



AGENDA REPORT


TO: Jestin D. Johnson
City Administrator

FROM: William Gilchrist
Director, Planning and
Building Department

SUBJECT: SUPPLEMENTAL – Impact Fees
Annual Report For Fiscal Year (FY)
2021-22

DATE: July 6, 2023

City Administrator Approval



Jestin Johnson (Jul 7, 2023 10:39 PDT)

Date: Jul 7, 2023

RECOMMENDATION

Staff Recommends That The City Council Receive The Annual Report On The Affordable Housing, Transportation, Capital Improvements, And Jobs/Housing Impact Fees For Fiscal Year 2021-22.

REASON FOR SUPPLEMENTAL

This report provides supplemental information to respond to requests from Councilmembers at the June 27, 2023 Community & Economic Development Committee meeting.

Table 8. Summary of Affordable Housing Impact Fee (AHIF) Projects is updated below to include an additional column for current status of projects.

Table 8. Summary of Affordable Housing Impact Fee (AHIF) Projects

Project and Address	Affordable Units	AHIF Funding	Status as of June 30, 2022	Current Status (July 2023)
500 Lake Park	53	\$1,983,130	In pre-development, seeking additional funding commitments.	Predevelopment
34 th & San Pablo	60	\$527,870	In pre-development, seeking additional funding commitments.	Predevelopment
Longfellow Corner: 3801-3807 and 3823-3829 Martin Luther King Jr. Way	77	\$7,000,000 in FY22 + \$2,239,500 in FY21 + <u>\$1,024,500 in FY20</u> \$10,264,000 Total	Planning entitlements secured, building entitlements pending, closing the gap with 100 percent of funds committed is underway.	Predevelopment; applying for 9% tax credits in August 2023. If awarded, will start construction in Spring 2024.
West Grand & Bush Phase I: 760	59	\$330,000	Planning and building entitlements secured, 100	Construction commenced fall

22 nd Street & 2201 Brush Street			percent of funds committed.	2022. Paused due to storm damage on adjacent site.
7 th & Campbell: 7 th & Campbell	79	\$63,652	Planning entitlements secured, building entitlements pending, the project has secured full funding and is working towards loan closing and starting construction.	Construction underway; completion projected 2024.
Oak Hill Apartments/NOVA	57	\$1,600,000	Construction was completed as of June 2021, the building is 100 percent occupied as of July 2021, and the permanent loan conversion was completed in April 2022.	Completed
95 th Avenue & International Blvd	55	\$1,409,714	Construction is now underway as of June 2021.	Construction completed; lease-up underway.
Friendship Senior Rental Housing: 1904 Adeline Street	48	\$350,000 in FY21 + <u>\$1,885,000 in FY 20</u> \$2,235,000 Total	Planning entitlements secured, building entitlements pending, closing the gap with 100 percent of funds committed is underway.	Construction loan closing in process; construction to start summer 2023.

Table 9. Summary of Jobs/Housing Impact Fee (JHIF) Projects is updated below to include an additional column for current status of projects.

Table 9. Summary of Jobs/Housing Impact Fee (JHIF) Projects

Project and Address	Affordable Units	JHIF Funding	Status as of June 30, 2022	Current Status (July 2023)
3050 International	75	\$2,077,870	Predevelopment, seeking additional funding commitments.	Predevelopment; applied for 4% tax credits in May 2023.
34 th & San Pablo	60	\$3,472,130	Predevelopment, seeking additional funding commitments.	Predevelopment.
Phoenix: 801 Pine Street	101	\$2,175,000	CEQA and land use approvals in place. Planning entitlements secured, building entitlements pending, closing the gap with 100 percent funds underway.	Construction loan closing in process; construction to start summer 2023.
Friendship Senior Rental Housing: 1904 Adeline Street	48	\$1,825,000	Planning entitlements secured, building entitlements pending, closing the gap with 100 percent of funds committed is underway.	Construction loan closing in process; construction to start summer 2023.
Fruitvale Transit Village Phase II-B: E. 12 th Street & 35 th Avenue	181	\$1,604,123	Construction is now underway as of August 2021.	Construction underway, completion projected late 2023.
West Grand & Brush Phase I: 760 22 nd Street & 2201 Brush Street	59	\$3,965,000	Planning and building entitlements secured, 100 percent of funds committed.	Construction commenced fall 2022. Paused due to storm damage on adjacent site.
95 th Avenue & International Blvd	55	\$129,681	Construction is now underway as of June 2021.	Construction completed; lease-up underway.
Predevelopment Loan Program	n/a	\$400,000	Over the counter.	Over the counter.

Table 11. Summary of Capital Improvement Impact Fee Projects is updated below to include an additional column for current status of projects.

Table 11: Capital Improvement Impact Fee (CIIF) Projects

Project	CIIF Funding	Fiscal Year	June 30, 2023 Status	Current Status (July 2023)
Storm Drainage Master Plan (SDMP)	\$991,000	FY 2020-21	Currently in process, with contract awarded to develop SDMP	The master plan work is in progress. Anticipated completion is mid-2025.
Fire Station	\$700,000	FY 2017-19	Project is under	Renovations completed at FS 12

Citwide Renovations (FS 10, 12, &16) Renovation Project	+ \$691,000 \$1,391,000	Capital Program FY 2020-21	construction	(2021) and 16 (2022). FS 10 construction starting Summer 2023.
Brookfield Library Renovation Project	\$300,000	FY 2017-19 Capital Program	Project is in design	Project to go out for construction bid in October 2023.
Fire Station Study – Jack London	\$100,000	FY 2019-21 CIP	Staff is discussing how best to utilize these funds	Jack London area is not feasible. Staff will pursue options with OFD, PBD, and City Attorney of repurposing funds to other active CIP projects FS 4 or FS 29.
Malonga Center Feasibility Study	\$500,000	FY 2021-22 Biennial Council Amendment	Project is receiving proposals for security system replacement	Security system work to be completed by end of July 2023. Consultant commenced work in July 2023 on feasibility study.
Mosswood Recreation Center Expansion	\$125,000	FY 2021-2022	Project is being advertised for bids	Construction contract awarded and work to commence July 2023.
Redwood Heights Park Tot Lot & Park Expansion	\$100,000	FY 2021-22 Biennial Council Amendment	Project scope was changed after quote was received and awaiting new quote to proceed.	Rescoped w/ community input to provide a covered structure for events. Work scheduled to commence summer 2023.
Junior Science Center	\$40,000	FY 2021-22 Biennial Council Amendment	Project is being vetted by Office of the City Attorneys as eligible.	Site is under insurance claim due to multiple fires. Scope determination with client dept is on hold pending outcome of claim.
West Oakland Youth Center	\$50,000	FY 2021-22 Biennial Council Amendment	OPW is facilitating meetings to identify building needs and project scope	Installation of new security system anticipated in summer 2023. Scope requires PBD and City Attorney vetting.
District 3 Community Center CIP	\$96,000	FY 2021-22 Biennial Council Amendment	Exploring repurposing funds for DeFremery Recreation Center for facility improvements.	Staff is exploring repurposing funds for DeFremery Recreation Center for facility improvements such as pool office electrical/remodeling or staff locker showers, flooring, or windows. Repurposing and scope requires PBD and City Attorney vetting
Kono Signage/ Archway	\$125,000	FY 2021-22 Biennial Council Amendment	Project on hold as Office of City Attorney confirms eligibility.	Due to insufficient funding, project on hold pending identification of additional funds
Arroyo Viejo Park	\$25,000	FY 2021-22 Biennial	Project on hold, awaiting larger site remodel	In process and part of larger Master Plan project. The consultant RFP is

		Council Amendment		being issued summer 2023.
Feasibility Study for 1310 Oak Street Fire Alarm Building	\$30,000	FY 2021-22 Biennial Council Amendment	Consultant is preparing proposal	Funds were used by Economic & Workforce Development Dept for a structural analysis for adaptive reuse of the building. The analysis has been completed.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Receive The Annual Report On The Affordable Housing, Capital Improvements, Transportation, And Jobs/Housing Impact Fees for Fiscal Year 2021-22.

For questions regarding this report, please contact Monica Davis, Assistant Director, Planning and Building Department, at 510-238-3362.

Respectfully submitted,



William Gilchrist
Director, Planning and Building