


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO (1) APPLY FOR, ACCEPT AND APPROPRIATE CALHOME GRANT FUNDS IN AN AMOUNT NOT TO EXCEED \$5 MILLION FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT 2024 HOMEOWNERSHIP SUPER NOTICE OF FUNDING AVAILABILITY AND (2) EXECUTE A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO IN CONNECTION WITH THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT 2024 HOMEOWNERSHIP SUPER NOTICE OF FUNDING AVAILABILITY

WHEREAS, the California Department of Housing and Community Development (hereinafter referred to as “HCD”) has issued a Homeownership Super Notice of Funding Availability (“Super NOFA”) on December 12, 2024 for the CalHome Program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (the “Statute”); and

WHEREAS, pursuant to the Statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome Program, subject to the terms and conditions of the Statute and the CalHome Program Regulations adopted by HCD in April 2004; and

WHEREAS, the City of Oakland currently operates two CalHome Programs to serve individuals with household incomes of not more than 80% of the Area Median Income (AMI), one provides mortgage assistance to lower and very low income first-time homebuyers, and the other provides accessory dwelling unit rehabilitation to lower and very low income homeowners; and

WHEREAS, the Super NOFA published by HCD permits local jurisdictions to apply for an award of \$5 million and permits jurisdictions to allocate awarded funds for eligible activities in the manner presented in the application, as approved by HCD and in accordance with the regulations and guidelines of the CalHome Program; and

WHEREAS, the City of Oakland desires to submit an application to obtain an allocation of CalHome grant funds from HCD for Accessory Dwelling Unit (ADU) construction, mortgage

assistance, or owner occupied rehabilitation assistance, which application shall be in an amount not to exceed \$5 million in aggregate; and

WHEREAS, Staff is in the process of reviewing the feasibility and competitiveness of the three potential programs available under the Super NOFA and will submit an application for the program which is most feasible and competitive; and

WHEREAS, no matching funds are required for the CalHome Program; and

WHEREAS, there is a substantial need for funds to assist in providing ADU construction assistance to lower and very low income homeowners in Oakland to increase their housing sustainability while also creating new housing supply; and

WHEREAS, there is a substantial need for additional funds to assist in providing mortgage assistance to lower and very low income, first-time homebuyers in Oakland including Section 8 Homeownership Program buyers; and

WHEREAS, there is a substantial need for additional funds to assist in providing owner occupied rehabilitation assistance to lower and very low income homeowners in Oakland; and

WHEREAS, if awarded, grant funds from the HCD CalHome Program will be used to fund the Oakland CalHome Program activities to allow the City to provide CalHome ADU construction assistance loans to homeowners, CalHome mortgage assistance loans to first-time homebuyers, or CalHome rehabilitation assistance to homeowners; now, therefore, be it

RESOLVED: That the City of Oakland approves the submission to HCD of an application for grant funds in the aggregate amount not to exceed \$5 million, for CalHome ADU construction assistance loans to homeowners, mortgage assistance loans to first-time homebuyers, or CalHome owner-occupied rehabilitation assistance to homeowners; and be it

FURTHER RESOLVED: That the City Administrator is authorized to submit an application to the HCD CalHome Program for grant funds in an aggregate amount not to exceed \$5 million, to be used to fund loans to assist lower and very low income applicants with CalHome ADU construction assistance, mortgage assistance, or owner-occupied rehabilitation assistance and to act on the City's behalf in all matters pertaining to such applications; and be it

FURTHER RESOLVED: That the City Administrator is authorized to accept the HCD CalHome Program grant funds, and if awarded for ADU construction assistance activities, deposit said funds to Grant Fund 2144, Municipal Lending Programs (Organization 89939), Project to be determined, and appropriate said funds to ADU construction assistance activities to be used specifically to assist lower and very low income homeowners; and be it

FURTHER RESOLVED: That the City Administrator is authorized to accept the HCD CalHome Program grant funds, and if awarded for mortgage assistance activities, deposit said funds to Grant Fund 2144, Homeownership Programs (Organization 89989), Project to be determined, and appropriate said funds to first-time homebuyer activities to be used specifically to assist lower and very low income first-time homebuyers; and be it

FURTHER RESOLVED: That the City Administrator is authorized to accept the HCD CalHome Program grant funds, and if awarded for owner occupied rehabilitation assistance activities, deposit said funds to Grant Fund 2144, Municipal Lending (Organization 89939), Project to be determined, and appropriate said funds to owner occupied rehabilitation activities to be used specifically to assist lower and very low income homeowners; and be it

FURTHER RESOLVED: That if an application is approved, the City Administrator is authorized to negotiate, enter into, execute, and deliver the standard agreements and any and all subsequent amendments thereto between the City and the State of California for the purposes of the grant; and be it

FURTHER RESOLVED: That said agreements shall be reviewed and approved by the City Attorney's Office for form and legality prior to execution, and copies will be placed on file with the City Clerk; and be it

FURTHER RESOLVED: That if an application is approved, the City Administrator is authorized to sign and submit funds requests and all required reporting forms and other documentation as may be required by HCD from time to time in connection with the grant; and be it

FURTHER RESOLVED: That if the application for ADU construction assistance funding is approved, the City hereby agrees to use the CalHome funds for eligible activities in the manner presented in the application, as approved by HCD and in accordance with the regulations and guidelines of the CalHome Program, to assist lower and very low income homeowners in accordance with the City's programs; and be it

FURTHER RESOLVED: That if the application for mortgage assistance funding is approved, the City hereby agrees to use the CalHome funds for eligible activities in the manner presented in the application, as approved by HCD and in accordance with the regulations and guidelines of the CalHome Program, to assist lower and very low income first-time homebuyers in accordance with the City's programs; and be it

FURTHER RESOLVED: That if the application for owner occupied rehabilitation assistance funding is approved, the City hereby agrees to use the CalHome funds for eligible activities in the manner presented in the application, as approved by HCD and in accordance with the regulations and guidelines of the CalHome Program, to assist lower and very low income homeowners in accordance with the City's programs; and be it

FURTHER RESOLVED: That the City Council hereby appoints the City Administrator as agent of the City to conduct negotiations, execute documents required by HCD, and take any other action, including negotiating the amount, terms, and conditions of the Oakland CalHome Program loans to homeowners and first-time homebuyers, funded with the HCD CalHome program funds consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROWN, FIFE, HOUSTON, KAPLAN, RAMACHANDRAN, UNGER, AND
PRESIDENT PRO TEMPORE GALLO

NOES –

ABSENT – COUNCIL PRESIDENT JENKINS (serving as Mayor pursuant to Charter Section 303)

ABSTENTION –

ATTEST: _____
ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California

3394327v1 / lgc – Updated 1/6/2025