

2019 JAN 17 PM 1:20

Approved as to Form and Legality


Deputy City Attorney

OAKLAND CITY COUNCIL
RESOLUTION No. 87521 C.M.S.

RESOLUTION APPROVING A FUNDING AWARD FROM THE CITY OF OAKLAND'S BASE ALLOCATION FROM THE ALAMEDA COUNTY MEASURE A1 HOUSING BOND IN A TOTAL AMOUNT NOT TO EXCEED \$956,341, WITHOUT RETURNING TO COUNCIL, FOR THE 95TH & INTERNATIONAL NEW CONSTRUCTION PROJECT OF MULTIFAMILY AFFORDABLE HOUSING.

WHEREAS, on December 18, 2017, per Resolution No. 87019 C.M.S., the City Council authorized affordable housing development loans to projects under the City of Oakland's 2017-2019 Notice of Funding Availability ("NOFA") for funding of new construction affordable housing development projects and to establish a pipeline to fund non-funded projects as funding became available; and

WHEREAS, on December 11, 2018, per Resolution No. 87470 C.M.S., the City Council authorized affordable housing development loans to pipeline projects, as funding became available, under the 2017-2019 NOFA for funding of new construction affordable housing development projects; and

WHEREAS, the 95th & International new construction project for multifamily affordable housing (55 units), is a NOFA 2017-2019 pipeline project eligible to receive support from the City of Oakland, in an amount not to exceed \$6,868,659; and

WHEREAS, the County of Alameda has made funds available from the Alameda County Measure A1 General Obligation Bond for Housing, from the Oakland Base Allocation set aside for projects in the City of Oakland; and

WHEREAS, the County of Alameda requires that all projects receiving funds under the Countywide housing bond receive local matching funds and approval of use of the Oakland Base Allocation from the local jurisdiction; and

WHEREAS, with a total Oakland Base Allocation of \$54,803,565 minus a 10% set aside for County fees, \$49,323,209 was available for the City to commit to eligible projects; and

WHEREAS, per Resolution No. 86689 C.M.S. and Resolution No. 87019, the City Council authorized support for nine affordable housing new construction projects listed in Attachment A

for a total committed value of \$48,366,868 leaving a balance of \$956,341 in the Alameda County Measure A1 Oakland Base Allocation; and

WHEREAS, the City of Oakland has identified the 95th & International new construction project of multifamily affordable housing as an eligible use for the balance of the Oakland Base Allocation; and

WHEREAS, the Alameda County Measure A1 Base funds combined with City of Oakland NOFA funds may be used by the 95th & International new construction project to leverage additional gap financing through the State of California's Affordable Housing Sustainable Communities (AHSC) program and the Federal Tax Credit program; and

WHEREAS, the City of Oakland will jointly apply with the development team for AHSC funding; and

WHEREAS, the City of Oakland is the Lead Agency or Responsible Agency for the 95th & International new construction project for the purpose of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

WHEREAS, 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 have been satisfied by the 95th & International project; and

WHEREAS, since the 95th & International new construction project meets the requirements of the Measure A1 implementation policies and City of Oakland Housing staff has indicated its support of an allocation of \$956,341 of its Oakland Base Allocation to the 95th & International project, the Housing and Community Development Department of the Alameda County will recommend this allocation of funding to its Board of Supervisors for consideration; now, therefore be it

RESOLVED: Funding shall be made available from the Alameda County General Obligation Bond for Housing, Oakland Base Allocation, set aside for projects in the City of Oakland and administered by Alameda County staff; and be it

FURTHER RESOLVED: That the City Council has independently reviewed and considered the environmental determination and the City Council finds and determines, based on the information provided in the staff report supporting this Resolution, that the action with respect to the 95th & International new construction project complies with CEQA because the project is exempt from CEQA as an infill development Sec. 15332, and consistent with a community plan, general plan, or zoning Sec. 15183(f), each of which is a separate and independent basis for CEQA exemption; and be it

FURTHER RESOLVED: That the City Administrator or his or her designee shall cause to be filed with the County of Alameda a Notice of Exemption or Notice of Determination for the 95th & International new construction project; and be it

FURTHER RESOLVED: That the City Council hereby approves a funding award from the Alameda County Measure A1 Oakland Base Allocation, in a total amount not to exceed \$956,341, without returning to Council, for the 95th & International new construction project.

IN COUNCIL, OAKLAND, CALIFORNIA, FEB 0 5 2019

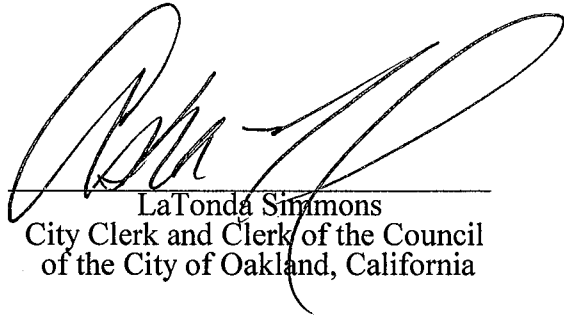
PASSED BY THE FOLLOWING VOTE:

AYES - BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND PRESIDENT
KAPLAN - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST: 

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