



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: Shola Olatoye
Director, HCDD

SUBJECT: NOFA Affordable Housing Funding
Contingent Project Award

DATE: June 23, 2022

City Administrator Approval

Date:

Jun 27, 2022

RECOMMENDATION

Staff Recommends That The City Council:

Adopt A Resolution Amending Resolution No. 89241 C.M.S., Which Allocated Funds And Authorized Affordable Housing Development Loans For New Construction Projects In A Total Amount Not To Exceed \$30,561,000, To Authorize An Additional Allocation In An Amount Not To Exceed \$7,000,000 And An Additional Affordable Housing Development Loan For The 2700 International Boulevard Project (2700-2720 International Boulevard & 1409-1415 Mitchell Street), Contingent On Funding From The 2022 State Local Housing Trust Fund

EXECUTIVE SUMMARY

Staff recommends funding an additional one (1) contingent project as part of the City's 2021-22 New Construction of Multifamily Rental Affordable Housing Notice of Funding Availability (NOFA) process for affordable housing development rental projects ("New Construction NOFA"). This project is known as the 2700 International Boulevard Project and is located at 2700-2720 International Boulevard & 1409-1415 Mitchell Street (2700 International Boulevard Project).

On June 7, 2022, the City Council (Council) approved Resolution No. 89241 C.M.S, that provided funding awards for five (5) projects presented in **Table 1** below. Like the five previously awarded projects, this contingent project meets all threshold requirements, including receiving a determination under the California Environmental Quality Act (CEQA). The agenda report associated with Resolution No. 89241 C.M.S. titled "2021-22 Affordable Housing Notice of Funding Availability" is provided as **Attachment A** to this report.

City Council
July 5, 2022

REASON FOR URGENCY

The contingent award to the 2700 International Boulevard Project was ranked 6th in scoring to receive funding. Staff discovered a potential scoring discrepancy for the contingent project and took time to carefully review and confirm all project scoring before finalizing this contingent recommendation. The final scoring is reflected in **Attachment A1**.

By providing this conditional award, the 2700 International Boulevard Project will be in a position to apply for State funds through the State “Super NOFA,” that is due on July 12, 2022. The State Super NOFA funds include the California Housing and Community Development (HCD) Multifamily Housing Program (MHP), the Infill Infrastructure Grant Program (IIG), and the Veterans Housing and Homelessness Prevention Program (VHHP). The project would then be in position to secure California Low-Income Housing 4 percent (4%) Tax Credits with Tax Exempt Bonds.

The New Construction NOFA process was crafted such that the timing of an award would align with the upcoming State funding application deadlines. A local award can provide substantial support to a project’s application. The State has indicated that a letter of conditional award would meet their local gap financing requirements, but only if it is received by the application deadline of July 12, 2022. This necessitates action on the part of the City Council on the next convening date of July 5, 2022.

BACKGROUND / LEGISLATIVE HISTORY

As presented previously to Council, New Construction NOFA awardees must meet basic threshold standards to become eligible for funding, including the engagement of community constituents, providing evidence of site control, evidence of planning approvals, and having a viable financial plan in place with committed funds and City funds used to leverage other yet-to-be-committed County, State, and Federal funds, conventional private financing and grant funds. Each project that applies under the New Construction NOFA must provide a minimum of 20% of the units targeted to households with incomes at or below 30% area median income (AMI), and is awarded points for exceeding this threshold. This income band is targeted at AMI levels either to provide for housing homeless Oaklanders or address displacement pressures on some of Oakland’s most vulnerable renters. For projects providing units for formerly homeless or special needs households, the owner/property manager must incorporate tenant selection criteria consistent with Housing First principles, with the intent of reducing barriers to housing for those most in need¹. All project marketing and management plans are subject to review and approval by staff from the Oakland Housing and Community Development Department (HCDD).

¹ “Housing First” means the evidence-based model that uses housing as a tool, rather than a reward, for recovery and that centers on providing or connecting homeless people to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services, per Welfare and Institutions Code 8255.

State Local Housing Trust Fund Awards

The City received authority to apply for \$5 million in State Local Housing Trust Fund (LHTF) NOFA awards in 2020 (pursuant to City Council Resolution No. 88213 C.M.S., approved on July 14, 2020, and another \$5 million in the State LHTF program's 2021 round (approved by City Council Resolution No. 88765 C.M.S., approved on July 20, 2021).

The City received authority to apply for \$5 million in competitive State LHTF NOFA funds in 2022 under Resolution 89187 C.M.S. and submitted the application on May 24, 2022. Under this resolution, Staff recommends funding 2700 International Boulevard Project and other New Construction NOFA projects with \$4,500,000 of these 2022 LHTF funds should the City received funding from the State, along with matching funds from the Affordable Housing Trust Fund. The Fiscal Impact section below provides additional detail on sources of funds.

ANALYSIS AND POLICY ALTERNATIVES

On November 16, 2021, the City issued the NOFA for New Construction of Multifamily Affordable Housing; applications were due on January 7, 2022. Thirteen (13) applications were submitted. Applications were reviewed for completeness and to determine whether the City's minimum standards for project and developer qualifications had been met. The eligible applications were then evaluated and ranked per prepared criteria outlined in the NOFA solicitations. The projects awarded under the New Construction NOFA, including 2700 International Boulevard, will help meet the City Council's goal of developing **a sustainable City**. The project's progress into construction will also help to meet the City's goal of providing for the housing, economic, and cultural security of lower income Oakland residents.

The City received funding requests from the thirteen (13) applications for a total of \$88,457,293. **Table 1** on the following pages lists the six (6) top ranking NOFA applications for new construction projects which were evaluated by HCDD staff. Projects are listed in order of their ranking. Please see **Attachment A1** for the full scoring of the New Construction NOFA projects.

Council approved funding awards for the top five (5) projects at the June 7, 2022 City Council meeting, and now staff is recommending that Council fund one more (1) contingent project as presented in **Table 1** below. This project met all the threshold requirements, including receiving a determination under the California Environmental Quality Act (CEQA).

Table 1: New Construction NOFA Funding Recommendations

Rank	Project/Developer	Council District	Affordable Units	Previous City Funding	2021-22 City Funding	Potential Additional Funding
Total Funds Available					\$37,561,000	
1	3050 International/ (Satellite Affordable Housing Associates)	5	76	\$237,221	\$5,000,000	CA HCD NPLH, IIG, MHP, 4%Tax Credit Equity
2	Longfellow Corner/ (Resources for Community Development)	3	77 (units count towards the 2019 NOFA Award)	\$4,264,000	\$7,000,000	CA HCD NPLH, IG, MHP/4% LIHTC Equity, AHSC
3	34th & San Pablo/ (East Bay Asian Local Development Corporation)	3	60		\$4,000,000	CA HCD MHP, NPLH, and HHC, 4% LIHTC
4	Agnes Memorial Senior Housing/ (Related Companies of California)	5	60		\$4,500,000	CA HCD MHP, IIG, 4%Tax Credit Equity
5	500 Lake Park Apartments/ (EAH Inc.)	2	53		\$10,061,000	CA HCD MHP, VHHP, IIG, Tax Equity
6	2700 -2720 International Boulevard and 1490 -1415 Mitchell Street/ (The Unity Council)	5	75		\$7,000,000	CA HCD IIG, MHP, VHHP, FHLB, AHP
TOTAL			324 units	\$4,501,221	\$37,561,000	

Contingent Funding Award to 2700 International Boulevard: The City applied for up to \$5 million in funds from the 2022 State of California's Local Housing Trust Fund (LHTF) Program on May 24, 2022. The program requires that awarded LHTF funds be matched dollar-for-dollar by existing City affordable housing funds. If the City receives the LHTF funding award, the City will match the LHTF award with a forward commitment from the Affordable Housing Trust Fund from the FY 2022-23 budget cycle (Fund 1870) and those funds will be awarded to the 2700 International Boulevard Project.

As shown in **Attachment A1**, 2700 International ranked 6th based on the project score and is the next project in line to receive a funding commitment. This award is contingent on the LHTF award; the 2700 International Boulevard Project will only receive a funding commitment if the City receives a LHTF award. We expect to hear news of these funding awards in the Fall of 2022. As noted elsewhere in this report, the City successfully applied and was awarded with \$5 million in funding from the State LHTF Program in both 2020 and 2021.

Equity Attributes of Recommended Projects: **Table 2** below describes the equity attributes of the 2700 International Boulevard Project; including whether or not the project developer is an emerging developer, whether the project is located in an area that is at risk of or currently gentrifying, and the educational quality of the neighborhood public elementary school based on the Oakland Unified School District Report card. Please see **Attachment A** for further description and discussion of these attributes in the New Construction NOFA.

Table 2: Equity Attributes of Recommended Project

Rank	Project/ Developer	Emerging Developer ²	Geographic Equity ³	Educational Quality ⁴
6	2700 International (The Unity Council (Contingent Award)	(No)	At Risk of Gentrification	Yellow rating

Alameda County Health Care Services Agency (HCSA)

² Emerging Developer" is defined as a developer who has less than five (5) years of experience as a developer and/or less than 5 completed projects).

³ Geographic Equity - prioritizing areas that are susceptible to/experiencing displacement and gentrification (per Urban Displacement Project). <https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/>

⁴ Educational Quality – projects are located within the assigned neighborhood boundaries of an Oakland Unified School District public elementary school with a School Report Card showing high to mid-level Academics in English Language Arts and Mathematics. <https://www.ousddata.org/oakland-public-school-report-cards.html>

This contingent project has a formal HCSA commitment for long-term social service provision. To create viable working partnerships to produce long-term affordable housing in the effort to end homelessness, HCSA has committed to 20 years of ongoing support service resources to permanent supportive housing projects designating units for homeless populations, such as 2700 International Boulevard. Funding will be provided annually to support direct social and supportive service provision provided on-site through case management and related support services. HCSA's contract for services will be executed at the time of loan closing, and subject to the developers continuing provision of high-quality services in operation and good standing, the need for the contracted services, and formal Alameda County Board of Supervisor approval.

FISCAL IMPACT

The sources to provide increased funding to support the contingent project in addition to the already awarded five new construction projects, will come from the following sources:

- a. Affordable Housing Trust Fund (AHTF) (Fund 1870) 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.
- b. State Funded Local Housing Trust Fund (LHTF) (Fund 2144), (Project 1006204 – 2020 LHTF), (Project 1006315 – 2021 LHTF NOFA). In 2020 and 2021, the City successfully competed for a total of \$10 million (\$5 million each round) to fund the development of new construction affordable rental housing through the New Construction NOFA. The LHTF dollars must be “matched” one-for-one with funds from the City's AHTF per the requirements of the LHTF program. Those matching funds have been identified from budgeted AHIF and JHIF funds for FY 2021-22 that are available for this NOFA as they have not yet been allocated or committed to projects with the approved Resolution No.89128 C.M.S., amending and restating Resolution No. 88765 C.M.S., to appropriate funds and Resolution No 88213 C.M.S., to allocate the funds. In 2022, the City received authority to apply for an additional \$5 million in competitive State LHTF NOFA funds under Resolution 89187 C.M.S. and submitted the application on May 24, 2022.

Table 3 below provides a break down of the funding sources.

Table 3: Available Funding – Sources and Uses

Fund Name	Total	LHTF	Housing Development Grant	Low/Mod Income Housing Asset Fund	Affordable Housing Impact Fee	Jobs/ Housing Impact Fee	Boomerang	HUDHOME
Fund #		2144	2826	2830	1870	1870	1870	2109
NC NOFA Awards Approved by Council 6/7/2022	\$30,561,000	\$4,500,000	\$1,577,870	\$1,319,443	\$9,511,000	\$5,550,000	\$1,602,687	\$6,500,000
Proposed Contingent Award	\$7,000,000	\$4,500,000*			\$2,500,000			
Total	\$37,561,000	\$9,000,000	\$1,577,870	\$1,319,443	\$12,011,000	\$5,550,000	\$1,602,687	\$6,500,000

*Note: \$4,500,00 of LHTF funds proposed for this contingent award to 2700 International Boulevard Project have been applied for but not awarded. The results of the State's LHTF competitive application process are anticipated in August 2022.

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. The project recommended for funding has completed and complied with CEQA review requirements, as follows:

Contingent Funding Award to 2700 International: A Notice of Determination has been filed for 2700 International under CEQA Guideline Sections 15164 (no further review), Section 15183(f) (projects consistent with a community plan), Section 15180 (projects within scope of a previously certified Redevelopment Plan Program EIR), and Section 15183.3 (qualified infill projects).

PUBLIC OUTREACH / INTEREST

An announcement regarding the NOFA's release was made via email to approximately 186 interested parties, from an HCDD mailing list that includes developers, affordable housing advocates, architects, and contractors, as well as other parties who have expressed interest in hearing about City funding opportunities for affordable housing. A NOFA pre-application meeting was held on November 18, 2021, to explain the NOFA application process, CEQA and National Environmental Policy Act (NEPA) requirements, as well as the City's required employment and contracting programs. Staff was available to answer NOFA-related questions. Approximately 30 participants attended the meeting. The City HCDD staff also worked with East Bay Housing Organization to conduct outreach and provided monthly general NOFA announcements to stakeholders; along with distributing New Construction NOFA interested party release announcements, reminders, and all information was updated on the City's HCDD website.

NOFA applicants were required to contact neighborhood organizations in the vicinity of the proposed development and hold at least one meeting with an established neighborhood organization prior to application submission. The applicant's community outreach plan, a required exhibit of each NOFA application, documents each project's community outreach plan.

COORDINATION

HCDD staff consulted with Planning and Building Department staff to coordinate CEQA determinations, planning and zoning conformity, and to identify possible barriers to development. The Department of Workplace and Employment Standards was consulted to confirm fair and equitable involvement of Oakland Businesses, Workers, and Residents. The Department of Public Works Environmental Services Division reviewed the Phase I and Phase II environmental reports, and the Department of Economic and Workforce Development reviewed the appraisals for the five previously awarded NOFA projects and the contingent project recommendation. The Office of the City Attorney was consulted to ensure legality of funding commitment resolutions. The Department of Finance was consulted to confirm funding amounts.

SUSTAINABLE OPPORTUNITIES

The housing development projects recommended for funding will address the "3 E's" of sustainability in the following ways:

Economic: This project 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. Also, providing viable housing creates activity on underutilized parcels which could stimulate demand for goods and services in Oakland.

Environmental: By developing in already built-up areas, infill projects reduce the pressure to build on agricultural and other undeveloped land. Proposed projects are near public transit which enables residents to reduce dependency on automobiles and further reduce any adverse environmental impacts of development. Projects are selected for funding partially based on their ability to achieve high scores using Leadership in Energy & Environmental Design (LEED) or Alameda County's GreenPoint Rating systems.

Race & Equity: Affordable housing is a means of achieving greater social equity. Oakland's neighborhood-level environment will be improved by replacing underused and sometimes blighted buildings and lots with residents in new homes. This is especially important for long-term Oakland residents. The proposed developments will provide affordable rental and ownership housing for low and very low-income residents. Social services, such as computer centers for residents, are a component for some rental developments and further build social equity.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council:

A Resolution Pertaining To The Following Affordable Housing Loan And Activities:

Resolution Amending Resolution No. 89241 C.M.S., Which Allocated Funds And Authorized Affordable Housing Development Loans For New Construction Projects In A Total Amount Not To Exceed \$30,561,000, To Authorize An Additional Allocation In An Amount Not To Exceed \$7,000,000 And An Additional Affordable Housing Development Loan For The 2700 International Boulevard Project (2700-2720 International Boulevard & 1409-1415 Mitchell Street), Contingent On Funding From The 2022 State Local Housing Trust Fund

For questions regarding this report, please contact Arlecia Durades, Housing Development Coordinator, at 510-238- 6992.

Respectfully submitted,

Shola Olatoye

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Attachments (2):

(A) 2021-22 Affordable Housing Notice of Funding Availability Agenda Report
(A1) Ranked Project Scoring



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: Shola Olatoye
Director, HCDD

SUBJECT: NOFA Affordable Housing Funding

DATE: May 23, 2022

City Administrator Approval

Date:

May 26, 2022

RECOMMENDATION

Staff Recommends That The City Council:

Receive An Informational Report On The City's 2021-22 Affordable Housing Notice of Funding Availability And Adopt The Following Resolutions

1. **Resolution (1) Authorizing Affordable Housing Development Loans In A Total Amount Not To Exceed \$30,561,000 For The Following Affordable Housing New Construction Projects: 3050 International (3050 International Boulevard), Longfellow Corner (3801-3807 & 3823-3829 Martin Luther King Jr. Way), 34th & San Pablo (3419-3431 San Pablo Avenue), Agnes Memorial Senior Housing (2372 International Boulevard), And 500 Lake Park Apartments (500 Lake Park Avenue); And (2) Authorizing An Additional Allocation In An Amount Not To Exceed \$7,000,000 And An Additional Affordable Housing Development Loan For The 2700 International Boulevard Project (2700-2720 International Boulevard & 1490-1415 Mitchell Street) Contingent On Funding From The 2022 State Local Housing Trust Fund; And**
2. **Resolution Appropriating \$1,577,870.14 From Funding Reimbursed To The City By The U.S. Department Of Housing And Urban Development's Housing Development Grant Program To Housing Development Activities; And**
3. **Resolution Amending City Council Resolution No. 88765 C.M.S. Authorizing Affordable Housing Development Loans To The Friendship Senior Housing And The Phoenix Projects To Change The Funding Sources For A Portion Of The Loans To Include Allocations From The California Department Of Housing And Community Developments Local Housing Trust Fund Program.**

City Council
June 7, 2022

EXECUTIVE SUMMARY

This staff report presents the results of the City's 2021-22 Affordable Housing Notice of Funding Availability (NOFA) process for affordable housing development rental projects, by which funding commitments are made to qualified projects as funding permits. As a brief background, when the City has federal, state and local funding sources to allocate to affordable housing programs and projects, the City solicits applications for project funding on a competitive basis.

The New Construction Affordable Housing NOFA process typically prioritizes projects that serve extremely low income households and those experiencing homelessness, that leverage outside resources, that are ready to start construction, that are sustainable and promote equitable outcomes for Oakland residents, workers and businesses, and that are in communities of opportunity, near transit and near amenities, among other criteria. The resolutions included in this staff report will increase the supply of affordable housing through new construction activities.

In addition, this report includes a resolution to re-program funding awarded in July 2020 to The Phoenix and Friendship Senior Housing} in that year's Pipeline New Construction NOFA cycle. Subsequent to that report, City staff applied for and received authority to apply for \$5 million in State Local Housing Trust Fund (LHTF) NOFA awards July 14, 2020 (pursuant to City Council Resolution No. 88213 C.M.S., approved on July 14, 2020, and another \$5 million in the State LHTF program's 2021 round (approved by City Council Resolution No. 88765 C.M.S., approved on July 20, 2021 in funding for new affordable housing developments under the California Housing and Community Development Local Housing Trust Fund NOFA), including funding for these projects, and is formally seeking authority to reflect this in the project's funding sources, freeing up funding for other developments in this current NOFA.

BACKGROUND / LEGISLATIVE HISTORY

Notice of Funding Availability

The City's Housing and Community Development Department (HCDD) has issued the New Construction Notice of Funding Availability (NOFA) on an annual or biennial basis in recent years and will seek to transition to an annual issuance as funding becomes available and the capacity of staff increases. Please see below **Table A** of HCDD issued NOFAs from 2019 through present.

In accordance with the May 2021 Council approved HCDD's 2021-2023 Strategic Action Plan (SAP)¹, HCDD has identified program priorities for addressing housing affordability with a funding strategy in which roughly half the department's affordable housing funding will be directed towards new construction (production) or affordable housing, and half will be directed to acquisition and rehabilitation of affordable units (preservation). Through these NOFA processes, HCDD staff have recommended awards for new construction projects, the

¹ <https://cao-94612.s3.amazonaws.com/documents/HCD.final.21-21Strategic-Plan.pdf>

rehabilitation and preservation of existing affordable housing, and the conversion of unregulated housing to restricted affordable housing.

This Informational Report presents recommendations for the FY 21-22 NOFA for new construction rental projects only, covering the production side of the department's goals under the SAP. It is worth noting that the SAP identifies both the intended use of funds available to the HCDD to undertake the mission of reducing homelessness, rent burdens for Oakland residents and the immense chasm between funding available and the local need for affordable housing; particularly extremely low-income housing for households earning at or below 30 percent of area median income (AMI). In order to meet the full Regional Housing Needs Allocation (RHNA) production goals for just the two-year duration of the SAP, Oakland would need over \$300 million in additional funding to subsidize affordable housing development in Oakland.

Projects must meet basic threshold standards to become eligible for funding, including the engagement of community constituents, providing evidence of site control, evidence of planning approvals, and having a viable financial plan in place with committed funds and City funds used to leverage other yet-to-be-committed County, State, and Federal funds, conventional private financing and grant funds. Each project that applies under the NOFA for New Construction of Multifamily Affordable Housing is required to provide a minimum of 20% of the units targeted to households with incomes at or below 30% AMI, and is awarded points for exceeding this threshold. This income band is targeted at AMI levels either to provide for housing homeless Oaklanders or address displacement pressures on some of Oakland's most vulnerable renters. For projects providing units for formerly homeless or special needs households, the owner/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.² All project marketing and management plans are subject to review and approval by HCDD City staff. The NOFA also sets forth criteria by which projects will be scored and ranked including the following:

- project readiness to begin construction;
- proximity to local resources such as nearby schools, transit, and grocery stores;
- projects that included an "emerging developer" as part of the development team (an "emerging developer" is defined as a developer who has less than five (5) years of experience as a developer and/or less than 5 completed projects);
- the ability to prevent residents from displacement; by increasing the supply of affordable housing for those who are homeless and households most vulnerable to displacement, including extremely low-income renters, limited income seniors, veterans, and people with disabilities;

² "Housing First" means the evidence-based model that uses housing as a tool, rather than a reward, for recovery and that centers on providing or connecting homeless people to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services, per Welfare and Institutions Code 8255.

- low-income populations with extra points awarded for projects serving extremely low-income populations and permanent supportive housing projects for those experiencing homelessness and for people with special needs, and
- developer experience & overall capacity to facilitate the work.

The City has funding from a variety of sources that are detailed in the Fiscal Impact section of the report below:

The Fiscal Impact section below provides additional detail on these sources of funds.

Table 1 below provides a summary of the NOFAs that have been awarded from 2019 to present.

Table 1: Summary of HCDD NOFA Awards, 2019-Present

NOFA Round	NOFA Release Date	Capital Funding Awarded	Affordable Units
2019 New Construction NOFA	August 2019	\$14,683,000	516
2019 Rehabilitation/ Preservation NOFA	August 2019	\$10,970,000	232
2019-20 Acquisition and Conversion to Affordable Housing (ACAH) - community land trusts and limited equity cooperatives	December 2019	\$7,756,053	49
2019-20 ACAH – all project types	December 2019	\$16,300,000*	134
2020 New Construction Pipeline NOFA	April 2020	\$13,050,000	100
2020-21 Acquisition and Conversion to Affordable Housing	November 2020	\$3,985,000	22
2020-2021 Homekey	August 2020	\$7,255,239	142 perm affordable units 20 units family shelter
2021-2022 Homekey	October 2021	\$7,500,000	45 proposed units
2021–22 New Construction (proposed in this report)	November 2021	\$30,561,000	339 including contingent project award of 2700 International Boulevard
<u>Total Funding Awarded 2019-2021 NOFA Cycle</u>		<u>\$112,060,292</u>	

*** The 2019-20 ACAH NOFAs allocated \$12 million for the Community Land Trust and Limited Equity Cooperative pool and \$18 million for the All Project pool, leaving balances in these funds that were allocated through the 2020-21 ACAH NOFA.**

State Local Housing Trust Fund Awards

The City received authority to apply for \$5 million in State Local Housing Trust Fund (LHTF) NOFA awards in 2020 (pursuant to City Council Resolution No. 88213 C.M.S., approved on July 14, 2020, and another \$5 million in the State LHTF program's 2021 round (approved by City Council Resolution No. 88765 C.M.S., approved on July 20, 2021).

The State LHTF funding, minus a 10% allowance for staff to administer the program, will fund the two 2020 Pipeline NOFA projects, and some of the four projects being recommended for funding in this report.

HCDD staff are also at the writing of this report preparing to apply for another \$5 million in the State's 2022 LHTF NOFA, and as noted in this report, recommend funding the next ranked project should the City received funding from the State under this program in 2022.

ANALYSIS AND POLICY ALTERNATIVES

Notice of Funding Availability Recommendations

On November 16, 2021, the City issued the NOFA for New Construction of Multifamily Affordable Housing and applications were due on January 7, 2022. Thirteen applications were submitted. Applications were reviewed for completeness and to determine whether the City's minimum standards for project and developer qualifications had been met. The eligible applications were then evaluated and ranked per prepared criteria outlined in the NOFA solicitations. The projects included here will help meet the City Council's goal of developing a sustainable City. The project's progress into construction will also help to meet the City's goal of providing for the housing, economic, and cultural security of lower income Oakland residents.

The City received funding requests from the thirteen (13) applications for a total of \$88,457,293. **Table 2** on the following pages lists the thirteen (13) NOFA applications for new construction projects which were submitted and evaluated by HCDD staff. Projects are listed in order of their ranking.

Please see **Attachments A** through **A4** for detailed information on all reviewed NOFA new construction projects, along with the scoring and funding breakdown.

Table 2: 2021-2022 New Construction Pipeline NOFA Applications

Rank ³	Project/ Developer	Project Type	Council District	Affordable Units	New Special Needs Set- Aside Units	New Homeless Set-Aside Units	Existing PBS8	City Funding Requested
1	3050 International/ (Satellite Affordable Housing Associates)	Rental – Family, Permanent Supportive Housing	5	75	31*	0	No	\$5,000,000
2	Longfellow Corner/ (Resources for Community Development)	Rental Homeless, Permanent Supportive Housing	1	76		34*	Yes (16 units)	\$7,000,000
3	34 th & San Pablo/ (East Bay Asian Local Development Corporation)	Rental – Family, Permanent Supportive Housing	3	59	0	30*	Yes (25 units)	\$4,000,000
4	Agnes Memorial Senior Housing/ (Related Companies of California)	Rental – Senior Housing, Permanent Supportive Housing	5	59	0	18	No	\$4,500,000
5	500 Lake Park Apartments/ (EAH Inc.)	Rental – Family, Permanent Supportive Housing	2	52	0	20	Yes (14 units)	\$10,061,000
6	2700 International/ (The Unity Council)	Rental – Family Permanent Supportive Housing	5	74	0	19	Yes (19 units)	\$7,000,000

³ Rank is based on total “Percentage of Points” awarded vs. total potential points available. Senior projects do not compete in the “educational quality” point category and thus their total “Percentage of Points” is based on a lower total potential points available than non-senior projects.

* Set-Aside Unit Count – units are counted towards both set-aside categories for scoring

Rank ³	Project/ Developer	Project Type	Council District	Affordable Units	New Special Needs Set- Aside Units	New Homeless Set- Aside Units	Existing PBS8	City Funding Requested
7	Lake Merritt BART Senior Affordable Housing/ (East Bay Asian Local Development Corporation)	Rental – Senior Housing, Permanent Supportive Housing	2	97	0	20*	No	\$8,000,000
8	2125 Telegraph Avenue/ (Mercy Housing)	Rental – Senior Housing, Permanent Supportive Housing	3	96	0	24	No	\$7,807,042
9	Dr. Kenneth Anderson Senior Housing (Eden Development Inc.)	Rental - Senior Housing, Homeless, Permanent Supportive Housing	2	66	0	14	No	\$4,350,000
10	3135 San Pablo/ (Satellite Affordable Housing Associates)	Rental – Senior Housing, Permanent Supportive Housing	3	72	0	36	No	\$5,000,000
11	Mandela Stations/ (Mandela Station, LLC)	Rental – Family	3	238	0	0	No	\$8,000,000

Rank³	Project/ Developer	Project Type	Council District	<i>Affordable Units</i>	New Special Needs Set- Aside Units	New Homeless Set-Aside Units	Existing PBS8	City Funding Requested
12	Joshua Christian Senior Housing/ (Community Housing Development Corporation)	Rental - Senior Housing, Permanent Supportive Housing	3	68	0	21	No	\$ 6,727,115
13	Kingdom Builders Senior Housing/ (Community Housing Development Corporation)	Rental - Senior Housing, Permanent Supportive Housing	6	39	0	8	No	\$11,012,136
			TOTAL	1071	31	244		\$88,457,293

The City only has the available \$37,561,000 available to fund for this NOFA, and to align with the HCDD SAP as discussed above. The recommendation for awards were able to reach \$37,561,000 million for the top five projects because an additional \$17,061,000 subsequently became available for new construction activity through a combination of 2020/21 mid-cycle budget allocations, including the award of an additional \$5,000,000 in State Local Housing Trust Fund dollars in late 2021, the proposed appropriation of HODAG reimbursements, and additional Affordable Housing Impact Fees and Job Housing Fees. Details regarding the sources of funding are in the *Fiscal Impact* section below.

As noted above, there is a significant funding gap between the funding available to subsidize affordable housing development in Oakland, and the funding needed to support our pipeline of affordable housing units. In acknowledgement of limited funding and staff availability, applicants were limited to two applications each, and yet the funding requests still outstripped availability by a ratio of over 4:1. Should additional local funding become available, this NOFA has identified a robust production pipeline that could provide more desperately needed affordable housing units.

New Construction Funding Recommendations

Staff recommends funding awards for the five (5) projects and one (1) contingent project presented in **Table 3** below. These projects met all threshold requirements, including receiving a determination under the California Environmental Quality Act (CEQA), and are ranked in sequential order from the highest to the lowest score. Please see **Attachment A1** for detailed project CEQA information and **Attachment A4** for the project mapped locations.

By providing 100% of the funds requested to these five projects, each recommended project will secure the local gap financing needed to apply for other State funds such as the California HCD Multifamily Housing Program (MHP), the Infill Infrastructure Grant Program (IIG), the Veterans Housing and Homelessness Prevention Program (VHHP), and the California Low-Income Housing 4 percent (4%) Tax Credit Program with Tax Exempt Bonds. The deadline to apply for these funds are June 28, 2022.

The 4% tax credit and bond financing structure has historically been a very successful one for Oakland projects. However, in recent years, the scoring criteria between California HCD programs (which like Oakland's, prioritize deep affordability targeting) and the California Debt Limit Allocation Committee / Tax Credit Allocation Committee programs (which have been recently prioritizing projects with shallow levels of affordability in lower cost areas), have made it difficult for projects to line up remaining funding sources and commence construction. However, in 2021, the State legislature approved funding for the California Housing Accelerator Program, which has allowed four projects with City/State HCD funding proceed towards construction, including Foon Lok East, West Grand & Brush, Ancora Place, and 7th & Campbell. Staff is working with leadership and advocates to support the call for additional Oakland directed resources in the Housing Accelerator Program, as well as changes to the State tax credit and bond allocation scoring criteria to align more fully with State HCD's.

Table 3: New Construction NOFA Funding Recommendations

Rank	Project/Developer	Council District	Affordable Units	Previous City Funding	2021-22 City Funding	Potential Additional Funding
Total Funds Available					\$37,561,000	
1	3050 International/ (Satellite Affordable Housing Associates)	5	75	\$237,221	\$5,000,000	CA HCD NPLH, IIG, MHP, 4% Tax Credit Equity
2	Longfellow Corner/ (Resources for Community Development)	7	76 <i>(units count towards the 2019 NOFA Award)</i>	\$4,264,000	\$7,000,000	CA HCD NPLH, IIG, MHP/4% LIHTC Equity, AHSC
3	34 th & San Pablo/ (East Bay Asian Local Development Corporation)	3	60		\$4,000,000	CA HCD MHP, NPLH, and HHC, 4% LIHTC
4	Agnes Memorial Senior Housing/ (Related Companies of California)	1	76		\$4,500,000	CA HCD MHP, IIG, 4% Tax Credit Equity
5	500 Lake Park Apartments/ (EAH Inc.)	2	53		\$10,061,000	CA HCD MHP, VHHP, IIG, Tax Equity
6	2700 -2720 International Boulevard and 1490 -1415 Mitchell Street/ (The Unity Council)	5	75		\$7,000,000	CA HCD IIG, MHP, VHHP, FHLB AHP,
Total			339 units	\$4,501,221	\$37,561,000	

Contingent Funding Award to 2700 International Boulevard:

The City is currently applying for up to \$5 million in funds from the 2022 State of California's Local Housing Trust Fund (LHTF) Program. The program requires that awarded LHTF funds be matched dollar-for-dollar by existing City affordable housing funds. If the City receives a LHTF funding award, the City will match the LHTF award with a forward commitment of Impact Fees from the FY 2022-23 budget cycle (Fund 2144) and those funds will be awarded to.

As shown in **Table 2**, 2700 International ranked 6th based on the project score and is the next project in line to receive a funding commitment. This award is contingent on the LHTF award; 2700 International will only receive a funding commitment if the City receives a LHTF award. We expect to hear news of these funding awards in August 2022. As noted elsewhere in this report, the City successfully applied for \$5 million in funding from the State LHTF Program in both 2020 and 2021.

Unfunded Applications

Unfortunately, several applications submitted under this NOFA will not receive a funding award as the amount of requested funds severely exceeded the amount of available funds.

Equity Attributes of Recommended Projects

Table 4 below describes the equity attributes of the recommended projects; including whether or not the project developer is an emerging developer, whether the project is located in an area that is at risk of or currently gentrifying, and the educational quality of the neighborhood public elementary school based on the Oakland Unified School District Report card.

Rank	Project/ Developer	Emerging Developer⁴	Geographic Equity ⁵	Educational Quality⁶
1	3050 International (Satellite Affordable Housing Associates)	(Yes) Native American Health Clinic (NAHC)	At Risk of Gentrification or Advanced Gentrification	Yellow rating
2	Longfellow Corner/ (Resources for Community Development)	(No)	Early/On-Going Gentrification or Advanced Gentrification	Yellow rating
3	34 th & San Pablo/ (East Bay Asian Local Development Corporation)	(No)	Early/On-Going Gentrification or Advanced Gentrification	Yellow rating
4	Agnes Memorial Senior Housing/ (Related Companies of California)	(Yes) Community Action Alliance (CAA) is a new entity and development affiliate of Agnes Memorial Church	At Risk of Gentrification	Educational Quality: N/A – This is not applicable because this is a senior (non-family) housing project.

⁴ “Emerging Developer” is defined as a developer who has less than five (5) years of experience as a developer and/or less than 5 completed projects).

⁵ Geographic Equity - prioritizing areas that are susceptible to/experiencing displacement and gentrification (per Urban Displacement Project). <https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/>

⁶ Educational Quality – projects are located within the assigned neighborhood boundaries of an Oakland Unified School District public elementary school with a School Report Card showing high to mid-level Academics in English Language Arts and Mathematics. <https://www.ousddata.org/oakland-public-school-report-cards.html>

Rank	Project/ Developer	Emerging Developer ⁴	Geographic Equity ⁵	Educational Quality ⁶
5	500 Lake Park Apartments (EAH, Inc)	(No)	Becoming Exclusive	Green rating
6	2700 International (The Unity Council (Contingent Award)	(No)	At Risk of Gentrification	Yellow rating

Table 5 *Below* provides an assessment of the average total development cost (TDC) for all thirteen projects, including the average cost per unit and average cost per square foot. There are significant variations in per unit costs for the developments. This is partially due to differentials in construction type, and unit size (family units are larger and more expensive than senior project units. Also, there are differences in land cost and capital operating reserves.

Table 5: New Construction NOFA 2021-22 – Average Costs

Average Total Development Costs	Average Cost Per Unit	Average Cost Per Square Foot
\$70,127,608	\$853,969	\$1,112

Projects Proposing to Serve People Experiencing Homelessness and Households With Special Needs/Permanent Supportive Housing Projects

To further the creation of housing opportunities for extremely low-income populations, those with special needs (*living with developmental disabilities, serious mental illness or substance abuse disorders*), and those who are homeless (*living in a place not meant for human habitation*) or at risk of homelessness, (*having an income below 30% of the median family income for the area*), HCDD has partnered with the Oakland Housing Authority (OHA) and the Alameda County Health Care Services Agency (HCSA) to harness long-term operating rental assistance and funding for supportive and other social services. This assistance is available for NOFA projects committing to new set-aside of units for people with special needs and for homeless individuals and families, including Permanent Supportive Housing (PSH).

Data from the 2022 Alameda County Point In Time Count Of Unhoused Residents was released on May 16, 2022. This count revealed that over 5,000 Oakland residents experienced homelessness in February 2022. This is an increase from 4,000 residents in 2019. The brunt of this is borne by Oakland's Black residents, who account for 60% of homeless people (versus 23% of Oakland's population). Other especially vulnerable homeless residents include veterans and those with mental health issues. Many of the chronically homeless in Oakland are experiencing significant mental health challenges, substance abuse issues, and chronic health challenges.

The depth of this humanitarian crisis in Oakland calls for more deeply affordable housing, as well as deeply service enriched PSH housing, in order to address the housing and personal health needs of Oakland's most vulnerable residents. To ensure that residents are supported, the NOFA requires that a resident and supportive services plan must clearly state the number of special needs and/or homeless set-aside units and the exact population that will be targeted, if a project reserves units for special needs or homeless populations. The plan must also demonstrate that the essential social and supportive service needs of the population will be met and include individual case management services. Developers are encouraged to follow the *State of California's Housing First Principles* and will receive bonus points if they use the *Alameda County's Home Stretch Coordinated Entry System* in their tenant selection processes to fill designated permanent supportive housing units for homeless individuals with disabilities. As discussed above, assistance from OHA and HCSA or other operating sources are critical to ensure that extremely low incomes and individuals and families, including formerly homeless and special needs residents, can live independently in housing that is permanent, safe, and secure coupled with specialized services that promote health, well-being, stability, and housing retention.

Oakland Housing Authority Assistance (OHA)

The City does not have access to operating subsidy. Rather, in prior NOFAs, a partnership with OHA to provide Project-Based Section 8 (PBS8) vouchers to developments permitted developments to provide deeply affordable service-enriched PSH housing while ensuring the financial stability of developments over time in operations. Currently, approximately 40% of the units being recommended for funding in the NOFA are designated for PSH and Homeless housing. However, OHA has indicated that they have no further capacity under their current voucher authority to provide additional vouchers at this time.

Two of the recommended awardees (Longfellow Corner and 34th & San Pablo Avenue) have existing PBS8 vouchers, which leaves two projects that must secure a future operating subsidy commitment to provide the proposed PSH units. City staff will continue discussions with OHA to remain updated on their voucher authority and explore alternate operating subsidy structures.

Should OHA operating funds and/or vouchers become available, OHA may use the City NOFA as the competitive selection process required to award Project Based Section 8 Vouchers. The vouchers are used as operating rental assistance providing income equivalent to the market rental rate while the tenant pays 30% of their income on rent. Projects selected for NOFA funding must be located within the OHA's jurisdiction and the units must be subject to City of Oakland oversight and regulation to be eligible for OHA assistance from the OHA. Eligible projects must be new construction projects that applied to the City's 2021-22 New Construction NOFA. Vouchers are first targeted to units designated for 20-30% AMI and below and those providing permanent supportive housing units with service enriched housing for special needs and/or homeless populations. OHA will send out Letters of Invitation to request Section 8 Project Based Vouchers from the OHA. If awarded a commitment, projects completing all applicable OHA and HUD reviews may then execute a Section 8 Project-Based Voucher Housing Assistance Payments (HAP) contract with the OHA for an initial 20-year contract term. The OHA may also agree to a 20-year extension for an aggregate 40-year term.

While the City has made progress in identifying sources for funding some operating support and services for PSH units, such as the innovative use of HHAP funds for Homekey projects, the limiting factor to providing deeply affordable and PSH units that Oakland needs remains the lack of operating subsidies.

Table 6 below is the list of new construction projects with a formal HCSA commitment for long-term social service provision.

Table 6: New Construction NOFA Applications – HCSA 20 Year Commitment

Rank	Project/Developer	Project Type	Council District
3	34 th & San Pablo/ (East Bay Asian Local Development Corporation)	Family	3
5	500 Lake Park Apartments/ (EAH Inc.)	Senior Housing	2
7	2700 International/ (The Unity Council)	Family	5
8	2125 Telegraph Avenue/ (Mercy Housing)	Senior Housing	3
9	Kenneth Anderson Senior Housing (Eden Development, Inc.)	Senior Housing	2

Alameda County Health Care Services Agency (HCSA)

HCSA is committed to collaborating with local cities and other partners to end homelessness in Alameda County. The agency provides a range of services directly and through its network of community-based partners. Services include primary care, mental health services, addiction prevention and treatment, street outreach and engagement, crisis intervention, support services link to housing, housing subsidies, and more. HCSA is seeking partnerships with affordable housing developers to create permanent supportive housing opportunities for those who are homeless, have chronic medical and/or behavioral health conditions, and use high levels of acute emergency care.

To create viable working partnerships to produce long-term affordable housing in the effort to end homelessness, HCSA has committed to 20 years of ongoing support service resources to permanent supportive housing projects designating units for homeless populations. Funding will be provided annually to support direct social and supportive service provision provided on-site through case management and related support services. HCSA's contract for services will be executed at the time of loan closing, and subject to the developers continuing provision of high-quality services in operation and good standing, the need for the contracted services, and formal Alameda County Board of Supervisor approval.

FISCAL IMPACT

Table 7: Available Funding – Sources and Uses

	Total	LHTF	Housing Development Grant	Low/Mod Income Housing Asset Fund	Affordable Housing Impact Fee	Jobs/Housing Impact Fee	Boomerang	HUD HOME
		2144	2826	2830	1870			2109
FY 2021-23	\$30,561,000	\$4,500,000	\$1,577,870	\$1,319,443	\$9,511,000	\$5,550,000	\$1,602,687	\$6,500,000
Contingent Award	\$7,000,000	\$4,500,000			\$2,500,000			
Total	\$37,561,000	\$9,000,000	\$1,577,870	\$1,319,443	\$12,011,000	\$5,550,000	\$1,602,687	\$6,500,000

Funding for the recommended projects will come from the following sources:

- 1) FY 2021-22 Low- and Moderate-Income Housing Asset Fund Balance (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 fund balance is from loan repayments received by the City from existing rental or ownership properties and from redevelopment funded Mortgage Assistance Loans. A resolution to appropriate available amounts from this fund balance accompanies this report for the City Council to approve.
- 2) Affordable Housing Trust Fund (AHTF) (Fund 1870) 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. Boomerang 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.

Note: Due to there being differing expenditure and re-use requirements for each of the subcomponents of Fund 1870, HCDD fiscal staff is pursuing establishment of individual funds for the sub-components of the City's Affordable Housing Trust Fund funding.

- 3) State Funded Local Housing Trust Fund (LHTF) (Fund 2144). In 2020 and 2021, the City successfully competed for a total of \$10 million (\$5 million each round) to fund the development of new construction affordable rental housing through the New Construction NOFA. The LHTF dollars must be "matched" one-for-one with funds from the City's AHTF per the requirements of the LHTF program. Those matching funds have been identified from budgeted AHIF and JHIF funds for FY 2021-22 that are available for this NOFA as they have not yet been allocated or committed to projects with the approved Resolution No.89128 C.M.S., amending and restating Resolution No. 88765 C.M.S., to appropriate funds and Resolution No 88213 C.M.S., to allocate the funds.
- 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 HOME-ARP funds through the federal American Rescue Plan. FY 2021-22 HUD HOME funds are budgeted and available for this NOFA.
- 5) Housing Development Grant (HODAG), (Fund 2826), Project 1000383), Mortgage Revenue. This funding comes from the refunding of the final 10% release of U.S. Department of Housing & Urban Development (HUD) funding held in long-term escrow accounts for several long-completed Housing Development Grant projects that were finally formally closed out in late 2020. Per September 2020 correspondence with HUD staff, Oakland committed to utilizing these funds to supplement the City's existing practice of funding restricted affordable housing via periodic NOFAs for new construction such as the application process described in this report, or for rehabilitation or acquisition/rehabilitation developments, serving households earning between 30-60% of Area Median Income and/or to support subsidies to eligible tenant households in obtaining and retaining housing, and associated counseling.

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. Five (5) projects recommended for funding have completed and complied with CEQA review requirements, as follows:

A Notice of Determination has been filed for 3050 International, Longfellow Corner, 34th & San Pablo Avenue, Agnes Memorial Senior Housing, and 500 Lake Park Apartments under CEQA Guideline Sections 15164 (no further review), Section 15183(f) (projects consistent with a community plan), Section 15180 (projects within scope of a previously certified Redevelopment Plan Program EIR), and Section 15183.3 (qualified infill projects).

A Notice of Exemption has been filed for 3050 International and Agnes Memorial Senior Housing, under Section 15164 (no further review), 15332 (infill projects), Section 15183 and SB35 (Affordable Housing Streamlined Approval).

Contingent Funding Award to 2700 International: A Notice of Determination has been filed for 2700 International under CEQA Guideline Sections 15164 (no further review), Section 15183(f) (projects consistent with a community plan), Section 15180 (projects within scope of a previously certified Redevelopment Plan Program EIR), and Section 15183.3 (qualified infill projects).

PUBLIC OUTREACH / INTEREST

An announcement regarding the NOFA's release was made via email to approximately 186 interested parties, from an HCDD mailing list that includes developers, affordable housing advocates, architects, and contractors, as well as other parties who have expressed interest in hearing about City funding opportunities for affordable housing. A NOFA pre-application meeting was held on November 18, 2021, to explain the NOFA application process, CEQA and National Environmental Policy Act (NEPA) requirements, as well as the City's required employment and contracting programs. Staff was available to answer NOFA-related questions. Approximately 30 participants attended the meeting. The City HCDD staff also worked with East Bay Housing Organization to conduct outreach and provided monthly general NOFA announcements to stakeholders; along with distributing New Construction NOFA interested party release announcements, reminders, and all information was updated on the City's HCDD website.

NOFA applicants were required to contact neighborhood organizations in the vicinity of the proposed development and hold at least one meeting with an established neighborhood organization prior to application submission. The applicant's community outreach plan, a required exhibit of each NOFA application, documents each project's community outreach plan.

COORDINATION

HCDD staff consulted with Planning and Building Department staff to coordinate CEQA determinations, planning and zoning conformity, and to identify possible barriers to development. The Department of Workplace and Employment Standards was consulted to confirm fair and equitable involvement of Oakland Businesses, Workers, and Residents. The Department of Public Works Environmental Services Division reviewed the Phase I and Phase II environmental reports, and the Department of Economic and Workforce Development reviewed the appraisals for the recommended projects. The Office of the City Attorney was consulted to ensure legality of funding commitment resolutions. The Department of Finance was consulted to confirm funding amounts.

SUSTAINABLE OPPORTUNITIES

The housing development projects recommended for funding 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. Also, providing viable housing creates activity on underutilized parcels which could stimulate demand for goods and services in Oakland.

Environmental: By developing in already built-up areas, infill projects reduce the pressure to build on agricultural and other undeveloped land. Proposed projects are near public transit which enables residents to reduce dependency on automobiles and further reduce any adverse environmental impacts of development. Projects are selected for funding partially based on their ability to achieve high scores using Leadership in Energy & Environmental Design (LEED) or Alameda County’s GreenPoint Rating systems.

Race & Social Equity: Affordable housing is a means of achieving greater social equity. Oakland’s neighborhood-level environment will be improved by replacing underused and sometimes blighted buildings and lots with residents in new homes. This is especially important for long-term Oakland residents. The proposed developments will provide affordable rental and ownership housing for low and very low-income residents. Social services, such as computer centers for residents, are a component for some rental developments and further build social equity.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council

Accept A Report And Adopt Resolutions Pertaining To The Following Affordable Housing Loans And Activities:

Resolution (1) Authorizing Affordable Housing Development Loans In A Total Amount Not To Exceed \$30,561,000 For The Following Affordable Housing New Construction Projects: 3050 International (3050 International Boulevard), Longfellow Corner (3801-3807 & 3823-3829 Martin Luther King Jr. Way), 34th & San Pablo (3419-3431 San Pablo Avenue), Agnes Memorial Senior Housing (2372 International Boulevard), And 500 Lake Park Apartments (500 Lake Park Avenue); And (2) Authorizing An Additional Allocation In An Amount Not To Exceed \$7,000,000 And An Additional Affordable Housing Development Loan For The 2700 International Boulevard Project (2700-2720 International Boulevard & 1490-1415 Mitchell Street) Contingent On Funding From The 2022 State Local Housing Trust Fund; And

Resolution Appropriating \$1,577,870.14 From Funding Reimbursed To The City By The U.S. Department Of Housing And Urban Development's Housing Development Grant Program To Housing Development Activities; And

Resolution Amending City Council Resolution No. 88765 C.M.S. Authorizing Affordable Housing Development Loans To The Friendship Senior Housing And The Phoenix Projects To Change The Funding Sources For A Portion Of The Loans To Include Allocations From The California Department Of Housing And Community Developments Local Housing Trust Fund Program.

For questions regarding this report, please contact Christia Katz Mulvey, Housing Development Manager, at 510-332-4461, or Arlecia Durades, Housing Development Coordinator, at 510-238-6992.

Respectfully submitted,

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Attachments (5):

- (A) Application Submitted Summary
- (A1) New Construction NOFA Project CEQA Summary
- (A2) Project Descriptions
- (A3) Scoring Summary
- (A4) Project Map Summary

2021-22 City of Oakland NOFA Applications Submitted - New Construction

	N/A	3050 International	Longfellow Corner	34th & San Pablo	Agnes Memorial Senior Housing	500 Lake Park Apartments	2700 International	Lake Merritt BART Senior Affordable Housing	2125 Telegraph Avenue	Dr. Kenneth Anderson Senior Housing	3135 San Pablo	Mandela Station
Address		3050 International	3801-3829 Martin Luther King Junior Way	3419-3431 San Pablo	2372 International Blvd	500 Lake Park Avenue	2700-2720 International Blvd and 1490-1415 Mitchell St	51 9th Street	2125 Telegraph Avenue	1003 E. 15th Avenue	3135 San Pablo	1451 7th Street
Council District		5	7	3	5	2	5	2	3	2	3	3
Type		Family	Family/Homeless	Family	Senior Housing	Family	Family	Senior Housing	Senior Housing	Senior Housing	Senior Housing	Family
Developer		SAHA	RCD	EBALDC	RELATED	EAH, Inc	The Unity Council	EBALDC	Mercy Housing	Eden Development, Inc	SAHA	Mandela Station Affordable
Tenure		Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Units (incl. manager's unit)		76	77	60	60	53	75	97	97	67	73	240
New Units		76	77	60	60	53	75	97	97	67	73	240
Bedrooms (incl. manager's unit)		143	146	75	57	94	134	102	98	68	74	274
Total Development Costs (Residential)		\$ 76,111,123	\$ 75,436,952	\$ 51,498,523	\$ 40,314,154	\$ 65,513,481	\$ 72,808,978	\$ 84,754,505	\$ 73,962,783	\$ 49,855,912	58,441,798	\$ 186,611,356
Cost per Unit		\$ 1,001,462.14	\$ 979,700.68	\$ 858,308.72	\$ 671,902.57	\$ 1,236,103.42	\$ 970,786.37	\$ 873,757.78	\$ 762,502.92	\$ 744,118.09	\$ 800,572.58	\$ 777,547.32
Total City Funds		\$ 5,000,000	\$ 11,264,000	\$ 4,000,000	\$ 4,500,000	\$ 10,061,000	\$ 7,000,000	\$ 8,000,000	\$ 7,807,042	\$ 4,350,000	\$ 5,000,000	\$ 8,000,000
City Funds Requested This NOFA		\$ 5,000,000	\$ 7,000,000	\$ 4,000,000	\$ 4,500,000	\$ 10,061,000	\$ 7,000,000	\$ 8,000,000	\$ 7,807,042	\$ 4,350,000	\$ 5,000,000	\$ 8,000,000
Previous City Funds		\$ 237,221	\$ 4,264,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% City Funds to total Devopment Cost		7%	15%	8%	11%	15%	10%	9%	11%	9%	9%	4%

**Attachment A1 –
California Environmental Quality Act (CEQA)**

Project/Developer	NOFA Ranking	Total Score	City Loan Funding	CEQA Status
3050 International/ (Satellite Affordable Housing Associates)	1	91.1% 145.76 pts	\$5,000,000	Determination Section 15183-projects consistent with a community plan, general plan or zoning Section 15332-urban infill project
Longfellow Corner/ (Resources for Community Development)	2	90.6% 145.00 pts	\$7,000,000	Determination Section 15183-projects consistent with a community plan, general plan or zoning Section 15332-urban infill project
34 th & San Pablo/ (East Bay Asian Local Development Corporation)	3	86.3% 138.00 pts	\$4,000,000	Determination Section 15183-projects consistent with a community plan, general plan or zoning Section 15332-urban infill project
Agnes Memorial Senior Housing/ (Related Companies of California)	4	84.6% 131.20 pts	\$4,500,000	Determination completed under a PLN with Conditions and DR Findings
500 Lake Park Apartments/ (EAH, Inc.)	5	81.6% 130.58 pts	\$10,061,000	Determination Section 15183-projects consistent with a community plan, general plan or zoning Section 15332-urban infill project

2700 International/ (The Unity Council)	6	80.2% 128.37 pts	\$7,000,000	Determination Section 15183- projects consistent with a community plan, general plan or zoning Section 15332- urban infill project
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ATTACHMENT A2

New Construction NOFA 2021-22 Descriptions of Submitted Projects

3050 International

Developer: Satellite Affordable Housing Associates (SAHA)

This Request: \$5,000,000

Previous Award: \$237,221

Address: 3050 International Blvd

Council District: 5

PROJECT SUMMARY:

- New construction of a five-story 76-unit infill housing development for low-income individuals and families, including a ground floor health clinic and cultural center to be separately financed, built, and managed by the Native American Health Center. A to be formed limited partnership will own the residential space.
- The project will target families earning 20-60% of the AMI with individual case management services to nineteen (19) units set aside for households with special needs. Approved as an Alameda County Behavioral Health Care Service Provider, SAHA will provide the individual case management services.
- Building amenities will include common spaces and private offices for meetings, a community room adjacent to a podium level courtyard featuring zones for toddlers, older children, teenagers, and adults. Computers in the community room will be available for tenant use on a drop-in basis, free of charge. Amenities will also include organically designed landscaped areas to complement outdoor sitting and dining areas and secured parking.

AFFORDABILITY LEVELS: 20 to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	28	29	19	0	76

OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA HCD Infill Infrastructure Grant funds, CA HCD Multifamily Housing Program funds, No Place Like Home, Infill Infrastructure Grant Program, Federal Home Loan Bank AHP funds, 4% Low-Income Housing Tax Credit Equity, General Partner Equity, Deferred Developer Fee and a Private First Mortgage.

Longfellow Corner

Developer: Resources for Community Development (RCD) Address: 3801-3807 & 3823-3829 Martin Luther
This Request: \$7,000,000 King Jr. Way
Previous Award: \$4,264,000 (M. KK-Site Acquisition) Council District: 7

PROJECT SUMMARY:

- New construction of a 77-unit multifamily affordable housing development in a six-story podium building with approximately 2,000 square feet of ground floor commercial space dedicated to a community serving non-profit. The site will be land leased by the City of Oakland and is within proximity to the MacArthur BART Station.
- The project will target individuals and families earning 20-60% of the AMI with thirty-two (32) units set aside for homeless individuals and households. Resident services will be available to all residents. Targeted services to the homeless set aside will seek to support the ability of residents to maximize their self-sufficiency. The RCD service coordinator will coordinate with LifeLong Medical Care to provide intensive case management support services with operating assistance provided by the Alameda County Health Care Services Agency.
- Building amenities will include a landscaped courtyard with a children's play area on the podium level, two large service offices, a laundry room and a community room adjacent to the courtyard.

AFFORDABILITY LEVELS: 20 to 60% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	33	19	25	0	77

OTHER PROPOSED PERMANENT FINANCING SOURCES:CA HCD Multifamily Housing Program funds, State HCD No Place Like Home, Affordable Housing Sustainable Communities (AHSC), HCD Infrastructure Grant Program, 4% Low-Income Housing Tax Credit Equity, General Partner Equity, Deferred Developer Fee, and a Private First Mortgage.

34th and San Pablo

Developer: East Bay Asian Local Development
Corporation (EBALDC)
This Request: \$4,000,000
Previous Award: \$0

Address: 3419-3431 San Pablo
Council District: 3

PROJECT SUMMARY:

- 34th and San Pablo (34SP) is located in West Oakland at 3419-3431 San Pablo Avenue, adjacent to EBALDC's California Hotel property. EBALDC purchased the 34th & San Pablo site in August 2015, with the intention of creating a catalytic development at the northern border of Oakland's San Pablo Corridor.
- This project is a cornerstone in EBALDC's efforts related to the San Pablo Avenue Revitalization Collaborative (SPARC) and our focus on community health outcomes. 34SP will implement EBALDC's Healthy Neighborhoods development framework, which aims to produce positive health outcomes through our real estate development work.
- This project will provide 60 new affordable homes in the neighborhood. We are proposing approximately 50% of the project's units be permanent supportive housing units for homeless families and individuals, with the other 50% of units for 50-80% AMI households in order prevent further displacement of Low and Very Low Income neighborhood residents due to rising rents, and allow West Oaklanders to remain in their community as the neighborhood's economy improves and households build wealth.

AFFORDABILITY LEVELS:

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	15	30	15	0	0	60

OTHER PROPOSED PERMANENT FINANCING SOURCES: CitiBank loan, AHP, CA HCD

Agnes Memorial Senior Housing

Developer: Related Companies of California LLC
This Request: \$4,500,000
Previous Award: \$0

Address: 2372 International Boulevard
Council District: 5

PROJECT SUMMARY:

- New construction of a 60-unit low income senior housing development in a four-story podium building with approximately 2,000 square feet of ground floor leasing and community space, located on International Boulevard between 24th Avenue and Miller Avenue (Oakland, CA).
- The project will target senior households earning 30-60% of the AMI with eighteen (18) units set aside for formerly homeless seniors or seniors at risk of homelessness. Individual and intensive case management services will be provided to the residents of units set aside for homeless households. Services will be coordinated by the Community Action Alliance, a nonprofit organization that will serve as the managing general partner, and LifeSTEPS, who will provide the resident services and intensive case management services.
- The first floor will be comprised of podium parking, leasing and community space. The second, third, and fourth floors will consist of residential dwelling units.
- Building amenities will include laundry facilities, a community room with a kitchen, an office suite, outdoor courtyard, and secured parking.

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	23	36	1	0	0	60

OTHER PROPOSED PERMANENT FINANCING SOURCES:

4% & 9% Low-Income Housing Tax Credit Equity; other sources TBD.

500 Lake Park Apartments

Developer: EAH, Inc.

Address: 500 Lake Park Avenue
Council District: 2

This Request: \$10,061,000
Previous Award: \$0

PROJECT SUMMARY:

- New construction of a six-story, 53-unit multifamily affordable development comprised of four residential floors over a two-level concrete podium for common spaces, retail and structured parking including 41 total spaces, on a 21,910 square foot lot located at 500 Lake Park Avenue across from the Splash Pad Park and Lake Merritt. The site is in a busy retail and residential area near Lakeshore Avenue and Grand Avenue.
- The project will target lower households with incomes between 20 and 60% of AMI, with 20 units set aside for formerly homeless veterans, supported through a commitment of 14 project-based HUD VASH vouchers from the Oakland Housing Authority and State HCD Veterans Housing and Homelessness Prevention Program (VHHP) funding. Services and case management will be provided by Abode Services.
- Building amenities will include a community room, computer room, leasing office, resource coordinator office, case management office, indoor bicycle storage, laundry facilities, courtyard, and secured parking.

AFFORDABILITY LEVELS: 20 to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	1	24	14	14	0	53

OTHER PROPOSED PERMANENT FINANCING SOURCES: State HCD Multifamily Housing Program, State HCD VHHP, State HCD Infill Infrastructure Grant Program, Oakland Housing Authority capital loan, limited partner equity (4%), tax exempt permanent loan, deferred developer fee, and general partner equity contribution.

2700 International

Developer: The Spanish Speaking Unity Council

Address: 2700 -2720 and 1409-1415 Mitchell
Street
Council District: 5

This Request: \$7,000,000

Previous Award: not applicable

PROJECT SUMMARY:

- New construction of a six-story, 75-unit multifamily affordable development near the Fruitvale commercial center in Oakland, on a 26,778 square foot site located on International Boulevard between 27th Avenue and Mitchell Street. Project will include five residential stories (Type III-A) over a first floor podium (Type 1-A) accommodating ground level community spaces and common areas, structured parking, and 7,000 square feet of below market rate commercial space that will be occupied by organizations and businesses with direct service or benefit to the neighborhood and project residents.
- The project will target lower households with incomes between 20 and 80% of AMI, with 19 units set aside for formerly homeless veterans, supported through a commitment of 19 HUD VASH vouchers. Services will be provided by the Unity Council and the Berkeley Food and Housing Program which will provide specific case management services to the 19 set aside units.
- Building amenities will include landscaped courtyard with a children's play area, community garden, and covered seating area; resident services offices, laundry facilities, community room, lobby/entry area, property management offices, and secured parking.

AFFORDABILITY LEVELS: 20 to 80% AMI

UNIT
SIZES:

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	35	21	19	0	75

OTHER PROPOSED PERMANENT FINANCING SOURCES: State HCD Infill Infrastructure Grant Program, Multifamily Housing Program (MHP), State HCD VHHP, Federal Home Loan Bank AHP funds, General Partner and Limited Partner Capital Contributions.

Lake Merritt Bart Senior Affordable Housing

Developer: East Bay Asian Local Development
Corporation (EBALDC)
This Request: \$8,000,000
Previous Award: \$0

Address: 51 9th Street
Council District: 2

PROJECT SUMMARY:

- New construction of a seven-story, 97-unit mixed use affordable housing project targeting. This project will be developed and managed by EBALDC, and will be the affordable anchor for a larger multiphase, multiblock transit-oriented development (TOD) in partnership with Strada Investment Group and the Bay Area Rapid Transit District (BART), that will strengthen the existing neighborhood with an extensive suite of community benefits.
- The project will target senior households (55+) with Area Median Incomes (AMIs) ranging from 20% – 60% AMI. 20 of which will be reserved for special needs and homeless populations.
- Building amenities will include large community room that opens up and interfaces with the paseo, property management and services offices, a bike room, and lobby. The ground floor commercial space adjacent to and interacting with the entrance to the Lake Merritt BART Station will be publicly accessible paseo that will offer spaces for meeting, play, rest, and food.

AFFORDABILITY LEVELS:

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	22	70	5	0	0	97

OTHER PROPOSED PERMANENT FINANCING SOURCES: State HCD Multifamily Housing Program, State HCD Infill Infrastructure Grant Program, Multifamily Housing Program (MHP), Affordable Housing Sustainable Communities (AHSC), Federal Home Loan Bank of San Francisco's (FHLB), Affordable Housing Program (AHP).

2125 Telegraph Avenue

Developer: Mercy Housing

This Request: \$7,807,042
Previous Award: \$0

Address: 2125 Telegraph Avenue
Council District: 3

PROJECT SUMMARY:

- The Eliza (also known as 2125 Telegraph and Mercy Housing California 91, L.P.) project is the new construction of an eight-story building with 97 studio-apartments.
- The project will serve seniors with a variety of mobility and other special needs in the heart of downtown Oakland, located on what is currently a surface parking lot.
- Building amenities include a ground-floor landscaped courtyard that links this project to the sponsor's existing project next door, a roof terrace, community room, and secure bicycle storage. Located near services and amenities, residents will have access to multiple transit options. Additionally, there will be an on-site resident services provider which will be available to all residents.
- AFFORDABILITY LEVELS:

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	96	0	0	0	0	97

OTHER PROPOSED PERMANENT FINANCING SOURCES: CA HCD MHP, AHP, Sponsor Loan

Dr. Kenneth Anderson Senior Housing

Developer: Eden Development Inc.
This Request: \$4,350,000
Previous Award: \$0

Address: 1003 E.15th Avenue
Council District: 2

PROJECT SUMMARY:

- New construction of a five-story 67-unit mixed use affordable development with three stories of residential over a two-story parking podium for low-income seniors. The first floor will consist of 17 residential parking stalls, 1,000 square feet of ground floor retail, and a management and services office suite. The second floor will consist of 64 stalls of replacement parking with residential space devoted to floors three through five.
- The project will target senior households earning 30-50% of the AMI with twenty-two (22) units set aside for formerly homeless households. Eden Housing Resident Services Inc. will provide on-site supportive services to all units including individualized case management for the homeless set aside. The Alameda County Health Care Services Agency will provide operating subsidies to cover the case management for the homeless set aside.
- Building amenities will include a community room, a laundry room, a computer room, and an exterior courtyard. Residents will have easy access to high quality transit near the AC Transit Bus Rapid Transit station at 10th Avenue and International Blvd. The on-site community room will be available to local service providers who wish to provide on-site training or tutoring for residents.

AFFORDABILITY LEVELS: 30 to 50% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	64	1	0	0	65

OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA HCD Infill Infrastructure Grant funds, CA HCD Multifamily Housing Program funds, Federal Home Loan Bank AHP funds, 4% Low-Income Housing Tax Credit Equity, General Partner Equity, Deferred Developer Fee, Land Donation, and a Private First Mortgage.

3135 San Pablo

Developer: Satellite Affordable Housing Associates
This Request: \$5,000,000
Previous Award: \$0

Address: 3135 San Pablo
Council District: 3

PROJECT SUMMARY:

- New construction of a 73-unit affordable housing development in a six-story mixed-use building, with 72 residential units for low-income seniors and a community-serving commercial space.
- The project will target seniors earning 20-60% of the AMI with a set aside of thirty-six (36) units for homeless seniors, of which twenty-two (22) units will be set aside for individuals/households experiencing homelessness, chronic homelessness, or at risk of chronic homelessness with serious mental illness. Intensive individual case management and wrap around services will be provided to the homeless units set aside with Saint Mary's Center as the service provider.
- Building amenities will include a management office and a community-commercial space with a courtyard, community groom and a dedicated Resident Services off on the second floor.

AFFORDABILITY LEVELS: 20% to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	55	17	1		0	73

OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA HCD No Place Like Home funds, CA HCD MHP, CA HCD, IIG, General Partner Equity, LP Equity, Deferred Developer Fee.

Mandela Station

Developer: Mandela Station Affordable

Address: 1451 7th Street

This Request: \$8,000,000

Council District: 3

Previous Award: \$0

PROJECT SUMMARY:

- Mandela Station Affordable is a proposed 240-unit affordable housing project located at the West Oakland BART Station. The building will be a 7-story Green Point Rated Gold structure that includes 16,000 square feet of neighboring serving retail and 50 structured parking stalls. Rents on a third of the units will be set at 30% of 30% of AMI and the balance set at 30% of 60% of AMI.
- The project is being developed by Mandela Station, LLC, a joint venture between Devine & Gong, Inc., MacFarlane Development Partners, and Strategic Urban Development Alliance. The affordable project is part of a larger masterplan development that will redevelop BART's parking lot into a vibrant community. The Oakland Housing Authority will be participating in the project which received full entitlements and vast community support.
- Building amenities include community assembly rooms, bike parking area, mail room, laundry room, two courtyards and a community deck.

AFFORDABILITY LEVELS:

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	41	138	47	14	0	240

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Oakland Housing Authority, CA HCD IIG, CA HCD AHSC, AHP, CA HCD TOD, Apple Loan, Federal & State Tax Credit Equity

Joshua Christian Senior Housing

Developer: Community Housing Development
Corporation (CHDC)
This Request: \$6,727,115
Previous Award: \$0

Address: 793 West Grand

Council District:3

PROJECT SUMMARY:

- New construction of a two-phase affordable senior project consisting of 99 total units with 69 units in the first phase and 30 units in the second phase. This funding request concerns the development of the first phase of the project. CHDS is partnering with Joshua Christian Community Development Corporation (JCDC) on the development and ownership of the project. The partnership will lease the land from Joshua Christian Church which is currently located on the corner of West Grand and West Street. The project site comprises 8,849 square feet. The project includes approximately 60,000 square feet new residential space and 4,000 square feet of new programmed church space for JCC including a new sanctuary.
- The project design includes 6 stories of residential Type IV construction over 2 levels of Type 1 construction. The phase 1 building is at the corner of West Grand and West Street and steps down in the phase 2 building to six stories on 22nd Street.
- The project will target extremely low income to very low income seniors aged 62 and older earning 20-50% of AMI with 21 units set aside for seniors with mental illness who are homeless, chronically homeless, or at risk of becoming homeless. These set aside units are for households at 30% AMI. Abode Services will serve as the primary resident services coordinator, including providing specialized case management services for the homeless set aside units.
- Building amenities will include laundry facilities, a community room with kitchen, lounge, rooftop open space/garden, and secured parking.

AFFORDABILITY LEVELS: 20 to 50% AMI

UNIT SIZES:

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	68	1	0	0	69

OTHER PROPOSED PERMANENT FINANCING SOURCES: State HCD No Place Like Home, State HCD MHP, Federal Home Loan Bank Affordable Housing Program (AHP), permanent loan from CitiBank, limited partner tax credit equity (4%), general partner equity contribution, and deferred developer fee.

Kingdom Builders Senior Housing

Developer: Community Housing Development
Corporation (CHDC)
This Request: \$11,012,136
Previous Award: \$0

Address: 7954 MacArthur Blvd
Council District: 6

PROJECT SUMMARY:

- New construction of a five-story, 40-unit affordable senior project at the corner of MacArthur Boulevard and Ritchie Street, including four residential stories over a structural podium containing commercial and residential parking. CHDC is partnering with East Oakland Community Development Corporation to develop the property which is currently owned by Kingdom Builders Christian Fellowship Ministries.
- The project will target extremely low income to very low income seniors aged 62 and older earning 20-50% of AMI with eight units set aside at 30% AMI for homeless veterans. Abode Services will serve as the primary resident services coordinator, including providing specialized case management services for the homeless set aside units.
- Building amenities will include laundry facilities, community room, computer lab, kitchen, resident services offices, and secured parking.

AFFORDABILITY LEVELS: 20 to 50% AMI

UNIT
SIZES:

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	40	0	0	0	40

OTHER PROPOSED PERMANENT FINANCING SOURCES: State HCD Multifamily Housing Program, State HCD Veterans Housing and Homeless Prevention Program, Federal Home Loan Bank Affordable Housing Program (AHP), limited partner tax credit equity (4%), and deferred developer fee.

	Family Housing Potential Points	Senior Housing Potential Points	3050 International	Longfellow Corner	34th & SanPablo	Agnes Memorial Senior Housing	500 Lake Park Apartments	2700 International
Percentage of Points			91.1%	90.6%	86.3%	84.6%	81.6%	80.2%
Rank			1	2	3	4	5	6
I. Readiness	43	43	37.00	38.00	43.00	38.00	43.00	43.00
A. Leveraging	8	8	7.00	8.00	8.00	8.00	8.00	8.00
B. Funding Commitments	15	15	10.00	10.00	15.00	10.00	15.00	15.00
C. Discretionary Land Use Approvals	20	20	20.00	20.00	20.00	20.00	20.00	20.00
II. Location	28	23	26.00	22.00	22.00	23	18.00	26.00
A. Geographic Equity	7	7	7.00	3.00	3.00	7.00	0.00	7.00
B. Educational Quality	5	N/A	3.00	3.00	3.00	0.00	5.00	3.00
C. Neighborhood Revitalization	6	6	6.00	6.00	6.00	6.00	3.00	6.00
D. Proximity to Public Transit	5	5	5.00	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5	5	5.00	5.00	5.00	5.00	5.00	5.00
III. Target Population and Project Attributes	38	38	34.01	36.00	34.00	24.00	33.48	30.77
A. Income Targeting	18	18	18.00	18.00	18.00	18.00	18.00	18.00
B. Unit Size	5	5	2.75	3.00	1.00	0.00	2.94	2.77
C. Units for People with Special Needs	5	5	5.00	5.00	5.00	0.00	5.00	5.00
D. Homeless - Permanent Supportive Housing Units	10	10	8.26	10.00	10.00	6.00	7.54	5.00
IV. Developer Experience and	41	41	38.75	39.00	29.00	36.20	26.10	18.60
A. Developer Experience Exceeds Minimum	20	20	20.00	20.00	10.00	20.00	10.00	0.00
B. Developer Capacity	8	8	8.00	8.00	8.00	8.00	8.00	8.00
C. Developer Financial Strength	6	6	5.75	6.00	6.00	5.20	5.10	5.60
D. Strength of the Development Team	3	3	3.00	3.00	3.00	3.00	3.00	3.00
E. Bonus Point Category	4	4	2.00	2.00	2.00	0.00	0.00	2.00
VII. Sustainability	10	10	10.00	10.00	10.00	10.00	10.00	10.00
VIII. Penalty for Nonperforming Previously Funded Projects	-10	-10	0.00	0.00	0.00	0.00	0.00	0.00
Total Points	160	155	145.76	145.00	138.00	131.20	130.58	128.37

NOTE: Rank is based on total “Percentage of Points” received which is based on total potential points available. Senior projects do not compete in the “edu based on a lower total potential points available than non-senior projects. *Not Available -Unaudited Developer Financials were provided on Mandela Statio

	Lake Merritt BART Senior Affordable Housing	2125 Telegraph Avenue Senior Housing	Dr. Kenneth Anderson Senior Housing	3135 San Pablo Senior Housing	Mandela Station
Percentage of Points	79.7%	77.4%	74.8%	73.4%	65.2%
Rank	7	8	9	10	11
I. Readiness	37.00	31.00	17.00	13.00	31.00
A. Leveraging	7.00	8.00	8.00	8.00	8.00
B. Funding Commitments	10.00	3.00	9.00	0.00	3.00
C. Discretionary Land Use Approvals	20.00	20.00	0.00	5.00	20.00
II. Location	23.00	23.00	19.00	19.00	22.00
A. Geographic Equity	7.00	7.00	3.00	3.00	3.00
B. Educational Quality	0.00	0.00	0.00	0.00	3.00
C. Neighborhood Revitalization	6.00	6.00	6.00	6.00	6.00
D. Proximity to Public Transit	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5.00	5.00	5.00	5.00	5.00
III. Target Population and Project Attributes	26.00	20.00	33.00	33.00	18.25
A. Income Targeting	18.00	10.00	18.00	18.00	18.00
B. Unit Size	0.00	0.00	0.00	0.00	0.25
C. Units for People with Special Needs	4.00	5.00	5.00	5.00	0.00
D. Homeless - Permanent Supportive Housing Units	4.00	5.00	10.00	10.00	0.00
IV. Developer Experience and	27.50	36.00	37.00	38.75	23.00
A. Developer Experience Exceeds Minimum	10.00	20.00	20.00	20.00	10.00
B. Developer Capacity	7.50	7.50	8.00	8.00	8.00
C. Developer Financial Strength	6.00	5.50	6.00	5.75	Not Available
D. Strength of the Development Team	2.00	3.00	3.00	3.00	3.00
E. Bonus Point Category	2.00	0.00	0.00	2.00	2.00
VII. Sustainability	10.00	10.00	10.00	10.00	10.00
VIII. Penalty for Nonperforming Previously Funded Projects	0.00	0.00	0.00	0.00	0.00
Total Points	123.50	120.00	116.00	113.75	104.25

NOTE: Rank is based on total “Percentacational quality” point category and thus their total “Percentage of Points” is based on a lower total potential points avan, but were not able to reviewed.

ATTACHMENT A4

New Construction NOFA 2021-22 Project Map



	Family Housing Potential Points	Senior Housing Potential Points	3050 International	Longfellow Corner	34th & SanPablo	Agnes Memorial Senior Housing	500 Lake Park Apartments	2700 International
Percentage of Points			91.1%	90.6%	86.3%	84.6%	81.6%	81.5%
Rank			1	2	3	4	5	6
I. Readiness	43	43	37.00	38.00	43.00	38.00	43.00	43.00
A. Leveraging	8	8	7.00	8.00	8.00	8.00	8.00	8.00
B. Funding Commitments	15	15	10.00	10.00	15.00	10.00	15.00	15.00
C. Discretionary Land Use Approvals	20	20	20.00	20.00	20.00	20.00	20.00	20.00
II. Location	28	23	26.00	22.00	22.00	23	18.00	26.00
A. Geographic Equity	7	7	7.00	3.00	3.00	7.00	0.00	7.00
B. Educational Quality	5	N/A	3.00	3.00	3.00	0.00	5.00	3.00
C. Neighborhood Revitalization	6	6	6.00	6.00	6.00	6.00	3.00	6.00
D. Proximity to Public Transit	5	5	5.00	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5	5	5.00	5.00	5.00	5.00	5.00	5.00
III. Target Population and Project Attributes	38	38	34.01	36.00	34.00	24.00	33.48	30.77
A. Income Targeting	18	18	18.00	18.00	18.00	18.00	18.00	18.00
B. Unit Size	5	5	2.75	3.00	1.00	0.00	2.94	2.77
C. Units for People with Special Needs	5	5	5.00	5.00	5.00	0.00	5.00	5.00
D. Homeless - Permanent Supportive Housing Units	10	10	8.26	10.00	10.00	6.00	7.54	5.00
IV. Developer Experience and	41	41	38.75	39.00	29.00	36.20	26.10	18.60
A. Developer Experience Exceeds Minimum	20	20	20.00	20.00	10.00	20.00	10.00	2.00
B. Developer Capacity	8	8	8.00	8.00	8.00	8.00	8.00	8.00
C. Developer Financial Strength	6	6	5.75	6.00	6.00	5.20	5.10	5.60
D. Strength of the Development Team	3	3	3.00	3.00	3.00	3.00	3.00	3.00
E. Bonus Point Category	4	4	2.00	2.00	2.00	0.00	0.00	2.00
VII. Sustainability	10	10	10.00	10.00	10.00	10.00	10.00	10.00
VIII. Penalty for Nonperforming Previously Funded Projects	-10	-10	0.00	0.00	0.00	0.00	0.00	0.00
Total Points	160	155	145.76	145.00	138.00	131.20	130.58	130.37

NOTE: Rank is based on total “Percentage of Points” received which is based on total potential points available. Senior projects do not compete in the “edu based on a lower total potential points available than non-senior projects. *Not Available -Unaudited Developer Financials were provided on Mandela Statio

	Lake Merritt BART Senior Affordable Housing	2125 Telegraph Avenue Senior Housing	Dr. Kenneth Anderson Senior Housing	3135 San Pablo Senior Housing	Mandela Station
Percentage of Points	80.3%	77.4%	74.8%	73.4%	65.2%
Rank	7	8	9	10	11
I. Readiness	37.00	31.00	17.00	13.00	31.00
A. Leveraging	7.00	8.00	8.00	8.00	8.00
B. Funding Commitments	10.00	3.00	9.00	0.00	3.00
C. Discretionary Land Use Approvals	20.00	20.00	0.00	5.00	20.00
II. Location	23.00	23.00	19.00	19.00	22.00
A. Geographic Equity	7.00	7.00	3.00	3.00	3.00
B. Educational Quality	0.00	0.00	0.00	0.00	3.00
C. Neighborhood Revitalization	6.00	6.00	6.00	6.00	6.00
D. Proximity to Public Transit	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5.00	5.00	5.00	5.00	5.00
III. Target Population and Project Attributes	26.00	20.00	33.00	33.00	18.25
A. Income Targeting	18.00	10.00	18.00	18.00	18.00
B. Unit Size	0.00	0.00	0.00	0.00	0.25
C. Units for People with Special Needs	4.00	5.00	5.00	5.00	0.00
D. Homeless - Permanent Supportive Housing Units	4.00	5.00	10.00	10.00	0.00
IV. Developer Experience and	27.50	36.00	37.00	38.75	23.00
A. Developer Experience Exceeds Minimum	10.00	20.00	20.00	20.00	10.00
B. Developer Capacity	7.50	7.50	8.00	8.00	8.00
C. Developer Financial Strength	6.00	5.50	6.00	5.75	Not Available
D. Strength of the Development Team	3.00	3.00	3.00	3.00	3.00
E. Bonus Point Category	2.00	0.00	0.00	2.00	2.00
VII. Sustainability	10.00	10.00	10.00	10.00	10.00
VIII. Penalty for Nonperforming Previously Funded Projects	0.00	0.00	0.00	0.00	0.00
Total Points	124.50	120.00	116.00	113.75	104.25

NOTE: Rank is based on total “Percentacational quality” point category and thus their total “Percentage of Points” is based on a lower total potential points avan, but were not able to reviewed.