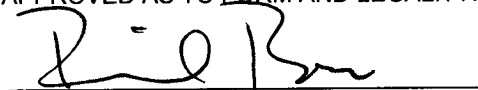


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APPROVED AS TO FORM AND LEGALITY:


Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. 81110 C.M.S.

A RESOLUTION AMENDING RESOLUTIONS NO. 79782 AND 80478 C.M.S. TO INCREASE THE AMOUNT OF AN AFFORDABLE HOUSING DEVELOPMENT LOAN TO CITIZENS HOUSING CORPORATION FOR THE ALTENHEIM SENIOR HOUSING PHASE 2 RENTAL PROJECT LOCATED AT 1720 MACARTHUR BOULEVARD BY \$2,230,000 FOR A TOTAL CITY LOAN AMOUNT OF \$5,815,000, AND TO EXTEND FOR 12 MONTHS THE TIME FUNDS ARE RESERVED FOR THE PROJECT

WHEREAS, Resolution No. 79782 C.M.S, dated March 7, 2006, authorized an affordable housing development loan in an amount not to exceed \$3,585,000, to Citizens Housing Corporation (the "Developer"), a nonprofit organization devoted to the provision of affordable housing, for the Altenheim Senior Housing Phase 2 Project (the "Project"), an 81 unit housing project located at 1720 MacArthur Boulevard in the City of Oakland; and

WHEREAS, the resolution stated that the loan is contingent on Developer's success in securing commitments for full Project funding, or other assurances of adequate Project funding that the City Administrator or his or her designee deems sufficient, within twelve months from the date of the resolution; and

WHEREAS, Resolution No. 80478 C.M.S. extended this time until March 20, 2008; and

WHEREAS, the Developer incurred substantial cost increases over those originally anticipated due to design changes required for approval of the Project by the National Parks Service in conjunction with the Project's Historic Tax Credits; and

WHEREAS, on August 15, 2007, the City and the Redevelopment Agency jointly issued a Notice of Funding Availability ("NOFA") soliciting applications for funding for affordable housing developments; and

WHEREAS, the Developer submitted a request under the current NOFA to request additional loan funding of \$2,230,000 to cover a portion of the nearly \$6 million in project cost increases and to extend the City's existing funding reservation of \$3,585,000 and the Agency's existing funding reservation of \$1,753,000 for another 12 months; and

WHEREAS, no other reasonable means of private or commercial financing of the Project at the same level of affordability and quantity are reasonably available to the Developer other than the HOME Investment Partnership Program funds; and

WHEREAS, funds will be available from the HOME Investment Partnership Program in fiscal year 2007-08 to assist the Project; now, therefore, be it

RESOLVED: That Resolution No. 79782 C.M.S. is hereby amended to increase the amount of the City loan by \$2,230,000 to a total loan amount not to exceed \$5,815,000; and be it

FURTHER RESOLVED: That \$2,230,000 will be allocated from HUD-HOME Fund (2109), Housing Development Organization (88929), HOME Housing Development project (G172111) for this loan; and be it

FURTHER RESOLVED: That the loan shall be contingent on the availability of sufficient funds in the HOME Program Development Fund to cover the City loan of \$5,815,000; and be it

FURTHER RESOLVED: That the loan as increased shall be subject to the same terms and conditions as those set forth in the original authorizing resolution as amended; and be it

FURTHER RESOLVED: That the City Council hereby amends Resolution No. 80478C.M.S. to provide that the loan as increased is contingent on Developer's success in securing commitments for full Project funding, or other assurances of adequate Project funding the City Administrator or his or her designee deems sufficient, by March 20, 2009.

IN COUNCIL, OAKLAND, CALIFORNIA, MAR 4 2008, 2008

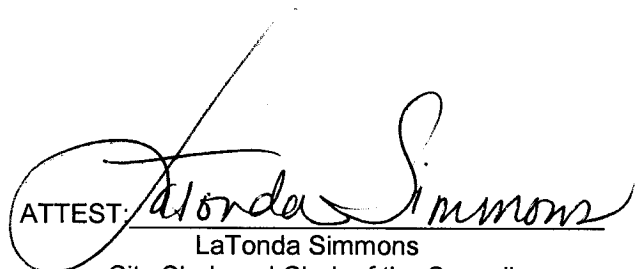
PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT DE LA FUENTE — 8

NOES- 0

ABSENT- 0

ABSTENTION- 0

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