


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AUTHORIZING THE CITY TO ACCEPT AND APPROPRIATE LOAN AND GRANT FUNDS UNDER THE STATE OF CALIFORNIA'S ROUND 8 2024-2025 AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM FOR THE RESIDENCES AT LIBERATION PARK PROJECT, IN AN AMOUNT NOT TO EXCEED \$44,661,404

WHEREAS, the California Department of Housing and Community Development ("Department") and the Strategic Growth Council ("SGC") have issued an Affordable Housing & Sustainable Communities Program ("AHSC" or "AHSC Program") Notice of Funding Availability, dated January 19, 2024 ("AHSC Program NOFA"); and

WHEREAS, the City of Oakland, a municipal corporation ("City"), Eden Housing, Inc., and Black Cultural Zone Community Development Corporation, applied as joint applicants to the Department in response to the NOFA (the "Application") and were determined to be eligible Applicants; and based on the Application, the Department made an award of Program funds (the "Program Award") pursuant to the conditional award letter, dated August 23, 2024; and

WHEREAS, Department and SGC have made a conditional commitment of AHSC Program funds to assist Residences at Liberation Park (the "Project"), and such commitment was made to awardees pursuant to that certain conditional award letter, dated August 23, 2024 (the "Award Letter") in the following amount(s):

AHSC Program Award Component	Amount Awarded
AHSC Program Loan Award	\$35,000,000
AHSC Program Grant Award	\$9,661,404
Total:	\$44,661,404

WHEREAS, Liberation Park Residences, L.P., a California limited partnership affiliated with Eden Housing, Inc., is the Ultimate Borrower of the AHSC Program Loan Award funds; and

WHEREAS, the Program Award, which includes Sustainable Transportation Infrastructure (STI), Transportation Related Amenities (TRA), and Program (PGM) components, will be disbursed directly to the payees as indicated below; and

AHSC Program Award Component	Amount Awarded	Payee
STI component #1 and #3	\$7,195,126	City
STI component #2	\$304,874	Liberation Park Residences, L.P.
TRA component	\$1,500,000	City
PGM component	\$661,404	Black Cultural Zone Community Development Corporation
AHSC Program Grant Award	\$9,661,404	
AHSC Program Loan Award	\$35,000,000	Liberation Park Residences, L.P.
AHSC Program Round 8 Award Total	\$44,661,404	

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

WHEREAS, the AHSC Program Loan Award and AHSC Program Grant Award expressly identified above will hereinafter jointly be referred to as the “AHSC Program Award.”; now, therefore, be it

RESOLVED: That that the City is hereby authorized and directed to act in connection with the Program Award; and be it

FURTHER RESOLVED: That City is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the AHSC Program Award, the City is authorized and directed to enter into, execute, and deliver one or more STD 213, Standard Agreements for a sum not to exceed the full amount of the AHSC Program Award, and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program Award from the Department and to participate in the AHSC Program, and all amendments thereto (collectively, the “Program Award Documents”); and be it

FURTHER RESOLVED: That City acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreements, and that the Affordable Housing Sustainable Communities Program of 2024 NOFA and the Application will be incorporated by reference therein and made a part thereof. City also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). City also acknowledges and agrees that Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s); and be it; and be it

FURTHER RESOLVED: That the City Administrator or his or her designees, is hereby authorized to execute the Program Award Documents and all amendments on behalf of the City; and be it

FURTHER RESOLVED: That City Administrator or his or her designees is authorized to accept and appropriate grant funds in an amount not to exceed \$8,695,126; and be it

FURTHER RESOLVED: That a total of \$8,695,126, which includes \$7,195,126 of STI Program Award funds and \$1,500,000 of TRA Program Award funds, shall be allocated in the State of California Fund (2159) in the Laurel Access to Mills, Maxwell Park, and Seminary (LAMMPS) Phase II and Phase III Project (1007351); and be it

FURTHER RESOLVED, that this resolution shall take effect immediately upon its passage, and that any actions taken thus far in furtherance of the activities authorized by this resolution are hereby ratified.

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

AYES –

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES – BROWN, FIFE, GALLO, HOUSTON, RAMACHANDRAN, UNGER, WANG AND
PRESIDENT JENKINS

NOES –

ABSENT –

ABSTENTION –

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