application to the TOD Program)
- FTV Phase II - \$15 million from the Infill Program and \$15 million from the TOD Program

The Agency may be applying for these funds as a co-applicant for the project. As a result, it is possible that some or all of the grant awards may be paid directly to the development teams to construct on-site infrastructure improvements such as internal private streets, replacement parking for BART, and utility and sewage connections. There will be no infrastructure for the City to maintain. If awarded, the portion of the grant funds that come directly to the Agency will be appropriated into the California Housing and Community Development Grant Fund (2144) under project numbers to be established for each project. The funds for these projects will be used for preliminary engineering, construction, construction engineering and contingencies. These grants will not require any General Purpose Fund expenditures.

### **BACKGROUND**

The Emergency Shelter Trust Fund Act of 2006, also known as Proposition 1C, established and funded the state-wide Transit Oriented Development (TOD) Housing Program and the Infill Infrastructure Grant Housing Program. The primary objectives of these programs are to increase the overall supply of housing, increase the supply of affordable housing, increase public transit

ridership, and minimize automobile trips in the State of California. Both programs are funded for three annual grant cycles; this is the second round of funding. Notices of Funding Availability (“NOFA”) were issued on January 30, 2009 for both programs. Applications are due to the Infill Housing Program on April 1, 2009 and to the TOD Housing Program on April 2, 2009. It is anticipated that the grant awards will be announced by early October, 2009.

The TOD Housing Program provides \$285 million in three grant cycles of \$95 million each for projects located within a quarter mile of a transit station or major bus-hub. The funding will be available in the form of permanent financing for the development of affordable housing units and grants for infrastructure necessary for the development of housing near transit stations, or to facilitate connections between housing and the transit station. The financing for the development of affordable housing units cannot be used in conjunction with HCD Tax Credit financing except in the case where a project provides additional affordable units above and beyond those that can be funded by tax credits given the current program cap. In order to be eligible for the program, each project must contain at least 15% affordable units.

The Infill Housing Program will provide \$720 million in three grant cycles of \$240 million each for infrastructure improvements necessary to facilitate new infill housing. The infrastructure improvements must be directly related to a planned housing project that contains no less than 15% affordable units. The grant allocations for both programs are expected to be extremely competitive. Only the highest ranking projects will be funded and there is no guarantee that funded projects will be awarded the full amount for which they apply.

## **KEY ISSUES AND IMPACTS**

### **Mandela Transit Village Project**

The MTV project site is located at 1357 Fifth Street, across the street from the West Oakland BART station. It is owned by the Alliance for West Oakland Development (“Alliance”) and is currently used as a parking lot and warehouse space. The MTV site plan includes up to 120 units of for-sale housing, of which all are affordable, a 1,040 space parking garage and approximately 38,500 square feet of neighborhood serving commercial space. The developer for the project is CSG. The Planning Commission adopted a Mitigated Negative Declaration and planning permits on August 6, 2003. The project received re-approval, including a Mitigated Negative Declaration by the Planning Commission on February 18, 2009.

The MTV developer, Capital Stone Group (“CSG”), is a full-service vertically-integrated real estate development company founded in 2002 with the vision of developing quality mixed-use development projects that contribute to the revitalization and improvement of surrounding neighborhoods and communities. From its inception, CSG has focused on the development of catalyst mixed-income, mixed-use projects in joint ventures with non-profit partners, including the Alliance for West Oakland Development.

CSG will be applying to both the Infill and the TOD Housing Programs because of the project's large capital needs and is requesting that both BART and the Agency be co-applicants for the grant applications. Staff expects that CSG will apply for the maximum amounts under each program which are \$17million under the TOD Program and \$20 million under the Infill Program. If awarded, funding will be for the following project components:

- Gap financing for the affordable housing units
- Replacement Parking Garage for BART
- Surrounding street improvements
- Environmental remediation

The project is located in the West Oakland Redevelopment Project Area. The 2008-2013 West Oakland Implementation Plan contains language that specifically supports "community-led development of the mixed-use Mandela Transit Village, at and around the West Oakland BART station". The project also supports several of the Implementation Plan's goals for housing, infrastructure improvement, sustainability, economic development and land use for the Project Area. CSG is scheduled to update the West Oakland Project Area Committee at its March 5 and March 11 meetings regarding this project. This project also supports the transit village concept described by the West Oakland Transit Village Action Report which provides a guide for development activities for the area surrounding the West Oakland BART Station.

#### 720 East 11<sup>th</sup> Street Project

This affordable rental housing project is located at 720 East 11<sup>th</sup> Street in the Eastlake neighborhood of the Central City East Redevelopment Project Area. The site, owned by non-profit developer Resources for Community Development ("RCD"), comprises approximately one-third of a block bounded by East 11<sup>th</sup> and East 12<sup>th</sup> Streets and 7<sup>th</sup> and 8<sup>th</sup> Avenues. It is located near the transit corridors of International Boulevard and East 12<sup>th</sup> Street. The site is a vacant lot that is currently used for storing automobiles and contractor materials. The project will consist of 54 affordable units. All of the units target households with incomes at or below 55 percent Area Median Income ("AMI") and 25 units target households at or below 35 percent AMI. Three units will be reserved for households with individuals with HIV/AIDS.

This project has received funding commitments from the City of Oakland, the Agency, the Northern California Community Land Fund, Alameda County, Oakland Housing Authority and private financing. RCD will apply for the extremely competitive Low Income Housing Tax Credits ("Tax Credits") from the California Tax Credit Allocation Committee in May 2009 that will generate approximately \$13 million for this project if awarded. RCD plans to apply for \$2,890,000 under the Infill Program and is requesting that the Agency be a co-applicant because the Agency's involvement will increase the project's competitiveness for the Tax Credits. If awarded, the grant funds will be used for the following project components:

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- New sidewalks
- Street lighting
- Curbs
- ADA corner ramps
- Utility undergrounding
- New storm drainage facilities
- Podium parking structure

The Planning Commission approved a Conditional Use Permit and CEQA approval (Infill exemption pursuant to Sections 15332 and 15183) on January 21, 2009. This project received National Environmental Policy Act (“NEPA”) approval on September 18, 2008.

RCD has performed extensive community outreach for this project, including presentations to the Central City East Project Area Committee, the San Antonio Network and the East Bay Asian Youth Center. RCD also held a large community meeting in Clinton Park for the surrounding neighborhood and additional meetings and a tour of existing affordable housing projects. RCD’s efforts and the strong relationships established through its community process aided this project’s approval from the Planning Commission where several neighbors supported the project.

#### The Coliseum Transit Village Phase II Project

The CTV Phase II site is located at the current Coliseum BART parking lot bounded by Hawley Street, Snell Street, 70<sup>th</sup> Avenue and Hegenberger Road. BART owns the site which is available for development if replacement parking is provided. Project plans include a new parking structure which will be constructed on the south side of 73<sup>rd</sup> Avenue between San Leandro Street and the Union Pacific right-of-way. The Coliseum Transit Village Phase I which received funding from the first round of Proposition 1C, comprises 100 housing units and will be located between 70<sup>th</sup> and 71<sup>st</sup> Avenues. CVT Phase II, located south of 71<sup>st</sup> Avenue, will include 314 units of mixed income senior and/or family housing and approximately 20,000 square feet of neighborhood-serving retail.

The project has received an environmental approval exemption for the parking land acquisition along 73<sup>rd</sup> Avenue. The CTV Phase II project approvals and parking garage permits and approvals are expected to be submitted to the Planning Commission by early 2010.

The CTV Phase II development team is comprised of the Oakland Economic Development Corporation (OEDC) and MacFarlane Partners. OEDC is a non-profit organization founded in 2004 to advance economic development in East Oakland through the CTV project. MacFarlane Partners is a real estate development firm with extensive experience in investment, development, urban planning and redevelopment, economic development, construction management, structural and civil engineering and architectural design.

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The CTV Phase II development team is applying to the Infill Program because of the project's large capital needs and requests that the City of Oakland be a co-applicant. Staff expects that the developers will apply for the maximum amount possible under the Infill Program which is \$20 million. If awarded, funding will be used for the following project components:

- Gap financing for the affordable housing units
- Replacement Parking Garage for BART
- Surrounding street improvements
- Environmental remediation

The CTV Phase II is located in the Coliseum Redevelopment Project Area. The Coliseum Redevelopment Plan specifically encourages the construction of new housing which can be both affordable and market rate. The project also supports several of the Coliseum Implementation Plan's goals for infrastructure improvement, neighborhood revitalization and economic development. The Coliseum Transit Village Concept Plan and the nearby Lion Creek Crossing Project have received significant public input through several community outreach events during the period from 2000—2009.

#### Fruitvale Transit Village Phase II Project

The FTV Phase II is located at the Fruitvale BART Station. The 3.4 acre site is currently used as a parking lot. The project comprises 175 workforce housing ownership units and 100 affordable rental units that will target the 50 –60 per cent AMI residents. The development team has completed an initial study and is preparing an environmental impact report with special attention to noise, air quality and transportation and traffic. The Draft Environmental Impact Report is expected to be completed in Summer 2009. Staff expects that the project will receive entitlements by late 2009 or early 2010.

The FTV Phase II development team is comprised of the Spanish Speaking Unity Council (“Unity Council”) and Signature Properties. The Unity Council is a local non-profit founded in 1964 whose mission is to help families and individuals build wealth and assets through comprehensive programs of sustainable economic, retail and neighborhood development. The Unity Council has led redevelopment efforts at the Fruitvale BART station since 1990. Signature Properties is an experienced developer of new home communities throughout Northern California, including Oakland.

The FTV Phase II development team will apply to both the Infill and the TOD Housing Programs because of the project's large capital needs and is requesting that the Agency be co-applicant for the grant applications. Staff expects that the FTV Phase II development team will apply for up to \$15 million for the TOD program and up to \$15 million for the Infill Program. If awarded, funding will be used for the following project components:

- Water, sewer and other utility improvements and relocation
- Streets and road construction improvements
- Residential parking spaces
- Transit linkages and facilities
- Facilities to support pedestrian and bicycle transit
- Traffic mitigation devices
- Site preparation and demotion,
- Sidewalk and streetscape improvements
- Storm drains, storm water detention basin,
- Required environmental remediation
- Site acquisition costs

The uses of TOD funding are expected to be used for the following components:

- Gap financing for affordable housing units
- Parking Garage
- Surrounding street improvements
- Other improvements to be identified

The Unity Council has worked with the Fruitvale community extensively over the past 17 years on issues related to the development of the Fruitvale Transit Village and enjoys the strong support of the surrounding community for this project.

## **SUSTAINABLE OPPORTUNITIES**

***Economic:*** These transit-oriented projects will help encourage and catalyze economic development in the surrounding communities as a result of improved safety, access to transit and neighborhood-serving retail.

***Environmental:*** These projects are located immediately adjacent to transit services and will encourage residents of the projects to use public transit as their primary mode of travel.

***Social Equity:*** These projects will provide affordable housing units directly adjacent to major transportation hubs in areas that need more housing.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

Disability and senior citizen access will be improved at each respective project site through the planned streetscape and infrastructure improvements. All proposed improvements shall be reviewed by appropriate regulatory bodies and will conform to the federal and state requirements

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related to disability and senior citizen access.

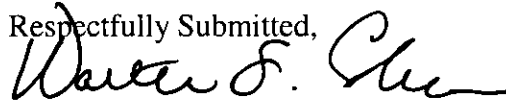
### RECOMMENDATIONS AND RATIONALE

Staff recommends that the Agency approve the resolutions granting permission for the Agency to apply for, accept, and appropriate grant funds under the Proposition 1C grant programs for the MTV, East 11<sup>th</sup> St., CTV Phase II and FTV Phase II projects. This state funding is crucial to these projects' implementation and the projects support the Agency's transit development goals.

### ACTION REQUESTED OF THE REDEVELOPMENT AGENCY/CITY COUNCIL

Staff request that the attached resolutions be approved allowing the Agency to apply for funding under the Proposition 1C TOD Housing Program and Infill Housing Program for MTV, East 11<sup>th</sup> St., CTV Phase II and FTV Phase II projects.

Respectfully Submitted,



Walter S. Cohen, Director  
Community and Economic Development Agency

Reviewed by:  
Gregory Hunter, Deputy Director  
Economic Development and Redevelopment

Prepared by:  
Wendy Simon  
Urban Economic Analyst IV

Jay Musante  
Urban Economic Analyst IV

Meghan Horl  
Housing Coordinator IV

APPROVED AND FORWARDED TO  
THE COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE:



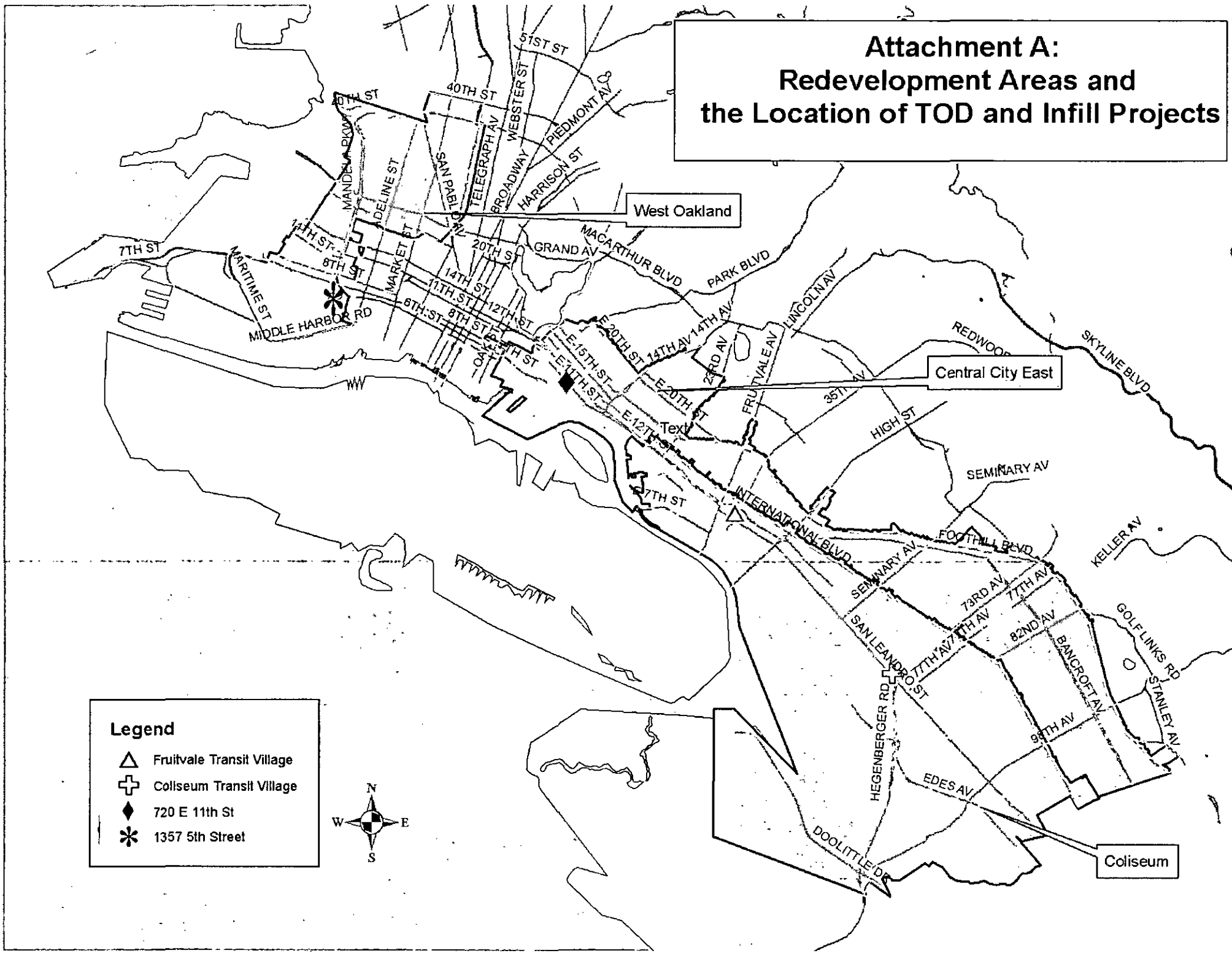
Office of the Agency Administrator

Attachment A: Map of TOD and Infill Projects

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# Attachment A: Redevelopment Areas and the Location of TOD and Infill Projects



**Legend**


- △ Fruitvale Transit Village
- ⊕ Coliseum Transit Village
- ◆ 720 E 11th St
- \* 1357 5th Street



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OAKLAND

2009 MAR 11 PM 1:57

APPROVED AS TO FORM AND LEGALITY:

  
AGENCY COUNSEL

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

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AN AGENCY RESOLUTION AUTHORIZING THE SUBMITTAL OF APPLICATIONS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR FUNDING UNDER THE TRANSIT ORIENTED DEVELOPMENT HOUSING (TOD) PROGRAM FOR THE MANDELA TRANSIT VILLAGE PROJECT IN AN AMOUNT NOT TO EXCEED \$17 MILLION AND THE FRUITVALE TRANSIT VILLAGE PHASE II IN AN AMOUNT NOT TO EXCEED \$15 MILLION FOR EACH PROJECT AND AUTHORIZING ACCEPTANCE AND APPROPRIATION OF GRANT FUNDS AND THE EXECUTION OF STANDARD AGREEMENTS WITH HCD IF SELECTED FOR SUCH FUNDING

WHEREAS, the California Department of Housing and Community Development ("HCD") has issued a Notice of Funding Availability for the Transit Oriented Development ("TOD") Housing Program established under the Housing and Emergency Shelter Trust Fund Act of 2006 (Proposition 1C); and

WHEREAS, the Agency wishes to submit an application, as a co-applicant with the Capital Stone Group LLC to obtain from HCD an allocation of TOD Housing Program Funds in the amount of \$17 million for the Mandela Transit Village Project at the West Oakland BART Station; and

WHEREAS, the Agency wishes to submit an application, as a co-applicant with the development team comprised of the Spanish Speaking Unity Council and Signature Properties to obtain from HCD an allocation in the amount of \$15 million of TOD Housing Funds for the Fruitvale Transit Village Phase II Project at the Fruitvale BART Station; now, therefore, be it

**RESOLVED:** That the Agency is hereby authorized to submit to HCD an application for funding from the TOD Housing Program in an amount not to exceed \$17 million and to accept such funds, should they be granted, for the construction of the following activities related to the Mandela Transit Village Project at the West Oakland BART Station:

- Gap financing for the affordable housing units
- Replacement Parking Garage for BART
- Surrounding street improvements
- Environmental remediation
- Other eligible activities, still to be determined; and be it further

**RESOLVED:** That the Agency is hereby authorized to submit to HCD an application for funding from the TOD Housing Program in an amount not to exceed \$ 15 million and to accept such funds, should they be granted, for the construction of the following activities related to the Fruitvale Transit Village Phase II Project at the Fruitvale BART Station:

- Water, sewer and other utility improvements and relocation
- Streets and road construction improvements
- Residential parking spaces
- Transit linkages and facilities
- Facilities to support pedestrian and bicycle transit
- Traffic mitigation devices
- Site preparation and demotion,
- Sidewalk and streetscape improvements
- Storm drains, storm water detention basin,
- Required environmental remediation
- Site acquisition costs
- Other eligible activities, still to be determined; and be it further

**RESOLVED:** That if the application for funding is approved, the Agency shall use the TOD Housing Program funds for eligible activities in the manner presented in the applications as approved by HCD and in accordance with the program guidelines; and be it further

**RESOLVED:** If the application for funding is approved, the developers will seek the required matching public funds for the project from the Agency, as a part of the negotiated agreements for each project; and be it further

**RESOLVED:** That the Agency hereby authorizes the Agency Administrator or his or her designee to negotiate and execute in the name of the Redevelopment Agency the application, the Standard Agreement, and all other documents required by HCD for participation in the TOD Housing Program, and to execute any amendments thereto; and be it further

**RESOLVED:** That the Agency hereby appropriates any funds that are received directly by the Agency for this project under the TOD Housing Program into the California Housing and Community Development Grant Fund (2144) under project numbers to be established; and be it further

**RESOLVED:** That should additional funds be received for this project, the Agency Administrator, or his designee, is hereby authorized to accept and allocate the same for the purposes described above; and be it further

**RESOLVED:** That the Agency hereby authorizes the Agency Administrator or his or her designee to negotiate grant terms, execute, modify, amend and extend agreements, allocate revenue, make expenditures, and take all other actions with respect to the TOD Housing Program in accordance with this resolution and its basic purposes; and be it further

**RESOLVED:** That all documents shall be reviewed and approved by Agency Counsel prior to execution, and copies will be placed on file with the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

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

NOES -

ABSENT -

ABSTENTION -


ATTEST:

\_\_\_\_\_  
LATONDA SIMMONS  
Secretary of the Redevelopment Agency  
of the City of Oakland, California

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2009 MAR 11 PM 1:57

APPROVED AS TO FORM AND LEGALITY:

  
AGENCY COUNSEL

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

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AN AGENCY RESOLUTION AUTHORIZING THE SUBMITTAL OF APPLICATIONS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR FUNDING UNDER THE INFILL INFRASTRUCTURE GRANT HOUSING PROGRAM FOR THE MANDELA TRANSIT VILLAGE PROJECT AND THE COLISEUM TRANSIT VILLAGE PROJECT PHASE II IN AN AMOUNT NOT TO EXCEED \$20 MILLION EACH AND THE FRUITVALE TRANSIT VILLAGE PHASE II IN AN AMOUNT NOT TO EXCEED \$15 MILLION AND THE 720 EAST 11<sup>TH</sup> STREET PROJECT IN AN AMOUNT NOT TO EXCEED \$2,890,000 FOR THESE PROJECTS AND AUTHORIZING ACCEPTANCE AND APPROPRIATION OF GRANT FUNDS AND THE EXECUTION OF STANDARD AGREEMENTS WITH HCD IF SELECTED FOR SUCH FUNDING

**WHEREAS**, the California Department of Housing and Community Development (“HCD”) has issued a Notice of Funding Availability for the Infill Infrastructure Grants Housing Program (“Infill Housing Program”) established under the Housing and Emergency Shelter Trust Fund Act of 2006 (Proposition 1C); and

**WHEREAS**, the Agency wishes to submit an application, as a co-applicant with the Capital Stone Group, LLC., to obtain from HCD an allocation of Infill Housing Program Funds in the amount of \$20 million for the Mandela Transit Village Project at the West Oakland BART Station; and

**WHEREAS**, the Agency wishes to submit an application, as a co-applicant with the development team comprised of MacFarlane Partners and the Oakland Economic Development Corporation to obtain from HCD an allocation of Infill Housing Program Funds in the amount of \$20 million for the Coliseum Transit Village Phase II Project at the Coliseum BART Station; and

**WHEREAS**, the Agency wishes to submit an application, as a co-applicant with the development team comprised of the Spanish Speaking Unity Council and Signature Properties to obtain from HCD an allocation of Infill Housing Program Funds in the amount of \$15 million for the Fruitvale Transit Village Phase II Project at the Fruitvale BART Station; and

**WHEREAS**, the Agency wishes to submit an application, as a co-applicant with Resources for Community Development to obtain from HCD an allocation of Infill Housing Program Funds in the amount of \$2,890,000 for the 720 East 11<sup>th</sup> Street Project located near the

transit corridors of International Boulevard and East 12<sup>th</sup> Street; now, therefore, be it

**RESOLVED:** That the Agency is hereby authorized to submit to HCD an application for funding from the Infill Housing Program in an amount not to exceed \$20 million and to accept such funds, should they be granted, for the construction of the following activities related to the Mandela Transit Village Project at the West Oakland BART Station:

- Gap financing for the affordable housing units
- Replacement Parking Garage for BART
- Surrounding street improvements
- Environmental remediation
- Other eligible activities, still to be determined; and be it further

**RESOLVED:** That the Agency is hereby authorized to submit to HCD an application for funding from the Infill Housing Program in an amount not to exceed \$ 15 million and to accept such funds, should they be granted, for the construction of the following activities related to the Fruitvale Transit Village Phase II Project at the Fruitvale BART Station:

- Water, sewer and other utility improvements and relocation
- Streets and road construction improvements
- Residential parking spaces
- Transit linkages and facilities
- Facilities to support pedestrian and bicycle transit
- Traffic mitigation devices
- Site preparation and demotion,
- Sidewalk and streetscape improvements
- Storm drains, storm water detention basin,
- Required environmental remediation
- Site acquisition costs
- Other eligible activities, still to be determined; and be it further

**RESOLVED:** That the Agency is hereby authorized to submit to HCD an application for funding from the Infill Housing Program in an amount not to exceed \$2,890,000 and to accept such funds, should be granted, for the construction of the following activities related to the 720 East 11<sup>th</sup> Street Project located near the transit corridors of International Boulevard and East 12<sup>th</sup> Street:

- New sidewalks
- Street lighting
- Curbs
- ADA corner ramps
- Utility undergrounding
- New storm drainage facilities
- Podium parking structure
- Other eligible activities, still to be determined; and be it further

**RESOLVED:** That the Agency is hereby authorized to submit to HCD an application for funding from the Infill Housing Program in an amount not to exceed \$ 20 million and to accept

such funds, should be they granted, for the construction of the following activities related to the Coliseum Transit Village Phase II Project at the Coliseum BART Station:

- Gap financing for the affordable housing units
- Replacement Parking Garage for BART
- Surrounding street improvements
- Environmental remediation; and be it further

**RESOLVED:** If an application for funding is approved, the Agency hereby agrees to use the Infill Housing Program funds for eligible activities in the manner presented in the applications as approved by HCD and in accordance with the Program Guidelines and permitting the Agency to also execute any and all other instruments necessary or required by HCD for participation in the Infill Housing Program; and be it further

**RESOLVED:** If an application for funding is approved, the project developers will seek the required matching public funds for the project from the Agency as a part of the negotiated agreements for the project; and be it further

**RESOLVED:** The Agency authorizes the Agency Administrator or his or her designee to negotiate and execute in the name of the Redevelopment Agency of the City of Oakland the application, the Standard Agreement, and all other documents required by HCD for participation in the Infill Housing Program for each project that is awarded funds, and to execute any amendments thereto; and be it further

**RESOLVED:** That the Agency hereby appropriates any funds that are received directly by the Agency for this project under the Infill Housing Program into the California Housing and Community Development Grant Fund (2144) under project numbers to be established; and be it further

**RESOLVED:** That should additional funds be received for a project, the Agency Administrator, or his or her designee, is hereby authorized to accept and allocate the same for the purposes described above; and be it further

**RESOLVED:** That the Agency hereby authorizes the Agency Administrator or his or her designee to negotiate grant terms, execute, modify, amend and extend agreements, allocate revenue, make expenditures, and take all other actions with respect to the Infill Housing Program in accordance with this resolution and its basic purposes; and be it further

**RESOLVED:** That all documents shall be reviewed and approved by Agency Counsel prior to execution, and copies will be placed on file with the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

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

NOES -

ABSENT -

ABSTENTION -

ATTEST:

\_\_\_\_\_  
LATONDA SIMMONS  
Secretary of the Redevelopment Agency  
of the City of Oakland, California