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OFFICE OF THE CITY CLERK
OAKLAND

2016 MAR 10 PM 6:02

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Michele Byrd
Director, HCDD

SUBJECT: NOFA Housing Funding

DATE: March 2, 2016

City Administrator Approval

Date:

3/10/16

RECOMMENDATION

Staff recommends that the City Council:

Accept a report and adopt resolutions on the recommendations pertaining to loans, grants and loan modifications which will include the following:

- 1. A Resolution Appropriating \$2,521,517 From Fund Balance In The Low And Moderate Income Housing Asset Fund For Housing Development Activities**
- 2. A Resolution Authorizing Affordable Housing Development Loans To The Fruitvale Transit Village Phase II, Redwood Hill Townhomes, Camino 23, 3706 San Pablo Avenue, Coliseum Place, And Embarc Apartments Affordable Housing Projects As Affordable Housing Funds Become Available In A Total Amount Not To Exceed \$ \$4,013,851 Without Returning To Council**
- 3. A Resolution Authorizing The Transfer Of \$71,881 In Funds For The Housing Predevelopment Revolving Loan And Grant Program**
- 4. A Resolution Amending Resolution No. 85410 C.M.S. Which Authorized A \$2,000,000 Affordable Housing Preservation And Rehabilitation Loan To Community Housing Development Corporation And Dignity Housing West, Inc., For Harp Plaza Apartments Located At 430 28th Street, To Change The Source Of \$750,000 In Project Funding From HUD Funds To The Low And Moderate Income Housing Asset Fund**
- 5. A Resolution Amending Existing Affordable Housing Loans To The Madrone Hotel Project At 477 8th Street To Extend The Loan Maturity Dates To March 1, 2071, And Reduce The Interest Rate To Three Percent**
- 6. A Resolution Authorizing The Application For And Acceptance Of, And Appropriating, Grant Funds From The California Strategic Growth Council And/Or The California Department Of Housing And Community Development In An Amount Not To Exceed \$160 Million Under The 2015-16 Affordable Housing And**

Item: _____
CED Committee
March 22, 2016

Sustainable Communities Program, And Authorizing The City Administrator To Allocate Such Funds To Eligible Projects Without Returning To The City Council

EXECUTIVE SUMMARY

This staff report presents the annual results of the City's Notice of Affordable Housing Funding Availability (NOFA) pertaining to loans and grants. A companion staff report, outlining spending recommendations concerning housing programs is also on the Community and Economic Development Committee agenda for March 22, 2015 titled as "NOFA Housing Policy Recommendations."

As brief background, each year the City has federal, state and local funding sources to allocate to affordable housing programs and projects. The City solicits applications for funding on a competitive project basis. In addition, a portion of available funds are directed to other programs, including preserving and protecting existing affordable housing. All of these program and project recommendations are consistent with the recently published Oakland Housing Cabinet Report, "Oakland At Home." That report presented specific goals and actions to increase the supply of affordable housing, preserve existing affordable housing and protect renters. The resolutions included in this staff report will increase the supply of affordable housing through pre-development and construction activities, focused on loans and grants. Two additional actions are included amending existing project loan agreements. Specifically:

- 1) Authorization for affordable housing development loans for up to seven projects as affordable housing funds become available in a total amount not to exceed \$4,013,851.
- 2) Authorization for up to \$71,881 in additional funding for the Housing Predevelopment Loan and Grant Program.
- 3) Authorization for an amendment to change the loan source, in the amount of \$2,000,000 for Harp Plaza Apartments, an existing project, from U.S. Housing and Urban Development (HUD) funds to the City's Low and Moderate Income Housing Asset Fund.
- 4) Authorization to amend the existing affordable housing loans to the Madrone Hotel Project in order to extend the loan maturity date and reduce the interest rate to 3 percent.
- 5) Authorization for Oakland to apply for, accept and appropriate grant funds from the State's Strategic Growth Council Affordable Housing and Sustainable Community (AHSC) Cap and Trade Fund Program.

Finally, a resolution is included that would appropriate funds from the fund balance in the Low and Moderate Income Housing Asset Fund for housing development activities.

BACKGROUND / LEGISLATIVE HISTORY

Notice of Funding Availability

The Housing and Community Development Department (HCDD) annually issues the Notice of Funding Availability (NOFA) to award funds for new construction and the rehabilitation of new or

existing affordable housing. This year, there was only one new construction affordable housing NOFA issued and that was on September 1, 2015.

Eligible activities under the NOFA include new construction of ownership, rental, supportive or transitional affordable housing. Projects must meet basic standards regarding developer experience, income targeting, site control, and other requirements. The NOFA also sets forth criteria by which projects will be scored and ranked including income targeting, developer experience, location near transit, and other amenities. Other criteria include location in a higher income neighborhood, revitalization potential, targeting to households with special needs or who are homeless, energy efficiency, financing commitments, percentage of leveraged funds, and project readiness. **Attachment A** provides a summary of all projects and units funded from 1973 through 2015 by HCDD by housing type and Council District.

Predevelopment Revolving Loan and Grant Program

The City has administered its Predevelopment Loan Program since 1987, and has provided loans to 42 projects in Oakland. The program provides predevelopment loans up to \$35,000 per project. This program provides developers with additional working capital to perform detailed predevelopment activities such as a feasibility analysis, environmental review and preliminary architectural design work, which will encourage more affordable housing development Oakland. Since redevelopment was eliminated, the predevelopment loan program has become an important source of funding.

NOFA Project Modifications for Harp Plaza Apartments and the Madrone Hotel Project

In 1992, the Oakland Redevelopment Agency provided a loan in the amount of \$600,000 to Dignity Housing West, Inc. to construct Harp Plaza Apartments, which consists of 20 units of affordable housing. In 1994 the loan agreement was amended to provide an additional \$350,000 to the project. In 2015, the City awarded the project \$2,000,000 for rehabilitation, through the NOFA, utilizing both HOME funds and Low and Moderate Income Asset Funds.

The City of Oakland and the Oakland Redevelopment Agency provided loan funds totaling \$819,349 to the Madrone Hotel Associates or affiliate in 1987, 1988, and 1996 to rehabilitate and create 32 Single Room Occupancy (SRO) units. The project was awarded additional rehabilitation funds in the amount of \$989,000 through the 2013 NOFA awards. Interest and maturity dates on these loans vary. Interest rates range from three percent to six percent. One loan will come due as soon as December 2017 while affordability restrictions will be in place until July 18, 2069.

Funding Application

In February 2015, the City approved funding applications to the Affordable Housing and Sustainable Communities (AHSC) Program for \$15,000,000 dollars in support of projects that applied to the 2015 NOFA. Applicants successfully secured \$3,489,705 for affordable housing development, \$976,050 for transportation-related infrastructure and \$46,975 for resident transit passes. Another round of funding is pending and Oakland applications are being prepared for submittal.

ANALYSIS AND POLICY ALTERNATIVES

Notice of Funding Availability Recommendations

Applications were reviewed for completeness and to determine whether the City's minimum standards for project and developer qualifications had been met. The eligible applications were then evaluated and ranked according to prepared criteria outlined in the NOFA solicitations.

Eight applications were submitted under the NOFA. All of the NOFA applications were evaluated. Requests totaled \$28,465,798, while the amount of funds anticipated being available during the current budget cycle only totals \$4,013,851.

In addition to the projects submitted for funding under the NOFA, there are three City-supported projects that will require future funding of approximately \$6,000,000. These projects include Brooklyn Basin affordable housing, EC Reems Apartments, and 7th and Campbell, a City owned property.

Requests for funds and the need to invest in City projects greatly exceed the amount of funds available. By establishing a project pipeline, funds can be awarded over the two-year budget cycle. This will enable HCDD to include currently undetermined amounts of program revenue already designated for affordable housing and funds to be awarded under the California AHSC Program. Since six out of the eight NOFA projects will be submitting concept proposals to the AHSC Program, the projects should maximize the amount of assistance available to them through that program and enable the City to provide a smaller amount of gap financing than has been identified in their applications. If the projects secure additional financing, the City could potentially assist more projects. Thus, the resolution before the City Council includes more projects than will likely be funded.

Table 1 below is the Project Pipeline table. Only projects that have obtained their determination under the California Environmental Quality Act (CEQA) are included. Projects are listed in order of their ranking.

Table 1: NOFA 2015-17 Pipeline

Rank	Project/Developer	Project Type	Council District	Funding Requested	AHSC Potential Applicant
1	Fruitvale Transit Village Phase II A (Spanish Speaking Unity Council & EBALDC)	Rental -- Family	5	\$5,000,000	Yes
2	Redwood Hill Townhomes (SAHA)	Rental -- Family (additional funds)	4	\$2,757,000	Yes
3	Camino 23 (SAHA)	Rental -- Family	2	\$2,700,000	No
4	3706 San Pablo Ave. (EAH, Inc.)	Rental -- Family (additional funds)	1	\$3,500,000	No
5	Coliseum Place (RCD)	Rental -- Family	7	\$4,000,000	Yes
7*	Embark Apartments (RCD)	Rental--Veterans Housing	3	\$5,508,798	Yes

*Project ranked number six was omitted because the CEQA determination was pending

Staff is recommending fully funding Redwood Hill Townhomes, which ranked number two on the NOFA scoring because funding has been committed to this project since 2004. The project previously received City funding as a homeownership site, but was later reconfigured as a rental project due to the collapse in the housing market. Fully funding the project will enable it to secure four percent tax credits in an effort to start constructions later this year. The developer has applied for nine percent credits and intends to submit a concept application to the AHSC Program. In the event that either of these applications is successful, the project would require less assistance from the City and the City could increase funding to Fruitvale Transit Village Phase II A.

Please see **Attachment B** for detailed information on all reviewed NOFA projects, along with the scoring and funding breakdown.

Funding Reprogramming

Funding for the Predevelopment Loan and Grant Program is nearly depleted. By adding an additional \$71,881, the program will be able to provide approximately three additional predevelopment loans, for a total of five loans over the next two years. The purpose of the Predevelopment Loan and Grant Program is to provide loans and grants to nonprofit housing development corporations for housing earmarked for low- and moderate-income households. Loan and grant funds may be used to cover predevelopment costs (feasibility analysis and preparation of loan applications) and to cover costs of preparing projects for syndication. It is expected that costs financed by the program will be eligible for reimbursement from project

financing sources as they are secured. This type of assistance is vital in order to make proposed projects competitive for other available funding sources.

Funding Application Under the State's Affordable Housing and Sustainable Communities Program

The Strategic Growth Council adopted updated guidance for the 2016 AHSC Program in December 2015; the AHSC NOFA was released in January 2016. Staff has been working with developers to prepare eight concept proposals that are due on March 16, 2016. If invited to submit, the deadline for full applications to the AHSC program is June 20, 2016. Based on the guidelines and in an effort to fund additional projects, staff requests authority to apply for, accept, and allocate funds to projects.

Summary of NOFA Project Modification Recommendations

During project development and through the monitoring process, some modifications may be necessary in order to ensure the timely completion or the long term stability of the project. Projects that receive funding under the prior NOFAs are monitored over the term of the loan and are governed through a regulatory agreement to ensure that the project is in compliance and remains safe and decent housing. As projects age it may become necessary to modify the City's terms in order for the projects to remain viable, financially stable, and to be able to access additional funding in order to refinance or rehabilitate the project.

The Madrone Hotel is a 32 unit Single Room Occupancy Hotel with shared bathrooms. The rents average \$400 per unit, and the project serves some of Oakland's lowest income residents. The property has not generated sufficient funds beyond the necessary operating expense to make interest and principal payments to the City for Oakland for the residual receipts loans. City loans for this project are due in 2017 and 2018. Therefore, staff recommends that the time period for loan repayment be extended an additional 55 years until March 2071. To further preserve this valuable housing resource for very-low income households, staff recommends that loan terms be modified to meet current loan terms, for a reduction in the interest rate from six percent to three percent.

Community Housing Development Corporation and Dignity Housing West, Inc. were awarded \$2,000,000 for the rehabilitation of Harp Plaza Apartments in the 2015 NOFA funding awards. There are insufficient HOME funds to close the \$750,000 loan since less HOME funds were available in the allocation than were budgeted. The property is in need of urgent rehabilitation and in order to expedite the loan closing and proceed with construction, staff recommends that the funding source be changed from HOME to the Low and Moderate Income Housing Asset Fund.

FISCAL IMPACT

Funding for the proposed projects will come from three sources:

- 1) FY 2015-16 and FY 2016-17 Low and Moderate Income Housing Asset Fund Balance (Fund 2830). The Low and Moderate Income Housing Asset Fund is a fund required under the Redevelopment Dissolution law to hold funds generated from housing assets (such as land sales or loan repayments) transferred to the City from the former Redevelopment Agency when the Agency dissolved. The current fund balance is from loan repayments received by the City from existing rental or ownership properties. A resolution to appropriate available amounts from this fund balance accompanies this report for the City Council to approve.

- 2) Affordable Housing Trust Funds (Fund 1870). Funds deposited into the Affordable Housing Trust Fund (AHTF), and all interest and investment earnings thereon, shall be used to increase, improve, and preserve the supply of affordable housing in the City, with priority given to housing for very low-income households per Chapter 15.68.100 of the Oakland Municipal Code. In the companion staff report (*NOFA Housing Policy Recommendations*) which is focused on programs, there is a recommendation for the City Council to adopt an ordinance that will increase the maximum income restriction for the Mortgage Assistance Program, funded by "boomerang funds," up to 150 percent of area median income.

- 3) FY 2016-17 HOME funds (Fund 2109). HOME funds for the current fiscal year have already been committed to other efforts. A similar allocation is anticipated for FY 2016-17.

Summary of Funds Currently Available

Low Mod Housing Asset Funds FY 2015-16 (2830)	\$ 2,521,517
Estimated FY 2016-17 Low Mod Housing Asset Funds (2830)	\$ 1,000,000
Affordable Housing Trust Fund FY 2015-16 (1870)	\$ 1,282,000
Estimated AHTF FY 2016-17 (1870)	\$ 2,100,000
Anticipated Jobs Housing Linkage fee AHTF (1870)	\$ 132,215
Estimated FY 2016-17 HOME Funds (2109)	\$ 1,200,000
TOTAL	\$ 8,235,732

Fund Distribution Summary – Affordable Housing Funds and Current Amount Available to Fund Projects in the Pipeline

	Total	City HOME 2109	Low-mod Income Housing Asset Fund 2830	Affordable Housing Trust Fund 1870
Current Funds Available	\$1,282,000	\$0	\$0	\$1,282,000
Loan Repayment Appropriation	\$ 2,521,517		\$ 2,521,517	
FY 2016-17	\$ 4,300,000	\$ 1,200,000	\$ 1,000,000	\$ 2,100,000
Jobs Housing Linkage Fee Due February 2016	\$ 132,215			\$ 132,215
Estimated Funds Available for 2-year Budget Cycle	\$8,235,732	\$1,200,000	\$ 3,521,517	\$ 3,514,215
*Affordable Housing Multifamily Acquisition and Rehabilitation Program (two year total)	\$ (1,800,000)			\$ (1,800,000)
*Multifamily Emergency repair				\$ (600,000)
Predevelopment Loan and Grant Program	\$ (71,881)			\$ (71,881)
*MAP program	\$ (1,000,000)			\$ (1,000,000)
Harp Plaza	\$ (750,000)		\$ (750,000)	
Estimated Funds Available for Project Funding Awards under NOFA	\$4,013,851	\$1,200,000	\$2,771,517	\$42,334

*New programs/policies described in the companion staff report titled: NOFA Housing Policy Recommendations.

There is \$8,235,732 available in affordable housing funds over the current budget cycle (FY 2015-16 and FY 2016-17). Staff recommends utilizing \$4,835,732 to fund the Affordable Housing projects submitted under the NOFA, the Predevelopment Loan and Grant Program, and to replace \$750,000 of HOME funding awarded to Harp Plaza Apartments. Recommendations for the use of the balance of affordable housing funds are described in the companion *NOFA Housing Policy Recommendations* staff report.

Pre-commitment of Federal HOME Funds

Advance award of the HOME funds is needed to meet critical funding commitment and expenditure requirements from U.S. Department of Housing and Urban Development (HUD). This corresponds to a long-standing practice for the City's Community Development Block Grant (CDBG) program, where those funds are appropriated in May of each year, through the adoption of the Consolidated Plan, in advance of the beginning of the grant year. Advance awards of these funds (which will not be legally committed nor expended until the grant agreement with HUD is executed) will ensure that the City meets its obligations for timely

commitment and expenditure of HOME funds. Failure to meet these deadlines could result in HUD recapturing grant funds from the City.

Financing Reservation and Loan Terms

If approved, funding for affordable housing developments will be reserved for a maximum of 24 months for new projects to allow each developer to successfully obtain commitments for the balance of needed funding. The City's standard loan terms for rental projects are a simple interest rate, set at the discretion of the City Administrator (typically at three percent), and a term of up to 55 years. Annual payments are deferred unless funds are available from project cash flow after paying other approved expenses, fees, reserves, and senior debt service. All City loans will be secured by a deed of trust, and a regulatory agreement will be recorded that sets the period of affordability (typically 55 years), income and occupancy restrictions and the rent structure.

The City Administrator is given authority in each project funding resolution to subordinate the deed of trust, if necessary, to obtain other financing for the project. The current policy is to subordinate the City deed of trust on a case-by-case basis, but not to subordinate the City regulatory agreement or affordability agreement to private financing.

PUBLIC OUTREACH / INTEREST

A NOFA pre-application meeting was held on September 10, 2015 to explain the NOFA application process, CEQA and National Environmental Policy Act (NEPA) requirements, as well as the City's required employment and contracting programs. Staff was available to answer any NOFA-related questions. There were 22 participants who attended the meeting.

Applicants for the NOFA are required to hold at least one meeting with an established neighborhood organization prior to application submission. Applicants must prepare a community outreach plan with evidence of outreach. Each applicant is required to contact neighborhood organizations in the vicinity of the proposed development prior to applying for financing.

COORDINATION

HCDD staff consulted with Planning and Building Department staff to coordinate CEQA determinations, planning and zoning conformity, and to identify possible barriers to development. The Office of the City Attorney was consulted to ensure legality of funding commitment resolutions. The Controller's Bureau was consulted to confirm funding amounts.

SUSTAINABLE OPPORTUNITIES

The housing development projects recommended for funding will address the “3 E’s” of sustainability in the following ways:

Economic: These projects will generate construction, professional services, and ongoing property management jobs in Oakland. Providing families with affordable housing helps provide financial stability for low- and moderate-income households which could free some household income to be spent on other goods and services in Oakland. Also, providing viable housing creates activity on underutilized parcels which could stimulate demand for goods and services in Oakland.

Environmental: By developing in already built-up areas, infill projects reduce the pressure to build on agricultural and other undeveloped land. Proposed projects are near public transit which enables residents to reduce dependency on automobiles and further reduce any adverse environmental impacts of development. Projects are selected for funding partially based on their ability to achieve high scores using Leadership in Energy & Environmental Design (LEED) or Alameda County’s GreenPoint Rating system.

Social Equity: Affordable housing is a means of achieving greater social equity. Oakland’s neighborhood-level environment will be improved by replacing underused and sometimes blighted buildings and lots with residents in new homes. This is especially important for long-term Oakland residents. The proposed developments will provide affordable rental and ownership housing for low and very low-income residents. Social services, such as computer centers for residents, are a component of each rental development and further build social equity.

CEQA

Under CEQA, the City is required to review possible environmental impacts of all projects prior to a definitive commitment of funding, unless the project is exempt from CEQA review. Six of the eight projects in the pipeline have completed and complied with CEQA review requirements.

A Notice of Determination has been filed for Fruitvale Transit Village Phase IIA under CEQA Guideline Sections 15-15163. A Notice of Exception has been filed for Redwood Hill Townhomes under Section 15280 (lower-income housing project) and Section 15332 (infill projects) and Camino 23 and Coliseum Place under Section 15183 (projects consistent with a community plan) and Section 15332 (infill projects). A memorandum of agreement between the City of Oakland and the City of Emeryville dated June 3, 2014, designates the City of Emeryville as the lead agency under CEQA regarding 3706 San Pablo Ave. The City of Emeryville Planning Commission determined the project to be exempt under Section 15332 (infill projects) at the January 22, 2015 Planning Commission Meeting.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council:

Accept a report and adopt resolutions on the recommendations pertaining to loans, grants and loan modifications which will include the following:

1. A Resolution Appropriating \$2,521,517 From Fund Balance In The Low And Moderate Income Housing Asset Fund For Housing Development Activities
2. A Resolution Authorizing Affordable Housing Development Loans To The Fruitvale Transit Village Phase II, Redwood Hill Townhomes, Camino 23, 3706 San Pablo Avenue, Coliseum Place, And Embark Apartments Affordable Housing Projects As Affordable Housing Funds Become Available In A Total Amount Not To Exceed \$ \$4,013,851 Without Returning To Council
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6. A Resolution Authorizing The Application For And Acceptance Of, And Appropriating, Grant Funds From The California Strategic Growth Council And/Or The California Department Of Housing And Community Development In An Amount Not To Exceed \$160 Million Under The 2015-16 Affordable Housing And Sustainable Communities Program, And Authorizing The City Administrator To Allocate Such Funds To Eligible Projects Without Returning To The City Council

For questions regarding this report, please contact Norma Thompson, Housing Manager, at 510-238-7137 or Christina Morales, Housing Development Coordinator, at 510-238-6984.

Respectfully submitted,



Michele Byrd
Director, Department of Housing and
Community Development

Reviewed by:
Norma Thompson, Manager of Housing
Development

Prepared by:
Christina Morales, Housing Development
Coordinator
Housing Development Services

Attachments (2):

- (A) Summary of City of Oakland Assisted Affordable Units by Council District and Housing Type
- (B) NOFA Project Summary, Scoring, and Descriptions

2016 MAR 10 PM 6:02

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION APPROPRIATING \$2,521,517 FROM FUND BALANCE IN THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR HOUSING DEVELOPMENT ACTIVITIES

WHEREAS, in 2000 the Redevelopment Agency of the City of Oakland issued \$39.5 million in Subordinated Affordable Housing Bonds to address the housing needs of low and moderate income persons, a portion of which was loaned by the Redevelopment Agency for affordable housing development purposes; and

WHEREAS, in 2006 the Redevelopment Agency issued \$55 million in new Affordable Housing Bonds to further address the housing needs of low and moderate income persons, a portion of which was loaned by the Redevelopment Agency for affordable housing development purposes; and

WHEREAS, the Oakland City Council adopted Resolution No. 83680 C.M.S. on January 10, 2012, electing for the City to retain and assume the housing assets and functions of the Redevelopment Agency pursuant to Health & Safety Code Section 34176 upon Redevelopment Agency dissolution; and

WHEREAS, the Redevelopment Agency dissolved on February 1, 2012; and

WHEREAS, loans made by the Redevelopment Agency for affordable housing purposes are housing assets retained and assumed by the City of Oakland; and

WHEREAS, funds generated from housing assets, including repayments on loan receivables transferred to the City as housing successor, must be deposited into a separate Low and Moderate Income Housing Asset Fund under Health & Safety Code Section 34176(d); and

WHEREAS, the City of Oakland desires to maximize the use of housing funds by using all available sources of funds as soon as they become available; and

WHEREAS, actual revenues in the Low and Moderate Income Housing Asset Fund (2830) exceed the amount budgeted by \$2,521,517 due to loan repayments held by the Oakland Redevelopment Successor Agency; and

WHEREAS, those funds were not previously appropriated; now, therefore, be it

RESOLVED: That the City Council hereby appropriates the sum of \$2,521,517 from the fund balance in the Low and Moderate Income Housing Asset Fund (2830) to the Housing Development Project (P473610), Housing Development Organization (89929) for housing development activities.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and PRESIDENT GIBSON
MCELHANEY

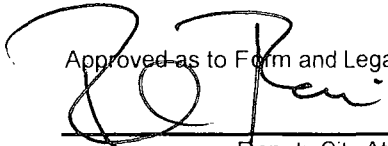
NOES-

ABSENT-

ABSTENTION-

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2016 MAR 10 PM 6:02

Approved as to Form and Legality:

Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION AUTHORIZING AFFORDABLE HOUSING DEVELOPMENT LOANS TO THE FRUITVALE TRANSIT VILLAGE PHASE II, REDWOOD HILL TOWNHOMES, CAMINO 23, 3706 SAN PABLO AVENUE, COLISEUM PLACE, AND EMBARK APARTMENTS AFFORDABLE HOUSING PROJECTS AS AFFORDABLE HOUSING FUNDS BECOME AVAILABLE IN A TOTAL AMOUNT NOT TO EXCEED \$4,013,851 WITHOUT RETURNING TO COUNCIL

WHEREAS, on September 1, 2015, the City of Oakland issued a Notice of Funding Availability ("NOFA") soliciting applications for funding for affordable housing development projects; and

WHEREAS, the six projects listed in Attachment A to this Resolution submitted proposals in response to the NOFA and were the top ranked projects in staff's evaluation of project proposals; and

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

WHEREAS, the projects are consistent with the City's Project Development Guidelines, and each developer meets the City's Threshold Developer Criteria; and

WHEREAS, establishing a pipeline of authorized projects and delegating authority to the City Administrator to fund projects in the pipeline from available funds will enable the City to maximize its resources by enabling projects to secure additional funding, providing only the amount of City assistance needed to make the project feasible, avoiding the cost of reapplication during the subsequent fiscal year, and expediting funding awards once funds are determined to be available; and

WHEREAS, funds for affordable housing development in the amount of

\$4,013,851 are available from the Affordable Housing Trust Fund (1870) and the Low and Moderate Income Housing Asset Fund (2830), and funds will be available from the HUD HOME Investment Partnership Program (2109) in fiscal year 2016-17 to assist the projects; and

WHEREAS, the City is the Lead Agency or Responsible Agency for these projects for purposes 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; and

WHEREAS, for those projects receiving federal funds, execution of loan documents or other documents legally committing the City to fund the projects shall be expressly conditioned on compliance with the requirements of the National Environmental Protection Act ("NEPA"), as certified by the City Administrator or his or her designee; now, therefore, be it

RESOLVED: That the City Council hereby authorizes the City Administrator or his or her designee to provide loans as affordable housing funds become available, without returning to Council, in a total amount not to exceed \$4,013,851 to the developers, or to affiliated entities of those developers approved by the City Administrator or his or her designee, to be used for development of those projects listed on Attachment A to this Resolution; and be it

FURTHER RESOLVED: That the funding shall be allocated from the Low and Moderate Income Housing Asset Fund (2830), the Affordable Housing Trust Fund(1870), and/or the HUD HOME Investment Partnership Program (2109) in fiscal years 2015-16 and 2016-17; and be it

FURTHER RESOLVED: That each loan shall be contingent on the availability of sufficient funds in the Affordable Housing Trust Fund, the Low and Moderate Income Housing Asset Fund and/or the HUD HOME Investment Partnership Program in fiscal years 2015-16 and 2016-17; and be it

FURTHER RESOLVED: That each loan shall be for a maximum term of 55 years, with an interest rate to be determined by the City Administrator in his or her discretion, with repayment to the City from surplus cash flow from the project and other available funds during the term of the loan, with the balance due at the end of the term, or on such other repayment terms and schedule as the City Administrator or his or her designee determines are in the best interests of the City and the project; and be it

FURTHER RESOLVED: That as a condition of each loan, the City will require that appropriate restrictions on project occupancy, rents and operations be recorded against project improvements; and be it

FURTHER RESOLVED: That each loan shall be secured by a deed of trust on the project land and/or improvements; and be it

FURTHER RESOLVED: That loan funds shall be reserved for a period of no more than 24 months from the date of the commitment letter and shall be subject to reprogramming at the end of this period unless the developer has secured commitments for full project funding or provided other assurances of adequate project funding that the City Administrator or his or her designee deems sufficient within his or her discretion, within the reservation period; and be it

FURTHER RESOLVED: That the making of each loan shall be contingent on and subject to such other appropriate terms and conditions as the City Administrator or his or her designee may establish; and be it

FURTHER RESOLVED: That the City hereby authorizes the City Administrator or his or her designee in his or her discretion to subordinate the priority of any of the City's recorded interests in each project property to a lien or encumbrance of another private or governmental entity providing financial assistance to the project, if the City Administrator or his or her 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 City's investment in the project in the event of default is reasonably protected, and (3) subordination is in the best interests of the City; and be it

FURTHER RESOLVED: That the City Council has independently reviewed and considered the environmental determinations, and the City Council finds and determines, based on the information provided in the staff report accompanying this Resolution, that the action with respect to each project complies with CEQA because either the project is exempt from CEQA, or, based on an initial study and the mitigation measures identified therein, the project as mitigated will not have a significant adverse impact on the environment, as the CEQA determination is further set forth in Attachment A to this Resolution; 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 each project as appropriated; and be it

FURTHER RESOLVED: That execution of loan documents or other documents legally committing the City to fund a project with federal funds will be expressly conditioned on compliance with the requirements of NEPA, as certified by the City Administrator or his or her designee; and be it

FURTHER RESOLVED: That all loan documents shall be reviewed and approved by the City Attorney's Office for form and legality prior to execution; and be it

FURTHER RESOLVED: That the City hereby authorizes the City Administrator or his or her designee to determine funding allocations, conduct negotiations, execute documents, administer the loans, extend or modify the repayment terms, and take any other action with respect to the loans and the projects consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and PRESIDENT GIBSON MCELHANEY

NOES -

ABSENT -

ABSTENTION -

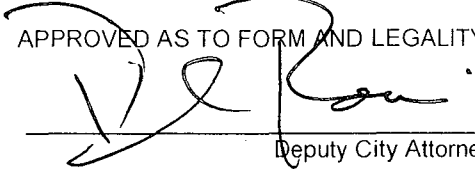
ATTEST: _____
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

Attachment A
NOFA 2015-17 Pipeline

Project/Developer	NOFA Ranking	Total Score	Funding Requested	CEQA Status
Fruitvale Transit Village Phase II A (Spanish Speaking Unity Council & EBALDC)	1	119.00	\$5,000,000	Filed Notice of Determination June 11, 2015 Sections 15162-15163
Redwood Hill Townhomes (SAHA)	2	112.25	\$2,757,000	Filed Notice of Exemption February 17, 2011 Section 15280- lower-income housing projects Section 15332- infill projects
Camino 23 (SAHA)	3	112.00	\$2,700,000	Filed Notice of Exemption October 17, 2014 Section 15183- projects consistent with a community plan, general plan or zoning Section 15332- infill projects
3706 San Pablo Ave. (EAH, Inc.)	4	108.75	\$3,500,000	Emeryville Planning Commission Determination of Exemption January 22, 2015 Section 15332- infill projects
Coliseum Place (RCD)	5	102.50	\$4,000,000	Filed Notice of Exemption October 22, 2015 Section 15183- projects consistent with a community plan, general plan or zoning Section 15332- infill projects
Embark Apartments (RCD)	7	86.00	\$5,508,798	Determination of Exemption Section 15332- infill projects

*Project ranked number six was omitted because CEQA determination is pending.

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2016 MAR 10 PM 6:03

APPROVED AS TO FORM AND LEGALITY:

Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

**A RESOLUTION AUTHORIZING THE TRANSFER OF \$71,881
IN AFFORDABLE HOUSING TRUST FUNDS TO THE
HOUSING PREDEVELOPMENT REVOLVING LOAN AND
GRANT PROGRAM**

WHEREAS, on May 5, 1987, Resolution No. 64573 C.M.S., authorized the creation of a Housing Predevelopment Revolving Loan and Grant Program; and

WHEREAS, the City has made loan commitments for a total of \$1,302,895.00, thereby using up all available funds; and

WHEREAS, staff anticipates receiving applications for an additional \$71,881 under the Program, which without additional appropriations, cannot be approved; now, therefore, be it

RESOLVED: That the City Council hereby authorizes the transfer of \$71,881 in Affordable Housing Trust Fund (1870) Housing Development Organization (89929), Housing Trust Fund Housing Development Project (P435210) to the Housing Predevelopment Revolving Loan and Grant Program in a new Project (TBD).

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and
PRESIDENT GIBSON MCELHANEY

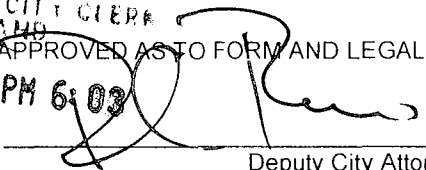
NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND
APPROVED AS TO FORM AND LEGALITY:
2016 MAR 10 PM 6:03

Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A RESOLUTION AMENDING RESOLUTION NO 85410 C.M.S. WHICH AUTHORIZED A \$2,000,000 AFFORDABLE HOUSING PRESERVATION AND REHABILITATION LOAN TO COMMUNITY HOUSING DEVELOPMENT CORPORATION AND DIGNITY HOUSING WEST, INC., FOR HARP PLAZA APARTMENTS LOCATED AT 430 28th STREET, TO CHANGE THE SOURCE OF \$750,000 IN PROJECT FUNDING FROM HUD FUNDS TO THE LOW AND MODERATE INCOME HOUSING ASSET FUND

WHEREAS, City Council Resolution No 85410 C.M.S., passed on February 17, 2015, authorized the City Administrator or his or her designee to provide a preservation and rehabilitation loan in an amount not to exceed \$2,000,000 to Community Housing Development Corporation and Dignity Housing West, Inc., or its affiliated entity approved by the City Administrator or his or her designee, to be used to rehabilitate the Harp Plaza Apartments affordable rental project at 430 28th Street in the City of Oakland to continue to provide 20 rental units of affordable housing to serve families and individuals (the "Project"); and

WHEREAS, \$500,000 was allocated from the 2015-16 HUD-HOME Fund (2109), Housing Development Organization (88929), HOME Housing Development Program project (G172111) for this loan, and \$250,000 was allocated from Housing and Community Development Organization (89919), CHDO Operating project (G172121) for this loan; and

WHEREAS, Council wishes to change the source of these funds; now, therefore, be it

RESOLVED: That the City Council hereby amends Resolution No 85410 C.M.S. to provide that the \$500,000 allocated from the 2015-2016 HUD-HOME Fund and the \$250,000 allocated from CHDO Operating project for the loan is instead allocated from the Low and Moderate Income Housing Asset Fund (2830) to the Housing Development Project (P473610), Housing Development Organization (89929) for housing development activities.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and
 PRESIDENT GIBSON MCELHANEY

NOES-

ABSENT-

ABSTENTION-

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2016 MAR 10 PM 6:03

APPROVED AS TO FORM AND LEGALITY:


Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION AMENDING EXISTING AFFORDABLE HOUSING LOANS TO THE MADRONE HOTEL PROJECT AT 477 8TH STREET TO EXTEND THE LOAN MATURITY DATES TO MARCH 1, 2071, AND REDUCE THE INTEREST RATE TO THREE PERCENT

WHEREAS, in 1987, the City of Oakland loaned \$100,000 to East Bay Asian Local Development Corporation for the 32-unit Madrone Hotel affordable rental project at 477 8th Street in the City of Oakland (the "project") at an interest rate of three percent, which will come due on December 15, 2017; and

WHEREAS, in 1988, the City approved the assignment of the loan by East Bay Asian Local Development Corporation to Madrone Hotel Associates; and

WHEREAS, in 1988, the Redevelopment Agency of the City of Oakland loaned \$380,000 to Madrone Hotel Associates for the project at an interest rate of six percent, which will come due on May 20, 2018; and

WHEREAS, in 1996, the Redevelopment Agency of the City of Oakland loaned \$339,349 to Madrone Hotel Associates for the project at an interest rate of three percent, which will come due on November 1, 2026; and

WHEREAS, the Oakland City Council adopted Resolution No. 83680 C.M.S. on January 10, 2012, electing to retain and assume the housing assets and functions of the Redevelopment Agency pursuant to Health & Safety Code Section 34176 upon Redevelopment Agency dissolution; and

WHEREAS, the Redevelopment Agency dissolved on February 1, 2012; and

WHEREAS, the Redevelopment Agency loans to the project are housing assets that were retained and assumed by the City; and

WHEREAS, in 2014, the City of Oakland loaned \$989,000 to Madrone Hotel Associates for the project at an interest rate of three percent, which will come due on July 18, 2069; and

WHEREAS, the City recognizes that extending the loan maturity dates and reducing the interest rates going forward will ensure the long term financial health and preservation of the Madrone Hotel; now, therefore, be it

RESOLVED: That the City Council hereby authorizes amendments to the existing affordable housing loans to the Madrone Hotel affordable housing project to reduce the interest rate to three percent simple interest going forward and to extend the loan maturity dates to March 1, 2071; and be it

FURTHER RESOLVED: That the City Administrator and/or his or her designee is authorized to negotiate and enter into amendments to the loan documents and to take any other actions with respect to the existing loans to the Madrone Hotel Associates affordable housing project consistent with this Resolution and its basic purposes.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and PRESIDENT GIBSON MCELHANEY

NOES-

ABSENT-

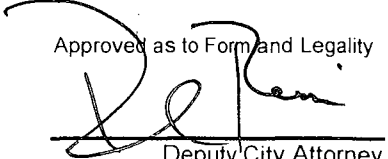
ABSTENTION-

ATTEST: _____

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2016 MAR 10 PM 6:03

Approved as to Form and Legality

Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF, AND APPROPRIATING, GRANT FUNDS FROM THE CALIFORNIA STRATEGIC GROWTH COUNCIL AND/OR THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$160 MILLION UNDER THE 2015-16 AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM, AND AUTHORIZING THE CITY ADMINISTRATOR TO ALLOCATE SUCH FUNDS TO ELIGIBLE PROJECTS WITHOUT RETURNING TO THE CITY COUNCIL

WHEREAS, the State of California, the Strategic Growth Council (“SGC”) and the California Department of Housing and Community Development (“HCD”) have issued a Notice of Funding Availability (“NOFA”) dated October 30, 2015, under the Affordable Housing and Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200 (the “statute”); and

WHEREAS, pursuant to the statute and pursuant to direction of the SGC, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the AHSC Program, subject to the terms and conditions of the statute and the Affordable Housing and Sustainable Communities Guidelines to be adopted by SGC in December 2015; and

WHEREAS, the City of Oakland desires to apply for AHSC Program funds and submit the Application Package released by HCD for the AHSC Program; and

WHEREAS, SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement; and

WHEREAS, HCD is authorized to administer the approved funding allocations of the AHSC Program; and

WHEREAS, there is substantial need for additional funds for the development of affordable housing in the City of Oakland; and

WHEREAS, on September 1, 2015, the City issued a Notice of Funding Availability soliciting applications for funding for affordable housing developments; and

WHEREAS, funding applications for five affordable housing developments were received in response to the City's Notice of Funding Availability but only a few can be funded and are therefore being supported by the City to apply for AHSC; and

WHEREAS, two affordable housing developments were vetted by the City's Project Implementation staff and are therefore being supported by the City to apply for AHSC; and

WHEREAS, one affordable housing development was vetted by a trustee for the bankruptcy court and the City was a creditor to the owner of the property and is therefore being supported by the City to apply for AHSC; and

WHEREAS, the City Council wishes to delegate authority to the City Administrator or his or her designee to allocate funds to projects that meet the criteria for the AHSC Program and to negotiate and enter into an agreement or agreements, including those that agree to joint and several liability and mutual indemnities with the selected developers, without returning to Council; now, therefore, be it

RESOLVED: That the City Administrator, or his or her designee, is hereby authorized to apply for and submit to HCD and/or SGC the AHSC Program Application as detailed in the NOFA dated October 30, 2015, for the 2015-16 Fiscal Year in an amount not to exceed \$160 million; and be it

FURTHER RESOLVED: That if the application is approved, the City Administrator or his or her designee is authorized to act on behalf of the City of Oakland, and is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement ("Standard Agreement") in an amount up to \$160 million and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from HCD and/or SGC, and all amendments thereto (collectively, the "AHSC Documents"); and be it

FURTHER RESOLVED: That the City Administrator is authorized to negotiate and enter into an agreement that provides for joint and several liability and mutual indemnities between joint applicants as the City Administrator deems necessary; and be it

FURTHER RESOLVED: That said AHSC Documents 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 the City Administrator or his or her designee on behalf of the City of Oakland is authorized to accept the California Strategic Growth Council Affordable Housing and Sustainable Communities Program funds, if awarded, deposit said funds in the Affordable Housing Trust fund (Fund 1870), Housing Development Organization (89929), Project (TBD), appropriate said funds in an amount not to exceed \$160 million, and allocate funds to projects that meet the program criteria without returning to City Council; and be it

FURTHER RESOLVED: That the City of Oakland shall be subject to the terms and conditions as specified in the Standard Agreement; that funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement; that the application in full is incorporated as part of the Standard Agreement; that any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement; and that the City of Oakland agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by HCD and in accordance with the NOFA and Program Guidelines and Application Package; and be it

FURTHER RESOLVED: The City Council hereby appoints the City Administrator or his or her designee to execute in the name of City of Oakland the AHSC Program Application Package and the AHSC Program Documents as required by HCD for participation in the AHSC Program, and to take whatever over action is necessary with respect to the AHSC Program consistent with this Resolution and its basic purposes.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and
PRESIDENT GIBSON MCELHANEY

NOES -

ABSENT -

ABSTENTION -

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

Summary of City of Oakland Assisted Affordable Units by Council District and Housing Type

Council District	Number of Projects	Total Units	Total Affordable Units	Accessible Units	Subsidized Units	Special Use
		5	5	1	0	Disabled or HIV/AIDS Total
		343	253	0	0	Families Total
		27	27	0	0	Homeownership Total
		204	202	16	142	Seniors Total
		1	1	0	0	Transitional Housing Total
District 1 Grand Total	15	580	488	17	142	
		13	12	1	0	Disabled or HIV/AIDS Total
		482	405	31	66	Families Total
		159	157	8	80	Seniors Total
District 2 Grand Total	13	654	574	40	146	
		80	78	44	50	Disabled or HIV/AIDS Total
		2044	1324	55	236	Families Total
		183	143	0	0	Homeownership Total
		579	553	69	459	Residential Hotel Total
		724	717	222	428	Seniors Total
		84	84	1	0	Transitional Housing Total
District 3 Grand Total	56	3694	2899	391	1173	
		19	18	9	18	Disabled or HIV/AIDS Total
		82	81	0	0	Seniors Total
		32	30	0	0	Transitional Housing Total
		133	129	9	18	Grand Total
District 4 Grand Total	3	133	129	9	18	
		341	299	12	62	Families Total
		74	74	0	0	Homeownership Total
		612	611	32	419	Seniors Total
District 5 Grand Total	19	1027	984	44	481	
		43	41	2	0	Disabled or HIV/AIDS Total
		452	266	36	39	Families Total
		3	3	0	0	Homeownership Total
		42	25	2	3	Residential Hotel Total
		137	135	10	75	Seniors Total
		7	7	0	0	Transitional Housing Total
District 6 Grand Total	16	684	477	50	117	
		372	308	1	80	Families Total
		299	287	0	0	Homeownership Total
		155	153	16	104	Seniors Total
		19	19	1	0	Transitional Housing Total
District 7 Grand Total	25	845	767	18	184	
Oakland Grand Total	147	7617	6318	569	2261	

**ATTACHMENT:
New Construction/Substantial Rehabilitation NOFA 2015-17
Descriptions of Submitted Projects**

COLISEUM PLACE

Developer: Resources for Community Address: 905 72nd Ave.
Development (RCD)
This Request: \$4,000,000 Council District: 7
Previous Award: \$0

PROJECT SUMMARY:

- New construction of a four-story mixed-use 59-unit (including a manager’s unit) affordable family housing development that includes 0 square feet of retail/commercial space on the ground floor.
- Nine units would be set aside for persons who are homeless or at risk of homelessness and six units will be set aside for persons living with HIV/AIDS.
- The project site currently contains one existing warehouse building that would be demolished for construction of the new building.
- Building amenities will include: 30 parking spaces, laundry facilities, a community room, services offices, a mobile computer learning center, and outdoor area.
- Resources for Community Development will serve as the lead developer and property manager, with Acts Community Development Corporation providing supportive services to residents.
- In addition to City funds, the project financing will include 9% tax credits, Federal Home Loan Bank AHP, Alameda County HOPWA and AHSC funds.

AFFORDABILITY LEVELS: 30 to 50% AMI

UNIT SIZES:

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	11	28	20		59

OTHER PROPOSED PERMANENT FINANCING SOURCES:

9% Low-Income Tax Credits, Federal Home Loan Bank AHP, Alameda County HOPWA and AHSC funds.

EMBARC APARTMENTS

Developer: Resources for Community Address: 2126 Martin Luther King Jr.
Development (RCD) Way
This Request: \$5,508,798 Council District: 3

PROJECT SUMMARY:

- New construction of a six-story 66-unit (including a manager’s unit) service enriched affordable housing development for veterans.

- 33 of the units are set aside for homeless veterans.
- The project is located across the street from the VA Clinic.
- The site is currently a vacant lot.
- Ground floor podium level will include a lobby, community room, manager's office, services office for Swords to Plowshares and the Veterans Administration and 66 parking spaces.
- Swords to Plowshares will be the lead services provider.

AFFORDABILITY LEVELS: 30 to 50% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	5	60	1	0	0	66

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Low Income Housing Tax Credit equity; State of California Veterans Housing and Homelessness Prevention Program (VHHP); Project pursuing Project Based VASH and/or Section 8 Vouchers. If successful, money required from the City of Oakland could be reduced.

3706 SAN PABLO AVENUE

Developer: EAH, Inc.
This Request: \$3,500,000

Address: 1025 W. MacArthur Blvd
Council District: 1 (located on the Emeryville/Oakland border)

Previous Award: \$2,000,000

PROJECT SUMMARY:

- Located on the Emeryville/Oakland border, approximately 38% of the property is in Oakland. The project site is a vacant lot owned by the City of Emeryville. EAH was selected by the City of Emeryville through an RFP to develop the site.
- New construction of a four-story mixed-use 87-unit (including a manager's unit) affordable family housing development. Thirty-three of the units are anticipated to be located in Oakland.
- The property includes 7,000 square feet of retail/commercial space on the ground floor on the Emeryville frontage of the property.
- Four units are set aside for persons with developmental disabilities and six units for people with HIV/AIDS. Services will be provided to residents.
- The property will include a community room with computer lab, free Wi-Fi Internet access, exercise room and homework study room, landscaped courtyard, and 116 parking spaces (some assigned to the commercial portion of the project).

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	4	8	45	26	4	87

OTHER PROPOSED PERMANENT FINANCING SOURCES:

City of Emeryville land donation; Low Income Housing Tax Credit equity; permanent loan; Affordable Housing and Sustainable Communities Program (AHSC), CA Housing and Community Development Infill Infrastructure Grant (IIG), Alameda County HOME and CDBG, Housing Opportunities for Persons with AIDS (HOPWA); Affordable Housing Program (AHP); and Section 8 rental subsidies from both the Housing Authority of Alameda County and Oakland Housing Authority.

OAKLAND & THE WORLD ENTERPRISES INC. PROJECT 1

Developer: Oakland & the World Enterprises, Inc. and affordable housing developer TBD Address: 7th & Campbell Streets
 This Request: \$2,600,000 (+land) Council District: 3
 Previous Award: \$0

PROJECT SUMMARY:

- New construction of a two- to six-story mixed-use 59-unit (including a manager’s unit) affordable family housing development. Commercial space includes 18,200 square feet of retail/commercial space on the ground floor, and a 10,000 square foot urban farm on the 3rd floor roof of the rear of the building (stepping down to the lower scale residential neighborhood off 7th Street.
- No specified units for special needs/homeless populations; however, OAW has expressed keen interest in working with formerly incarcerated populations.
- The project site is currently vacant after the recent demolition of a 2,000 square foot building on a small portion of the site.
- Building amenities will include: 129 parking spaces (includes spaces for the commercial components), laundry facilities, a community room/event space, fitness center, and outdoor area.
- Affordable housing developer and property manager to be identified (currently in discussions).

AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
		25	15	19		59

OTHER PROPOSED PERMANENT FINANCING SOURCES:

9% Low-Income Tax Credits, Federal Home Loan Bank AHP, Alameda County Housing Trust Fund and AHSC funds.

CAMINO 23

Developer: Satellite Affordable Housing Associates (SAHA) Address: 1233-1253 23rd Ave and 2285 International Blvd.
 This Request: \$2,700,000 Council District: 2
 Previous Award: \$0

PROJECT SUMMARY:

- New construction of two five and six story buildings, for a total of 32 units, joined by a courtyard featuring landscaping, seating areas and a children’s play area. an eight-story 40-unit (including a manager’s unit) affordable family housing development that includes 600 square feet of retail/commercial space on the ground floor.
- The site is mix of a vacant grassy lot and a vacant warehouse.
- Five units will be designated for families living with HIV/AIDS and five units will be designated for families at risk of homelessness or currently homeless.
- The property will also include services and property management offices, a shared laundry room and multiple outdoor courtyards.

AFFORDABILITY LEVELS: 30 to 50% AMI

UNIT SIZES:

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	10	7	15		32

OTHER PROPOSED PERMANENT FINANCING SOURCES:

Affordable Housing and Sustainable Communities program, County of Alameda, the Federal Home Loan Bank AHP funds, Northern California Community Loan Fund, CA Department of Housing and Community Development Infill and Infrastructure Grant and 9% Low-Income Tax Credits.

WEST Grand & Brush, Phase I

Developer: EBALDC
This Request: \$5,000,000
Previous Award: \$0

Address: 760 22nd St & 2201 Brush St
Council District: 3

PROJECT SUMMARY:

- New construction of a six (on 22nd Street) to eight (facing W. Grand) -story mixed-use 59-unit (including a manager’s unit) affordable family housing development that includes over 10,500 square feet of retail/commercial space on the first and second floors for a day care center operated by the YMCA of the East Bay.
- Fifteen units would be special needs/supportive housing units targeted to homeless/at-risk veterans.
- The project site currently contains surface parking for buses and other vehicles.
- Building amenities will include: 49 structured parking spaces, bicycle parking for 27 bicycles, laundry facilities on each residential floor, a small computer learning center and free wireless internet service throughout the building, and roof deck and community room on the eighth floor. In addition, a second floor children’s play area will be available for resident use when the YMCA day care program is not in session.
- EBALDC will serve as the lead developer and property manager, as well as providing supportive services to residents. Operation Dignity will provide supportive services to the special needs units.

REDWOOD HILL TOWNHOMES

Developer: Satellite Affordable Housing
Associates (SAHA)

Address: 4856-68 Calaveras Ave.

This Request: \$2,757,000

Council District: 4

Previous Award: 4,242,600

- New construction of a 28-unit (including a manager's unit) affordable family housing development in three residential buildings of three or four stories, oriented around a large interior courtyard. The westernmost building will include 28 parking spaces in a ground-floor podium garage.
- The project site is just north of the intersection with MacArthur Blvd., and is currently a vacant lot.
- Eleven units will be set-aside for individuals and families that have experienced domestic violence. Four of these units will be reserved for households at-risk of homelessness.
- Site amenities will include a community building housing an on-site property management office, a laundry room, and a computer lab. There will also be a small maintenance workshop located towards the rear of the site.
- The project previously received City funding as a homeownership site, but was later reconfigured as a rental project due to the collapse in the housing market. Additional funds are required to be competitive for tax credit financing.

AFFORDABILITY LEVELS: 30% to 50% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	0	12	16	0	28

OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA Housing and Community Development Infill Infrastructure Grant (IIG); Affordable Housing Program (AHP); Alameda County Boomerang; permanent loan; Low Income Housing Tax Credit equity and Tax-Exempt Bonds: NOI Tranche A & Section 8 Tranche B.

**New Construction NOFA 2015-17
Project Scoring Table**

	RENTAL Potential Points	Fruitvale Transit Village Phase 2	Redwood Hill	Camino 23	3706 San Pablo Ave.	Coliseum Place	West Grand & Brush Phase 1	Embarc Apartments
Percentage of Points		92.2%	87.0%	86.8%	84.3%	79.5%	75.0%	66.7%
Rank		1	2	3	4	5	6	7
I. Financial Characteristics	22	17.0	16.0	17.0	19.0	17.0	15.0	11.0
A. Leveraging	8	4.00	2.00	3.00	5.00	4.00	4.00	4.00
B. Funding Commitments	14	13.00	14.00	14.00	14.00	13.00	11.00	7.00
II. Location	25	20.00	14.50	15.00	15.00	8.50	15.00	15.00
A. Geographic Equity	5	5.00	5.00	0.00	0.00	0.00	0.00	0.00
B. Educational Quality	5	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C. Neighborhood Revitalization	5	5.00	4.50	5.00	5.00	3.50	5.00	5.00
D. Proximity to Public Transit	5	5.00	5.00	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5	5.00	0.00	5.00	5.00	0.00	5.00	5.00
III. Target Population	25	25.00	25.00	23.25	17.75	20.00	24.75	20.00
A. Income Targeting	10	10.00	10.00	10.00	10.00	10.00	10.00	10.00
B. Unit Size	5	5.00	5.00	5.00	5.00	5.00	4.75	0.00
C. Units for People with Special Needs	5	5.00	5.00	5.00	2.75	2.00	5.00	5.00
D. Homeless - Permanent Supportive Housing Units	5	5.00	5.00	3.25	0.00	3.00	5.00	5.00
IV. Developer Experience and Capacity	27	27.00	26.75	26.75	27.00	27.00	27.00	27.00
A. Developer Experience Exceeds Minimum	10	10.00	10.00	10.00	10.00	10.00	10.00	10.00
B. Developer Capacity	8	8.00	8.00	8.00	8.00	8.00	8.00	8.00
C. Developer Financial Strength	6	6.00	5.75	5.75	6.00	6.00	6.00	6.00
D. Strength of the Development Team	3	3.00	3.00	3.00	3.00	3.00	3.00	3.00
V. Readiness - Planning Approvals	20	20.00	20.00	20.00	20.00	20.00	5.00	3.00
VII. Sustainability	10	10.00	10.00	10.00	10.00	10.00	10.00	10.00
VIII. Penalty for Nonperforming Projects	-10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Points	129.0	119.00	112.25	112.00	108.75	102.50	96.75	86.00

City of Oakland NOFA Applications Submitted

	New Construction NOFA								
	Ownership	New Construction Rental							
	None	Fruitvale Transit Village Phase II	Coliseum Place	Camino 23	Embarc Apartments	West Grand & Brush, Phase I	3706 San Pablo Ave.	Redwood Hill Townhomes	Oakland & the World Enterprises Inc. Project I
Address		E 12th St and 35th Ave	905 72nd Ave	1233-1253 23rd Ave and 2285 International Blvd	2126 Martin Luther King Jr Way	760 22nd St & 2201 Brush St	3706 San Pablo Ave (partially located in Emeryville)	4856-68 Calaveras Avenue	1664-1676 7th Street
Council District		5	7	2	3	3	1	4	3
Developer		Spanish Speaking Unity Council & EBALDC	Resources for Community Development (RCD)	Satellite Affordable Housing Associates (SAHA)	Resources for Community Development (RCD)	West Grand and Brush LLC -East Bay Asian Local Development Corp (EBALDC)	EAH, Inc.	Satellite Affordable Housing Associates (SAHA)	Oakland & the World Enterprises Inc.
Tenure		Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Household Type		Family	Family/Special Needs	Family/Special Needs	Special Needs	Family/Special Needs	Family/Special Needs	Family	Family
Units (incl. manager's unit)		94	59	32	67	59	87	28	59
New Units		94	59	32	67	59	87	28	59
Bedrooms (incl. manager's unit)		194	127	69	67	121	196	72	112
Total Development Costs (Residential)		\$ 52,552,589	\$ 32,257,698	\$ 20,486,589	\$ 37,801,037	\$ 34,930,860	\$ 42,356,574	\$ 17,070,120	\$ 28,904,349
Cost per Unit		\$ 559,070.10	\$ 546,740.64	\$ 640,206	\$ 564,195	\$ 592,048	\$ 486,857	\$ 609,647	\$ 489,904
Cost per Bedroom		\$ 270,889.63	\$ 253,997.62	\$ 296,907	\$ 564,195	\$ 288,685	\$ 216,105	\$ 237,085	\$ 258,075
Total City Funds	\$ -	\$ 9,000,000	\$ 4,000,000	\$ 2,700,000	\$ 5,508,798	\$ 5,000,000	\$ 5,500,000	\$ 6,999,600	\$ 2,600,000
City Funds Requested This NOFA		\$ 5,000,000	\$ 4,000,000	\$ 2,700,000	\$ 5,508,798	\$ 5,000,000	\$ 3,500,000	\$ 2,757,000	\$ 2,600,000
Previous City Funds	\$ -	\$ 4,000,000			\$ -	\$ -	\$ 2,000,000	\$ 4,242,600	\$ -
City Funds per Unit		\$ 95,745	\$ 67,797	\$ 84,375	\$ 82,221	\$ 84,746	\$ 63,218	\$ 249,986	\$ 44,068
City Funds per Bedroom		\$ 46,392	\$ 31,496	\$ 39,130	\$ 82,221	\$ 41,322	\$ 28,061	\$ 97,217	\$ 23,214
% City Funds to total Dev Cost	\$ -	17.1%	12.4%	13.2%	14.6%	14.3%	13.0%	41.0%	9.0%