

**ATTACHMENT A-1**

**New Construction NOFA 2019-20 Descriptions of Submitted Projects**

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OFFICE OF THE CITY CLERK  
OAKLAND

2020 JAN -8 PM 3: 27

**3050 INTERNATIONAL**

Developer: Satellite Affordable Housing Associates (SAHA)  
This Request: \$4,526,000  
Previous Award: \$0

Address: 3050 International Blvd  
Council District: 5

**PROJECT SUMMARY:**

- New construction of a five-story 76-unit infill housing development for low-income individuals and families, including a ground floor health clinic and cultural center to be separately financed, built, and managed by the Native American Health Center. A to be formed limited partnership will own the residential space.
- The project will target families earning 20-60% of the AMI with individual case management services to nineteen (19) units set aside for households with special needs. Approved as an Alameda County Behavioral Health Care Service Provider, SAHA will provide the individual case management services.
- Building amenities will include common spaces and private offices for meetings, a community room adjacent to a podium level courtyard featuring zones for toddlers, older children, teenagers, and adults. Computers in the community room will be available for tenant use on a drop-in basis, free of charge. Amenities will also include organically designed landscaped areas to complement outdoor sitting and dining areas and secured parking.

**AFFORDABILITY LEVELS: 20 to 60% AMI**

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	28	29	19	0	76

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

CA HCD Infill Infrastructure Grant funds, CA HCD Multifamily Housing Program funds, Federal Home Loan Bank AHP funds, 4% Low-Income Housing Tax Credit Equity, General Partner Equity, Deferred Developer Fee and a Private First Mortgage.

**7<sup>TH</sup> & CAMPBELL**

Developer: Oakland & The World Enterprises, Inc. & McCormack Baron Salazar  
This Request: \$1,613,000  
Previous Award: \$801,900 (M. KK-New Construction)

Address: 7<sup>th</sup> & Campbell Street  
Council District: 3

**PROJECT SUMMARY:**

- New construction of a six-story 79-unit infill housing development for low-income individuals and families, and commercial space including space for incubator business enterprises slated for ownership by economically marginalized people, including a rooftop urban farm. The ownership of the residential and commercial spaces will be separate.
- The project will target individuals and families earning 20-60% of the AMI, with individual case management services to thirty-nine (39) units set aside for Permanent Supportive Housing for formerly homeless persons provided by Building Opportunities for Self-Sufficiency (B.O.S.S.), which has over 30 years of experience with service provision and coordination.
- Building amenities will include meeting rooms, outdoor courtyard spaces and a fitness center.

**AFFORDABILITY LEVELS: 20 to 60% AMI**

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	23	23	33	0	0	79

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

Alameda County A1 Bond funds, CA HCD Supportive Housing MHP funds, New Market Tax Credit financing, 4% Federal & State Low-Income Housing Tax Credit Equity, Deferred Developer Fee and a Private First Mortgage.

**AGNES MEMORIAL SENIOR HOUSING**

Developer: Related Companies of California LLC  
This Request: \$13,800,000  
Previous Award: \$0

Address: 2372 International Boulevard  
Council District: 5

**PROJECT SUMMARY:**

- New construction of a 60-unit low income senior housing development in a four-story podium building with approximately 2,000 square feet of ground floor community space, located on International Boulevard between 24<sup>th</sup> Avenue and Miller Avenue (Oakland, CA).
- The project will target senior households earning 30-60% of the AMI with sixteen (16) units set aside for homeless senior households. Individual and intensive case management services will be provided to the residents of units set aside for homeless households. Services will be coordinated by the Community Action Alliance and Abode Services. Abode Services will provide specialized case management for the homeless unit set aside.
- The first floor will be comprised of podium parking, leasing and community space. The second, third, and fourth floors will consist of residential dwelling units.
- Building amenities will include laundry facilities, a community room with kitchen, a computer room or lounge, outdoor courtyard, and secured parking.

**AFFORDABILITY LEVELS:** 30 to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	23	36	1	0	0	60

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

4% & 9% Low-Income Housing Tax Credit Equity; other sources TBD.

**ANCORA PLACE**

Developer: Satellite Affordable Housing Associates  
This Request: \$4,841,000  
Previous Award: \$3,500,000 (M. KK-Site Acquisition)

Address: 2227-2257 International  
Boulevard  
Council District: 2

**PROJECT SUMMARY:**

- New construction of a 77-unit affordable housing development in a five-story podium building for low-income individuals and families including approximately 2,500 square feet of commercial/retail space.
- Located in the Rancho San Antonio neighborhood of Oakland the project will target families earning 20-60% of the AMI with a set aside of sixteen (16) units for homeless individuals with special needs. Intensive individual case management and wrap around services will be provided to the homeless unit set aside with LifeLong Medical Care as the service provider with service funding provided by the Alameda County Behavioral Health Care Services.
- Building amenities will include a 15,000-square foot ground level courtyard with dedicated areas for toddlers, children, teenagers, and adults; a ground floor community room divisible to create two independent spaces when required; a dedicated Residential Services office; an onsite laundry and bike room, and a top floor community space. All outdoor and community spaces will be available to neighborhood organizations for meetings and special events.

AFFORDABILITY LEVELS: 20% to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	6	24	27	20	0	77

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

Alameda County A1 Bond funds, CA HCD No Place Like Home funds, 4% Low-Income Housing Tax Credit Equity, General Partner Equity, Deferred Developer Fee and a Private First Mortgage.

**DR. KENNETH ANDERSON SENIOR HOUSING**

Developer: Eden Development Inc.  
This Request: \$7,000,000  
Previous Award: \$0

Address: 1003 E.15<sup>th</sup> Street  
Council District: 2

**PROJECT SUMMARY:**

- New construction of a five-story 65-unit mixed use affordable development with three stories of residential over a two-story parking podium for low-income seniors. The first floor will consist of 17 residential parking stalls, 1,000 square feet of ground floor retail, and a management and services office suite. The second floor will consist of 64 stalls of replacement parking with residential space devoted to floors three through five.
- The project will target senior households earning 30-50% of the AMI with fourteen (14) units set aside for formerly homeless households. Eden Housing Resident Services Inc. will provide on-site supportive services to all units including individualized case management for the homeless set aside. The Alameda County Health Care Services Agency will provide operating subsidies to cover the case management for the homeless set aside.
- Building amenities will include a community room, a laundry room, a computer room, and an exterior courtyard. Residents will have easy access to high quality transit near the AC Transit Bus Rapid Transit station at 10<sup>th</sup> Avenue and International Blvd. The on-site community room will be available to local service providers who wish to provide on-site training or tutoring for residents.

AFFORDABILITY LEVELS: 30 to 50% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	64	1	0	0	65

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

CA HCD Infill Infrastructure Grant funds, CA HCD Multifamily Housing Program funds, Federal Home Loan Bank AHP funds, 4% Low-Income Housing Tax Credit Equity, General Partner Equity, Deferred Developer Fee, Land Donation, and a Private First Mortgage.

**FILBERT PROMISE – Homeownership Project**

Developer: Filbert West Oakland LLC  
This Request: \$2,123,000  
Previous Award: \$126,890

Address: 3003-3019 Filbert Street  
Council District: 3

**PROJECT SUMMARY:**

- New construction of a 7-unit for sale affordable development located in West Oakland at the corner of Filbert and 30<sup>th</sup> Street. All units are proposed as a two-story 3-bedroom/2-bathroom single family home with an average living space of 1,463 square feet and designed with a Victorian façade blending with the existing fabric of the West Oakland neighborhood.
- The Filbert Promise will look to employ the latest technology in modular housing helping to reduce overall project costs and will target first time homebuyers with units priced between 80-120% of the AMI.

AFFORDABILITY LEVELS: 80% to 120% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	0	0	7	0	7

OTHER PROPOSED PERMANENT FINANCING SOURCES: Alameda County A1 Bond funds, Private First Mortgage, Developer Equity, and Home Sales Proceeds.

**FRIENDSHIP SENIOR HOUSING**

Developer: Community Housing Development Corporation and Friendship Community Development Corporation      Address: 1904 Adeline Street  
 This Request: \$4,000,000      Council District: 3  
 Previous Award: \$2,000,000 (\$1,885,000 in Aff. Hsg. Impact Fees)

**PROJECT SUMMARY:**

- New construction of a 50-unit affordable senior housing development constructed on three parcels totaling 21,346 square feet located in West Oakland. The living units will be constructed on a podium over 45 parking spaces a community room.
- The project will target senior households earning 20-40% of the AMI with ten (10) units set aside for homeless households with special needs. The North Richmond Economic Development Corporation (NREDC) dba Community Property Management Corporation (CPMC) will direct the on-site resident services program for all residents and Abode Services will provide individualized transitional/case management services for the homeless unit set aside.
- Building amenities will include a large community/activity room with a kitchen on the first floor and a spacious open courtyard at podium level over the community room. Other amenities include a computer room on the second floor and a social lounge space on each residential level promoting resident interaction. A laundry room will be located on each residential floor as well. The front façade of the community/activity room opens to the street as the primary exposure for the project and will encourage and welcome the community.

AFFORDABILITY LEVELS: 20 to 40% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	15	34	1			50

OTHER PROPOSED PERMANENT FINANCING SOURCES: CA HCD Multifamily Housing Program funds, Federal Home Loan Bank AHP funds, General Partner Equity, Deferred Developer Fee, 4% Low-Income Housing Tax Credit Equity, and a Private First and Second Mortgage.

**FRUITVALE TRANSIT VILLAGE II-B**

Developer: Bridge Housing Corporation & The Spanish Speaking Unity Council      Address: 35<sup>th</sup> Avenue & E.12<sup>th</sup> Street  
 This Request: \$6,621,575      Council District: 5  
 Previous Award: \$5,229,000 (\$1,400,000 in M. KK-New Construction & \$1,604,123 in Aff. Hsg. Impact Fees)

**PROJECT SUMMARY:**

- New construction of a four and five-story 181-unit multifamily affordable housing development over a concrete podium adjacent to the Fruitvale BART Station. The building will feature a modern architectural style with large windows, balconies and ground floor commercial space. The podium level will include 100 parking spaces. Additional improvements will include the remainder build out of a landscaped paseo between

Fruitvale Transit Village II-A (under construction) and II-B, a bicycle track under the elevated BART tracks and, an evacuation lane adjacent to the project for access to the elevated rail lines.

- The project will target individuals and families earning 20-80% of the AMI with forty-six (46) units set aside as permanent supportive housing for chronically homeless individuals. Resident and Workforce Development services will be provided by the Unity Council and LifeLong Medical Care will provide individualized on-site case management services to the formerly homeless residents.
- Building amenities will include a large exterior courtyard and interior common room spaces.

**AFFORDABILITY LEVELS: 20 to 80% AMI**

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	28	70	55	28	0	181

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

Alameda County A1 Bond funds, CA Strategic Growth Council Affordable Housing Sustainable Communities loan, Federal Home Loan Bank AHP funds, Tax Exempt Permanent loan, 4% Low-Income Housing Tax Credit Equity, Deferred Developer Fee and General Partner Equity.

**LONGFELLOW CORNER**

Developer: Resources for Community Development (RCD)      Address: 3801-3807 & 3823-3829 Martin Luther King Jr. Way  
 This Request: \$4,264,000      Council District: 1  
 Previous Award: \$3,175,000 (M. KK-Site Acquisition)

**PROJECT SUMMARY:**

- New construction of a 77-unit multifamily affordable housing development in a six-story podium building with approximately 2,000 square feet of ground floor commercial space dedicated to a community serving non-profit. The site will be land leased by the City of Oakland and is within proximity to the MacArthur BART Station.
- The project will target individuals and families earning 20-60% of the AMI with thirty-two (32) units set aside for homeless individuals and households. Resident services will be available to all residents. Targeted services to the homeless set aside will seek to support the ability of residents to maximize their self-sufficiency. The RCD service coordinator will coordinate with LifeLong Medical Care to provide intensive case management support services with operating assistance provided by the Alameda County Health Care Services Agency.
- Building amenities will include a landscaped courtyard with a children’s play area on the podium level, two large service offices, a laundry room and a community room adjacent to the courtyard.

**AFFORDABILITY LEVELS: 20 to 60% AMI**

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	33	19	25	0	77

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

CA HCD Multifamily Housing Program funds, 4% Low-Income Housing Tax Credit Equity, General Partner Equity, Deferred Developer Fee, and a Private First Mortgage.

## **MAC ARTHUR PROJECT**

Developer: Community Housing Development Corporation & the Construction Resource Center  
This Request: \$3,990,303  
Previous Award: \$0

Address: 7525-7533 Mac Arthur Boulevard  
Council District: 6

### PROJECT SUMMARY:

- New construction of a 19-unit affordable housing complex for individuals and families representing a revitalization of a community corridor with increasingly blighted homes and lots.
- The project will target individuals and families earning 20-50% of the AMI with two (2) units set aside for households with special needs and two (2) units for homeless households with special needs. The North Richmond Economic Development Corporation (NREDC) will direct the on-site resident services program for all residents, providing information about free and low cost medical, dental, mental health, and other services available in the community. Individualized case management services for the homeless unit set aside will be administered by LifeLong Medical Care, designed to meet the specialized needs of the homeless population for creating a sustainable independent living plan.
- Building amenities will include a 2,000-square foot open space roof deck, bicycle storage space, a laundry room, and a children's play area on the ground floor.

### AFFORDABILITY LEVELS: 20 to 60% AMI

UNIT SIZES:	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	0	3	11	5	0	19

### OTHER PROPOSED PERMANENT FINANCING SOURCES:

CA HCD Multifamily Housing Program funds, CA HCD No Place Like Home funds, 4% Low-Income Housing Tax Credit Equity, and Deferred Developer Fee.

## **THE PHOENIX**

Developer: East Bay Asian Local Development Corporation  
This Request: \$5,936,000  
Previous Award: \$600,000

Address: 801 Pine Street.  
Council District: 3

### PROJECT SUMMARY:

- New construction of a 101-unit affordable housing complex in West Oakland which is a one element within a mixed-income master development led by Holliday Development. The master development plan includes the redevelopment of a former Caltrans-owned site bringing a wide variety of residential and commercial opportunities to the neighborhood.
- The project will target individuals and families in the 30% - 60% AMI range, with fifty percent (50%) of the project units set aside for people experiencing homelessness and who may have special needs. EBALDC is partnering with Abode Services to deliver a full range of supportive services to residents who were formerly homeless. The Abode Services program is based on a permanent supportive housing model and services offered will focus on housing retention, health and well-being, and resident self-sufficiency.
- Building amenities will include a two-story community building with a community room, laundry room, and property management and social service offices. There will be bike parking and outdoor areas for social gatherings. The residential building will be a four-stories and modular construction.

### AFFORDABILITY LEVELS: 30 to 60% AMI

UNIT SIZES:	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
	82	3	16	0	0	101

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

CA HCD Housing for Healthy California Program funds, CA HCD Multifamily Housing Program funds, 4% Low-Income Housing Tax Credit Equity, and General Partner Equity.

**WEST GRAND & BRUSH, PHASE I**

Developer: East Bay Asian Local Development Corporation  
This Request: \$3,965,000  
Previous Award: \$1,700,000 (\$1,318,000 in M. KK-New Construction & \$330,000 in Aff. Hsg. Impact Fees)

Address: 760 22<sup>nd</sup> Avenue & 2201 Brush Street  
Council District: 3

**PROJECT SUMMARY:**

- New construction of a 59-unit multifamily affordable housing development in a five-story podium building with approximately 2,500 square feet of ground floor commercial space with leasable space available at below-market rates to non-profit and cultural/arts organizations.
- The project will target individuals and families earning 20-50% of the AMI with thirty (30) units set aside for homeless individuals and households. Resident services will be available to all residents. Targeted services to the homeless set aside will seek to support the ability of residents to maximize their self-sufficiency, including case management, parenting training, financial planning, job counseling/referrals, mental health counseling, and individual and group substance abuse recovery. EBALDC will partner with Abode Services to provide intensive case management support services with operating assistance provided by the Alameda County Health Care Services Agency.
- Building amenities will include common areas, a 2<sup>nd</sup> floor community room with kitchen and computer/study area.

**AFFORDABILITY LEVELS: 20 to 50% AMI**

UNIT SIZES:

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
24	5	15	15	0	59

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

Alameda County A1 Bond funds, CA HCD Multifamily Housing Program funds, CA HCD Supportive Housing – Multifamily Housing Program funds, Federal Home Loan Bank Affordable Housing Program funds, 4% Low-Income Housing Tax Credit Equity funds, General Partner Equity, Deferred Developer Fee, and a Private First Mortgage.

2019-2020 City of Oakland NOFA Applications Submitted - New Construction

Rental												Ownership
	3050 International	7th & Campbell	Agnes Memorial Senior Housing	Ancora Place	Dr. Kenneth Anderson Senior Housing	Friendship Senior Housing	Fruitvale Transit Village II-B	Longfellow Corner	Mac Arthur Project	The Phoenix	West Grand & Brush	Filbert Promise
Address	3050 International Boulevard, Oakland CA 94601	710 Campbell Street, Oakland CA 94607	2372 International Boulevard, Oakland CA 94601	2227-2257 International Blvd, Oakland CA 94606	1003 E.15th Street, Oakland CA 94606	1904 Adeline Street, Oakland CA	35th Avenue & E.12th Street, Oakland CA 94601	3801, 3807, 3823, & 3829 Martin Luther King Jr. Way, Oakland CA 94609	7525 MacArthur Boulevard, Oakland CA 94621	801 Pine Street, Oakland CA 94607	760 22nd Street & 2201 Brush Street	3003-3019 Filbert Street, Oakland CA 94608
Council District	5	3	5	2	2	3	5	1	6	3	3	3
Type	Families/Special Needs	Formerly Homeless	Senior/Homeless	Family/Homeless/Special Needs	Senior/Homeless	Senior/Homeless	Family/Homeless	Family/Homeless	Family/Homeless/Special Needs Construction	Family/Homeless	Family/Homeless	Family
Developer	Satellite Affordable Housing Associates	7th & Campbell, L.P.	The Related Companies of California	Satellite Affordable Housing Associates	Eden Development Inc.	CHDC/FCDC	Bridge Housing Corporation	Resources for Community Development	Resource Center & Community Housing Development Corporation	EBALDC	EBALDC	Richmond Neighborhood Housing Services, Inc.
Tenure	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	For Sale/Ownership
Total Units (incl. manager's unit)	76	79	60	77	65	50	181	77	19	101	59	7
Total Affordable Units	75	78	59	76	64	49	179	76	19	100	58	7
New Units	76	79	60	77	65	50	181	77	19	101	59	7
New Homeless Units	0	39	16	16	14	10	46	32	2	50	30	0
New Special Needs Units	19	0	0	16	0	0	0	0	2	0	0	0
Bedrooms (incl. manager's unit)	143	110	61	144	66	50	290	146	40	117	104	21
Total Development Costs (Residential)	\$ 66,391,537	\$ 63,662,616	\$ 36,859,837	\$ 64,749,315	\$ 55,479,672	\$ 31,829,669	\$ 141,363,113	\$ 67,031,629	\$ 13,680,775	\$ 41,003,087	\$ 48,065,605	\$ 7,569,482
Cost per Unit	\$ 873,573	\$ 805,856	\$ 614,331	\$ 840,900	\$ 853,533	\$ 636,593	\$ 781,012	\$ 870,541	\$ 720,041	\$ 405,971	\$ 814,671	\$ 1,081,355
Cost per Bedroom	\$ 464,276	\$ 578,751	\$ 604,260	\$ 449,648	\$ 840,601	\$ 636,593	\$ 487,459	\$ 459,121	\$ 342,019	\$ 350,454	\$ 462,169	\$ 360,452
Total City Funds	\$ 4,526,000	\$ 2,415,675	\$ 13,800,000	\$ 8,341,000	\$ 7,000,000	\$ 6,000,000	\$ 11,850,575	\$ 7,439,000	\$ 3,990,303	\$ 6,536,000	\$ 5,665,000	\$ 2,299,000
City Funds Requested This NOFA	\$ 4,526,000	\$ 1,613,775	\$ 13,800,000	\$ 4,841,000	\$ 7,000,000	\$ 4,000,000	\$ 6,621,575	\$ 4,264,000	\$ 3,990,303	\$ 5,936,000	\$ 3,965,000	\$ 2,123,000
Previous City Funds	\$ -	\$ 801,900	\$ -	\$ 3,500,000	\$ -	\$ 2,000,000	\$ 5,229,000	\$ 3,175,000	\$ -	\$ 600,000	\$ 1,700,000	\$ 176,000
% City Funds to total Development Cost	6.82%	3.79%	37.44%	12.88%	12.62%	18.85%	8.38%	11.10%	29.17%	15.94%	11.79%	30.37%



# Attachment A-3

## New Construction NOFA 2019-20 Project Scoring Table

	RENTAL Potential Points	OWNERSHIP Potential Points	West Grand & Brush	7th & Campbell	Longfellow Corner	Friendship Senior Housing	Ancora Place	Fruitvale Transit Village II-B
Percentage of Points			88.2%	87.4%	84.8%	82.1%	81.9%	81.6%
Rank			1	2	3	4	5	6
<b>I. Readiness</b>	<b>43</b>	<b>43</b>	<b>43.00</b>	<b>43.00</b>	<b>39.00</b>	<b>43.00</b>	<b>39.00</b>	<b>43.00</b>
A. Leveraging	8	8	8.00	8.00	4.00	8.00	4.00	8.00
B. Funding Commitments	15	15	15.00	15.00	15.00	15.00	15.00	15.00
C. Discretionary Land Use Approvals	20	20	20.00	20.00	20.00	20.00	20.00	20.00
<b>II. Location</b>	<b>25</b>	<b>25</b>	<b>18.00</b>	<b>18.00</b>	<b>18.00</b>	<b>15.00</b>	<b>15.00</b>	<b>18.00</b>
A. Geographic Equity	5	5	0.00	0.00	0.00	0.00	0.00	0.00
B. Educational Quality	5	5	3.00	3.00	3.00	N/A	0.00	3.00
C. Neighborhood Revitalization	5	5	5.00	5.00	5.00	5.00	5.00	5.00
D. Proximity to Public Transit	5	5	5.00	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5	5	5.00	5.00	5.00	5.00	5.00	5.00
<b>III. Target Population and Project Attributes</b>	<b>30</b>	<b>19</b>	<b>22.50</b>	<b>20.00</b>	<b>21.50</b>	<b>14.00</b>	<b>20.50</b>	<b>15.50</b>
A. Income Targeting	10	10	10.00	10.00	10.00	10.00	10.00	10.00
B. Unit Size	5	9	2.50	0.00	3.50	0.00	2.50	0.50
C. Units for People with Special Needs	5	N/A	0.00	0.00	0.00	0.00	4.00	0.00
D. Homeless - Permanent Supportive Housing Units	10	N/A	10.00	10.00	8.00	4.00	4.00	5.00
<b>IV. Developer Experience and</b>	<b>33</b>	<b>32</b>	<b>30.9</b>	<b>32.25</b>	<b>31</b>	<b>29.6</b>	<b>31</b>	<b>28.62</b>
A. Developer Experience Exceeds Minimum	10	10	10.00	10.00	10.00	10.00	10.00	10.00
B. Developer Capacity	8	8	8.00	8.00	8.00	7.50	8.00	8.00
C. Developer Financial Strength	6	6	5.90	5.25	6.00	5.10	6.00	4.62
D. Strength of the Development Team	3	2	3.00	3.00	3.00	3.00	3.00	2.00
E. Bonus Point Category	6	6	4.00	6.00	4.00	4.00	4.00	4.00
<b>VII. Sustainability</b>	<b>10</b>	<b>10</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>
<b>VIII. Penalty for Nonperforming Previously Funded Projects</b>	<b>-10</b>	<b>-10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Points</b>	<b>141</b>	<b>129</b>	<b>124.40</b>	<b>123.25</b>	<b>119.50</b>	<b>111.60</b>	<b>115.50</b>	<b>115.12</b>

NOTE: Rank is based on total "Percentage of Points" received which is based on total potential points available. Senior projects do not compete in the "educational q potential points available than non-senior projects.

\*Homeownership Project

# Attachment A-3

## New Construction NOFA 2019-20 Project Scoring Table

	<b>3050 International</b>	<b>Mac Arthur Project</b>	<b>The Phoenix</b>	<b>Dr. Kenneth Anderson Senior Housing</b>	<b>Agnes Memorial Senior Housing</b>	<b>Filbert Promise*</b>
<b>Percentage of Points</b>	<b>80.5%</b>	<b>69.2%</b>	<b>67.4%</b>	<b>57.4%</b>	<b>55.6%</b>	<b>0.0%</b>
<b>Rank</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>
<b>I. Readiness</b>	<b>39.00</b>	<b>38.00</b>	<b>26.00</b>	<b>10.00</b>	<b>9.00</b>	<b>0.00</b>
A. Leveraging	4.00	8.00	6.00	8.00	0.00	0.00
B. Funding Commitments	15.00	10.00	0.00	2.00	9.00	0.00
C. Discretionary Land Use Approvals	20.00	20.00	20.00	0.00	0.00	0.00
<b>II. Location</b>	<b>18.00</b>	<b>18.00</b>	<b>15.00</b>	<b>15.00</b>	<b>15.00</b>	<b>0.00</b>
A. Geographic Equity	0.00	0.00	0.00	0.00	0.00	0.00
B. Educational Quality	3.00	3.00	0.00	N/A	N/A	0.00
C. Neighborhood Revitalization	5.00	5.00	5.00	5.00	5.00	0.00
D. Proximity to Public Transit	5.00	5.00	5.00	5.00	5.00	0.00
E. Proximity to Grocery or Drug Store	5.00	5.00	5.00	5.00	5.00	0.00
<b>III. Target Population and Project Attributes</b>	<b>17.50</b>	<b>10.50</b>	<b>20.00</b>	<b>14.00</b>	<b>15.00</b>	<b>0.00</b>
A. Income Targeting	10.00	7.00	10.00	10.00	10.00	0.00
B. Unit Size	2.50	3.50	0.00	0.00	0.00	0.00
C. Units for People with Special Needs	5.00	0.00	0.00	0.00	0.00	0.00
D. Homeless - Permanent Supportive Housing Units	0.00	0.00	10.00	4.00	5.00	0.00
<b>IV. Developer Experience and</b>	<b>29</b>	<b>28.1</b>	<b>31</b>	<b>29</b>	<b>26.55</b>	<b>0</b>
A. Developer Experience Exceeds Minimum	10.00	10.00	10.00	10.00	10.00	0.00
B. Developer Capacity	8.00	8.00	8.00	8.00	8.00	0.00
C. Developer Financial Strength	6.00	5.10	6.00	6.00	5.55	0.00
D. Strength of the Development Team	3.00	3.00	3.00	3.00	3.00	0.00
E. Bonus Point Category	2.00	2.00	4.00	2.00	0.00	0.00
<b>VII. Sustainability</b>	<b>10.00</b>	<b>3.00</b>	<b>3.00</b>	<b>10.00</b>	<b>10.00</b>	<b>0.00</b>
<b>VIII. Penalty for Nonperforming Previously Funded Projects</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Points</b>	<b>113.50</b>	<b>97.60</b>	<b>95.00</b>	<b>78.00</b>	<b>75.55</b>	<b>0.00</b>

**NOTE:** Rank is based on total “Percentage of Points” point category and thus their total “Percentage of Points” is based on a lower total potential points available than non-senior

\*Homeownership Project

**ATTACHMENT B-1**  
**Acquisition, Rehabilitation, and Preservation NOFA 2019-20**  
**Descriptions of Submitted Projects**

**FRANK G MAR APARTMENTS**

Developer: East Bay Asian Local Development Corporation  
 This Request: \$5,000,000  
 Existing City Loans: \$7,814,761

Address: 283 13<sup>th</sup> Street  
 Council District: 2

**PROJECT SUMMARY:**

- Rehabilitation of a 119-unit apartment building originally constructed in 1990.
- The project will serve families at a range of incomes, with income thresholds at 30%, 50%, 60%, and 80% of Area Median Income.
- The rehabilitation scope includes necessary structural and seismic reinforcement, elevator and fire system improvements, energy efficiency upgrades, ADA accessibility upgrades, and ventilation system upgrades that will lead to improved air quality throughout the building.
- Building amenities include a computer center, a central courtyard, and a community room where resident services such as English language classes, parenting workshops, and celebrations are held. The ground floor commercial space includes community-serving businesses such as a Head Start day care center and office space for local nonprofits.

**AFFORDABILITY LEVELS: 30 to 80% AMI**

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	0	51	35	27	6	119

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

Seller Carryback proceeds, General Partner Equity, Existing Reserves, 4% Low-Income Housing Tax Credit Equity, Deferred Developer Fee, and a Private First Mortgage.

**FRUITVALE STUDIOS**

Developer: Allied Housing Inc.  
 This Request: \$1,150,000  
 Previous Award: \$2,300,000 (\$1,800,000 in M. KK-NOFA Rehabilitation)

Address: 2600 International Boulevard  
 Council District: 5

**PROJECT SUMMARY:**

- Rehabilitation of the 24-unit supportive housing project in Oakland’s Fruitvale neighborhood to upgrade the electrical system, roof, fire escapes, brick veneer exterior and security system.
- The studio units have full kitchens and private bathrooms.
- Half the units are reserved for households experiencing homelessness and the remaining twelve units will be available to general low-income households. Twelve units will be reserved for households with special needs.
- Abode Services will continue to be the service provider.

**AFFORDABILITY LEVELS: 20 to 60% AMI**

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
0	23	1	0	0	24

**OTHER PROPOSED PERMANENT FINANCING SOURCES:**

Alameda County A1 Bond funds, CA HCD No Place Like Home Funds, and a Private First Mortgage.

## **HAMILTION APARTMENTS**

Developer: Mercy Housing California  
This Request: \$5,000,000  
Existing City Loans: \$6,753,056

Address: 510 21<sup>st</sup> Street  
Council District: 3

### PROJECT SUMMARY:

- Rehabilitation of an existing 93-unit apartment building that was originally constructed in 1909 as a YMCA with 191 rooms. It was red tagged as a result of damage sustained in the Loma Prieta earthquake in 1989 and seismically retrofitted and rehabilitated in 1997.
- Rehabilitation scope includes repairing the elevator, hot water/plumbing system, mechanical ventilation/HVAC system, roof, fire sprinkler system and flooring.
- The project has operated as permanent housing for homeless and special needs households since 1997. Supportive services are provided by LifeLong Medical Care.

AFFORDABILITY LEVELS: 20 to 40% AMI

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
0	92	0	1	0	93

### OTHER PROPOSED PERMANENT FINANCING SOURCES:

Federal Home Loan Bank AHP funds, CA HCD Multifamily Housing Program funds, Seller Carryback proceeds, Sponsor Loans, Operating Income, General Partner Equity, and 4% Low-Income Housing Tax Credit Equity.

## **HARP PLAZA APARTMENTS**

Developer: Community Housing Development Corporation  
This Request: \$846,030  
Previous Award: \$3,000,000 (\$2,800,000 in M. KK – Rehabilitation funds)  
Existing City Loans: \$2,950,000

Address: 430 15<sup>th</sup> Street  
Council District: 3

### PROJECT SUMMARY:

- Phase II Rehabilitation of a two-building, five-story, 20-unit multifamily affordable housing complex with all units in dire need of renovation. Scope of work includes unit rehabilitation, exterior painting/stucco, installation of windows, and bird deterrents for the roof top.
- Phase I of the rehabilitation, including a new roof, windows, newly landscaped courtyard and upgraded gathering areas, and a new elevator was completed in 2018.
- The project includes housing for individuals and families earning 20-60% of the AMI. The operation of the resident services program will be provided by the North Richmond Economic Development Corporation dba Community Property Management Corporation (CPMC), instilling a philosophy of service delivery to help residents meet their own goals for self-sufficiency and determination.
- Building amenities include a community room, an on-site laundry room, office space, and a flat outdoor concrete surface used for a children's play area.

AFFORDABILITY LEVELS: 20 to 60% AMI

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
0	0	0	11	9	20

### OTHER PROPOSED PERMANENT FINANCING SOURCES:

Federal Home Loan Bank AHP funds, CA HCD Multifamily Housing Program funds, Neighborworks grant funds.

## **JAMES LEE COURT**

Developer: Community Housing Development Corporation  
This Request: \$2,555,469  
Existing City Loans: \$4,561,000

Address: 690 15<sup>th</sup> Street  
Council District: 3

### PROJECT SUMMARY:

- Rehabilitation of a four-story, 26-unit multifamily affordable housing complex in need of building upgrades. The scope of work will cover a broad set of improvements including unit interior renovation, exterior painting/stucco, install of new windows and bird deterrents at the roof top. Revitalization of the structure will extend improve conditions and extend the building's useful life.
- The project includes housing for individuals and families earning 20-60% of the AMI with 3-units designated at market rate. Resident services will be provided by the North Richmond Economic Development Corporation dba Community Property Management Corporation (CPMC). The service staff will seek to provide direct services to all residents including resources promoting self-sufficiency and self-reliance in one-on-one and group settings creating a supportive programming environment.
- Building amenities include a community room with kitchen, a children's play room, a computer room, office space and a laundry room.

AFFORDABILITY LEVELS: 20% to 50% AMI plus 3 units at market rate.

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	0	5	7	10	4	26

### OTHER PROPOSED PERMANENT FINANCING SOURCES:

Federal Home Loan Bank AHP funds, CA HCD Multifamily Housing Program funds, Neighborworks grant funds.

## **MARK TWAIN HOMES**

Developer: Oakland & The World Enterprises, Inc./MPI Homes  
This Request: \$4,776,000  
Previous Award: \$174,000

Address: 3525 Lyon Avenue  
Council District: 4

### PROJECT SUMMARY:

- Rehabilitation of a 102-unit building with four adjacent buildings constructed between 1953 and 1984.
- The scope of work will include upgrading 33 single-room occupancy units to full studios with private kitchens and bathrooms. Other upgrades include a seismic retrofit, replacement wheelchair ramps, energy-efficient HVAC upgrades, and other improvements.
- The project will provide permanent supportive housing, including housing for the formerly homeless and individuals with special needs. Supportive services will be provided by Bay Area Community Services (BACS).

AFFORDABILITY LEVELS: 20 to 45% AMI

UNIT SIZES:

SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
0	82	17	3	0	102

### OTHER PROPOSED PERMANENT FINANCING SOURCES:

Federal Home Loan Bank AHP funds, CA HCD No Place Like Home Funds, CalHFA Special Needs Housing Program, General Partner Equity, Deferred Developer Fee, 4% Low-Income Housing Tax Credit Equity, and a Private First Mortgage.

Attachment B-2

**2019-2020 City of Oakland NOFA Applications Submitted  
Acquisition, Rehabilitation, & Preservation**

<b>Rental</b>						
	<b>Frank G Mar Apartments</b>	<b>Fruitvale Studios</b>	<b>Hamilton Apartments</b>	<b>Harp Plaza Apartments</b>	<b>James Lee Court</b>	<b>Mark Twain Homes</b>
<b>Address</b>	283 13th Street, Oakland CA 94612	2600 International Blvd, Oakland CA 94601	510 21st Street, Oakland CA 94612	430 15th Street, Oakland CA 94609	690-15th Street, Oakland CA 94612	3525 Lyon Avenue, Oakland CA 94601
<b>Council District</b>	2	5	3	3	3	4
<b>Type</b>	Family	Family/Special Needs/Homeless Housing	Special Needs/Homeless	Family	Family	Senior/Special Needs/Homeless
<b>Developer</b>	EBALDC	Allied Housing, Inc.	Mercy Housing	Community Housing Development Corporation	Community Housing Development Corporation	Oakland & World Enterprises, Inc./MPI Homes
<b>Tenure</b>	Rental	Rental	Rental	Rental	Rental	Rental
<b>Total Units (incl. manager's unit)</b>	119	24	93	20	26	102
<b>Total Affordable Units</b>	117	23	92	19	25	101
<b>New Homeless Units</b>	0	12	0	0	0	22
<b>New Special Needs Units</b>	0	12	0	0	0	79
<b>Bedrooms (incl. manager's unit)</b>	226	24	94	49	65	105
<b>Total Development Costs (Residential)</b>	\$ 77,293,342	\$ 9,761,171	\$ 42,693,602	\$ 7,717,918	\$ 7,843,284	\$ 26,164,706
<b>Cost per Unit</b>	\$ 649,524	\$ 406,715	\$ 459,071	\$ 385,896	\$ 301,665	\$ 256,517
<b>Cost per Bedroom</b>	\$ 342,006	\$ 406,715.46	\$ 454,187	\$ 157,509	\$ 120,666	\$ 249,188
<b>Total City Funds</b>	\$ 5,000,000	\$ 3,450,000	\$ 4,820,000	\$ 3,846,030	\$ 2,555,469	\$ 5,000,000
<b>City Funds Requested This NOFA</b>	\$ 5,000,000	\$ 1,150,000	\$ 4,820,000	\$ 846,030	\$ 2,555,469	\$ 4,776,000
<b>Previous City Funds</b>	\$ -	\$ 2,300,000	\$ -	\$ 3,000,000	\$ -	\$ 224,000
<b>% City Funds to total Dev Cost</b>	6.47%	35.34%	11.29%	49.83%	32.58%	19.11%

# Attachment B - 3

## Acquisition, Rehabilitation, Preservation NOFA 2019-20 Project Scoring Table

	RENTAL Potential Points	OWNERSHIP Potential Points	Fruitvale Studios	Frank G Mar Apartments	Harp Plaza Apartments	James Lee Court	Hamilton Apartments	Mark Twain Homes (Senior Housing)
Percentage of Points			85.3%	75.2%	65.5%	63.5%	59.5%	58.7%
Rank			1	2	3	4	5	6
<b>I. Readiness</b>	<b>40</b>	<b>40</b>	<b>40.00</b>	<b>35.00</b>	<b>30.00</b>	<b>30.00</b>	<b>20.00</b>	<b>14.00</b>
A. Leveraging	5	5	5.00	5.00	5.00	5.00	5.00	5.00
B. Funding Commitments	15	15	15.00	10.00	5.00	5.00	15.00	9.00
C. Discretionary Land Use Approvals	20	20	20.00	20.00	20.00	20.00	0.00	0.00
<b>II. Location</b>	<b>35</b>	<b>35</b>	<b>18.00</b>	<b>30.00</b>	<b>18.00</b>	<b>18.00</b>	<b>18.00</b>	<b>16.00</b>
A. Displacement Prevention	10	10	0.00	10.00	0.00	0.00	0.00	5.00
A. Geographic Equity	5	5	0.00	0.00	0.00	0.00	0.00	0.00
B. Educational Quality	5	5	3.00	5.00	3.00	3.00	3.00	N/A
C. Neighborhood Revitalization	5	5	5.00	5.00	5.00	5.00	5.00	5.00
D. Proximity to Public Transit	5	5	5.00	5.00	5.00	5.00	5.00	5.00
E. Proximity to Grocery or Drug Store	5	5	5.00	5.00	5.00	5.00	5.00	1.00
<b>III. Target Population and Project Attributes</b>	<b>31</b>	<b>10</b>	<b>31.00</b>	<b>8.00</b>	<b>16.00</b>	<b>13.00</b>	<b>16.00</b>	<b>31.00</b>
A. Income Targeting	16	10	16.00	8.00	16.00	13.00	16.00	16.00
B. New Units for People with Special Needs	5	N/A	5.00	0.00	0.00	0.00	0.00	5.00
C. New Permanent Supportive Housing Units for Homeless Individuals and Families	10	N/A	10.00	0.00	0.00	0.00	0.00	10.00
<b>IV. Developer Experience and Capacity</b>	<b>33</b>	<b>32</b>	<b>28.15</b>	<b>29.00</b>	<b>25.60</b>	<b>25.60</b>	<b>24.62</b>	<b>13.50</b>
A. Developer Experience Exceeds Minimum	10	10	10.00	10.00	10.00	10.00	10.00	0.00
B. Developer Capacity	8	8	8.00	8.00	7.50	7.50	8.00	6.50
C. Developer Financial Strength	6	6	5.15	6.00	5.10	5.10	3.62	0.00
D. Strength of the Development Team	3	2	3.00	3.00	3.00	3.00	3.00	3.00
E. Bonus Point Category	6	6	2.00	2.00	0.00	0.00	0.00	4.00
<b>V. Urgency</b>	<b>10</b>	<b>10</b>	<b>10.00</b>	<b>10.00</b>	<b>8.00</b>	<b>8.00</b>	<b>10.00</b>	<b>10.00</b>
<b>VI. Penalty for Nonperforming Previously Funded Projects</b>	<b>-10</b>	<b>-10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Points</b>	<b>149</b>	<b>127</b>	<b>127.15</b>	<b>112.00</b>	<b>97.60</b>	<b>94.60</b>	<b>88.62</b>	<b>84.50</b>

NOTE: Rank is based on total "Percentage of Points" received which is based on total potential points available. Senior projects do not compete in the "educational quality" point category and thus their total "Percentage of Points" is based on a lower total potential points available than non-senior projects.

2020 JAN -8 PM 3:27

Approved as to Form and Legality

**DRAFT**

City Attorney's Office

## OAKLAND CITY COUNCIL

RESOLUTION No. \_\_\_\_\_ C.M.S.

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**RESOLUTION AUTHORIZING AFFORDABLE HOUSING DEVELOPMENT LOANS IN A TOTAL AMOUNT NOT TO EXCEED \$14,683,000, FOR THE FOLLOWING AFFORDABLE HOUSING NEW CONSTRUCTION PROJECTS: WEST GRAND & BRUSH PHASE I, 7<sup>th</sup> & CAMPBELL, LONGFELLOW CORNER, AND ANCORA PLACE**

**WHEREAS**, on August 9, 2019, the City of Oakland issued a Notice of Funding Availability ("NOFA") soliciting applications for funding for new construction of affordable housing development projects; and

**WHEREAS**, the four projects listed in *Exhibit 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; and

**WHEREAS**, funds for affordable housing development in the amount of \$14,683,000 are available from the Jobs/Housing Impact Fee, Affordable Housing Impact Fees, and Boomerang funds deposited into the Affordable Housing Trust Fund (1870), as well as Excess Redevelopment Bond Funds (Funds 5610-13), HUD HOME Investment Partnership Program (2109), and Loan Repayments deposited into the Low and Moderate Income Housing Asset Fund (2830) to assist the projects; and



**WHEREAS**, the City is the Lead 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 for these projects; 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 in a total amount not to exceed \$14,683,000, to the indicated developers, or to affiliated entities of those developers approved by the City Administrator or his or her designee, in the amounts not to exceed those listed on *Exhibit A* to this Resolution, which loans shall be used for development of those new construction projects; and be it

**FURTHER RESOLVED:** That the funding for the loans shall be allocated from the Low and Moderate Income Housing Asset Fund (Fund 2830), the Affordable Housing Trust Fund (Fund 1870) Including Affordable Housing And Jobs/Housing Impact Fees, Excess Redevelopment Bond Funds (Funds 5610-13) and the HUD HOME Investment Partnership Program (Fund 2109); and be it

**FURTHER RESOLVED:** That the making of each loan shall be contingent on the availability of sufficient funds in the Low and Moderate Income Housing Asset Fund, the Affordable Housing Trust Fund, Excess Redevelopment Bond Funds, and/or the HUD HOME Investment Partnership Program; 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 hereby approves funding awards to the projects listed on **Exhibit A** to this Resolution from the City of Oakland's 2019-20 NOFA For New Construction of Multifamily Affordable Housing in a total amount not to exceed \$14,683,000, with the City Administrator or her designee authorized to make the specific allocations of those funds to the respective projects in amounts not to exceed the corresponding amount listed on **Exhibit A** for each project; 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 either because 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 each project's respective CEQA determination is further set forth in **Exhibit 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 appropriate; 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, funding allocations, and the projects consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
City Clerk and Clerk of the Council of the  
City of Oakland, California

**Exhibit A**

**New Construction NOFA 2019-20**

<b>Project/Developer</b>	<b>NOFA Ranking</b>	<b>Total Score</b>	<b>City Loan Funding</b>	<b>CEQA Status</b>
West Grand & Brush, Phase I (East Bay Asian Local Development Corporation)	1	88.2% 124.40 pts	\$3,965,000	Determination <b>Section 15162 &amp; 15164-</b> CEQA analysis consistent with an approved EIR <b>Section 15183-</b> projects consistent with a community plan, general plan or zoning <b>Section 15183.3-</b> qualified infill project
7th & Campbell (Oakland & The World Enterprises, Inc. and McCormack Baron Salazar)	2	87.4% 123.25 pts	\$1,613,000	Determination <b>Section 15183-</b> projects consistent with a community plan, general plan or zoning <b>Section 15183.3-</b> qualified infill project <b>Section 15332-</b> urban infill project
Longfellow Corner (Resources for Community Development)	3	84.8% 119.50 pts	\$4,264,000	Determination <b>Section 15183-</b> projects consistent with a community plan, general plan or zoning <b>Section 15332-</b> urban infill project
Ancora Place (Satellite Affordable Housing Associates)	5	81.9% 115.50 pts	\$4,841,000	Determination <b>Section 15183-</b> projects consistent with a community plan, general plan or zoning <b>Section 15315-</b> urban infill project merging lots <b>Section 15332-</b> urban infill project