

**REDEVELOPMENT AGENCY OF THE
CITY OF OAKLAND**

RESOLUTION NO. 01 - 08 C. M. S.



**A RESOLUTION AUTHORIZING AN ADDITIONAL
DEVELOPMENT LOAN IN AN AMOUNT NOT TO EXCEED
\$98,000 TO ALLEN TEMPLE HOUSING AND ECONOMIC
DEVELOPMENT CORPORATION FOR THE ALLEN
TEMPLE ARMS III PROJECT LOCATED AT 10121
INTERNATIONAL BOULEVARD**

WHEREAS, the City's Consolidated Plan for Housing and Community Development indicates that there is a need for rental housing, and has identified this activity as a priority; and

WHEREAS, on August 14, 2000 the Agency and City issued a Notice of Funding Availability soliciting applications for funding for affordable housing development; and

WHEREAS, Allen Temple Housing and Economic Development Corporation (the "Developer") is a nonprofit organization devoted to the provision of affordable housing; and

WHEREAS, the Developer is developing a 50-unit apartment complex for seniors at 10121 International Boulevard in the City of Oakland (the "Project"); and

WHEREAS, the Agency has previously provided a \$1,853,000 loan to the Project as authorized by Redevelopment Agency Resolution No. 96-82 C.M.S., dated December 10, 1996; and

WHEREAS, the Developer has requested that the Agency provide additional funding for the Project in the amount of \$98,000; and

WHEREAS, the Project is consistent with the Agency's Project Development Guidelines, and the Developer meets the Agency's Minimum Developer Qualifications; and

WHEREAS, the Project will increase and improve the supply of low and moderate income housing available in the City of Oakland, is an eligible use of the Agency's Low and Moderate Income Housing Fund under California Health and Safety Code Sections 33334.2 and 33334.3, and will benefit the Central District Redevelopment Project by providing affordable housing opportunities within the community that will enhance the economic viability and redevelopment potential of the Project Area; and

WHEREAS, the Agency is the Lead Agency for this Project for purposes of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

WHEREAS, the Project is consistent with a project that was previously approved by the Planning Department, and the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland were satisfied, and therefore the previous environmental determination applies to this action; and

WHEREAS, funds are available from the Agency's Affordable Housing Bond proceeds to assist the Project; now, therefore, be it

RESOLVED: That the Redevelopment Agency hereby authorizes the Agency Administrator or his designee to provide additional loan funds in an amount not to exceed \$98,000 to Allen Temple Housing and Economic Development Corporation, or to an affiliated entity approved by the Agency Administrator or his designee, to be used for development of the Project; and be it further

RESOLVED: That the additional loan funds shall come from the Agency's Affordable Housing Bond proceeds; and be it further

RESOLVED: That the additional loan shall be for a term of 30 years, with a simple interest rate of 3 percent per year, with repayment to the Agency deferred until the end of the loan term, subject to the availability of other funds for earlier repayment of the loan, or on such other repayment terms and schedule as the Agency Administrator or his designee determines are in the best interests of the Agency and the Project; and be it further

RESOLVED: That as a condition of the loan, the Agency will require that appropriate restrictions on Project occupancy, rents and operations be recorded against Project improvements; and be it further

RESOLVED: That the additional loan shall be secured by a deed of trust on the Project land and/or improvements; and be it further

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

RESOLVED: That all loan documents shall be reviewed and approved by the Agency Counsel for form and legality prior to execution, and copies will be placed on file with the Agency Secretary; and be it further

RESOLVED: That the Agency hereby appoints the Agency Administrator and his designee as agent of the Agency to conduct negotiations, execute documents, administer the loan, extend or modify the repayment terms, and take any other action with respect to the loan and the Project consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, MAR - 6 2001, 2001

PASSED BY THE FOLLOWING VOTE:

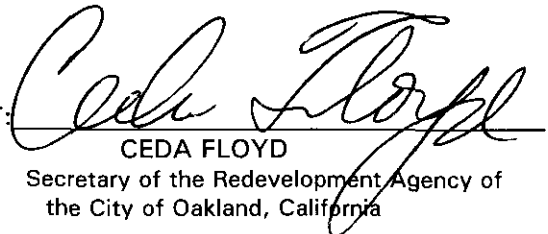
AYES- BRUNNER, CHANG, NADEL, REID, SPEES, WAN AND
CHAIRPERSON DE LA FUENTE - 7

NOES- None

ABSENT- None

ABSTENTION- None

ATTEST:


CEDA FLOYD
Secretary of the Redevelopment Agency of
the City of Oakland, California