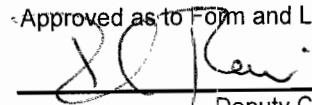


FILED
OFFICE OF THE CITY CLERK
OAKLAND

2013 FEB 14 AM 11:09

Approved as to Form and Legality:


Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. 84236 C.M.S.

RESOLUTION AMENDING A \$941,124 LOAN TO THE GAMELIN-CALIFORNIA ASSOCIATION FOR THE PROVIDENCE HOUSE AFFORDABLE HOUSING PROJECT TO EXTEND THE MATURITY DATE

WHEREAS, in 1986, the Redevelopment Agency of the City of Oakland loaned \$941,124 to Gamelin-California Association for the development of the 41 unit Providence House affordable housing project, per Redevelopment Agency Resolution No. 86-66 CMS; and

WHEREAS, the Oakland City Council adopted Resolution No. 83680 C.M.S. on January 10, 2012, electing to retain and assume the housing assets and functions of the Redevelopment Agency pursuant to Health & Safety Code Section 34176 upon Redevelopment Agency dissolution; and

WHEREAS, the Redevelopment Agency dissolved on February 1, 2012; and

WHEREAS, this loan is a housing asset retained and assumed by the City;
and

WHEREAS, there is presently an existing unsecured loan and repayment agreement with the developer, and said loan will come due in full on February 1, 2032; and

WHEREAS, Gamelin-California Association is pursuing a refinance opportunity in order complete needed capital improvements to maximize utility for their residents and ensure the longevity of the housing program; and

WHEREAS, the senior lender in this refinancing requires that the term of the City's note not end before the term of the senior note, a 40 year term; and

WHEREAS, the senior lender will allow the City to secure the existing loan;
and

WHEREAS , the City recognizes that extending the loan maturity date will ensure the long term financial health of Providence House and Gamelin-California Association and allow the project to complete needed capital improvements at no cost to the City; now, therefore, be it

RESOLVED: That the City Council hereby authorizes an amendment to the \$941,124 loan to Gamelin-California Association for the development of the Providence House affordable housing project to extend the loan term by 40 years from the date of the proposed refinance; and be it

FURTHER RESOLVED: That the City hereby authorizes the City Administrator or his or her designee in his or her discretion to subordinate the priority of any of the City's recorded interests in the Project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the Project, if the City Administrator or his or her designee determines that (1) an economically feasible alternative method of financing the Project on substantially comparable terms and conditions but without subordination is not reasonably available, (2) the City's investment in the Project in the event of default is reasonably protected, and (3) subordination is in the best interests of the City; and be it

FURTHER RESOLVED: That the City Administrator or her designee is authorized to negotiate and enter into amendments to the loan documents and to take any other actions with respect to this loan amendment consistent with this Resolution and its basic purposes.

IN COUNCIL, OAKLAND, CALIFORNIA, MAR 5 2013

PASSED BY THE FOLLOWING VOTE:

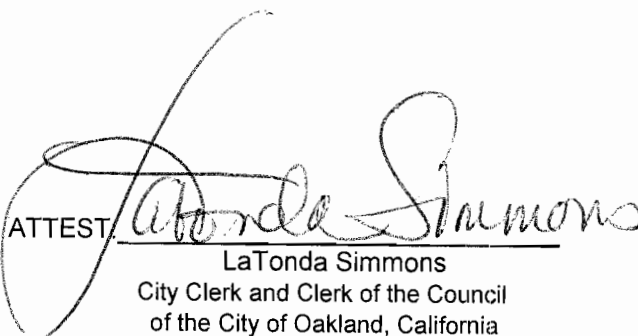
AYES - BROOKS, GALLO, GIBSON-MCELHANEY, KALB, KAPLAN, ~~REID~~, SCHAAF and PRESIDENT KERNIGHAN - 7

NOES - 0

ABSENT - 0

ABSTENTION - 0

Excused - Reid - 1

ATTEST 
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California