

CITY OF ALAMEDA RESOLUTION NO. _____

SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION
OF THE CITY OF ALAMEDA RESOLUTION NO. _____

APPROVING THE DEVELOPMENT LIST OF AFFORDABLE
HOUSING PROJECTS AND RELATED FUNDING REQUESTS
CONSISTENT WITH THE 1991 PASS-THROUGH AGREEMENT WITH
THE ALAMEDA UNIFIED SCHOOL DISTRICT

WHEREAS, in 1991, the Community Improvement Commission of the City of Alameda (“CIC”) and the Alameda Unified School District (“AUSD”) entered into a Pass-Through Agreement (“AUSD Agreement”); and

WHEREAS, the AUSD Agreement provides that funds allocated pursuant to Section 3, related to the School District Housing Fund (“District Housing Fund”), are to be utilized for affordable housing purposes in a manner consistent with the AUSD Agreement and funds from the District Housing Fund may only be drawn down by AUSD for eligible affordable housing expenditures; and

WHEREAS, commencing in Fiscal Year 2016-17, the Successor Agency of the Community Improvement Commission (“Successor Agency”) has requested, and the Department of Finance has approved, expenditures for the District’s Housing Fund obligation under the Guyton Judgment and Settlement Agreement (“Settlement Agreement”), as reflected on the Successor Agency’s Recognized Obligation Payment Schedule (“ROPS”); and

WHEREAS, in May 2018, AUSD entered into a Memorandum of Understanding with the Housing Authority of the City of Alameda (“MOU”) that in part provides that the Housing Authority (“AHA”) will assist the AUSD in implementing its responsibilities under the AUSD Agreement and establishes a process for the AHA to make funding requests to AUSD for affordable housing projects that implement the terms of the AUSD Agreement; and

WHEREAS, the Successor Agency has been transferring to AHA funds approved on its ROPS schedule, pursuant to the MOU; and

WHEREAS, the Successor Agency intends to continue to report amounts corresponding to the District Housing Fund on its ROPS for affordable housing uses consistent with the terms of the AUSD Agreement and amounts so received by the Successor Agency will continue to be transferred to AHA pursuant to the terms of the MOU; and

WHEREAS, as provided in the AUSD Agreement, AUSD has requested the Successor Agency and City Council of the City of Alameda (“City Council”) to review and approve the Development List and Funding Request at a noticed public hearing; and

WHEREAS, the Development List and Funding Request are attached hereto as Exhibit A; and

WHEREAS, to approve the Development List and Funding Request, the Successor Agency must make findings consistent with the requirements of the AUSD Agreement, including that the Development List projects are consistent with the Community Redevelopment Law, the terms and conditions of the AUSD Agreement, and the Settlement Agreement; and

WHEREAS, in addition, to approve the Development List and Funding Request, the City Council must make findings that the Development List is consistent with the City's Housing Element of its General Plan; and

WHEREAS, on January 7, 2025, the Successor Agency and City Council held a joint meeting and the Successor Agency conducted a noticed public hearing in order to take public comment on and review the Development List and Funding Request as requested by the AUSD; and

WHEREAS, the Successor Agency has reviewed the Development List projects in accordance with Section 6 of the Pass-Through Agreement; and

WHEREAS, the Successor Agency finds: (1) that the Development List includes one project, 2615 Eagle Avenue, with a Funding Request of \$1,000,000 for FY 2025-26 and \$2,000,000 for FY 2026-27; (2) the 2615 Eagle Avenue project involves the acquisition of two adjacent parcels owned by AUSD on which the Housing Authority has proposed to construct a 40-50 unit housing development of one-, two- and three-bedroom units that will be offered to households earning no more than 80% of AMI; and (3) while 2615 Eagle Avenue is located adjacent, but outside of the BWIP, it will be a benefit to the project area by bringing much needed affordable housing to the area; and

WHEREAS, based thereon, the 2615 Eagle Avenue project is consistent with Section 6 of the Pass-Through Agreement, the Community Redevelopment Law, and the Settlement Agreement as it is located in or will be a benefit to the former BWIP, will serve households earning a maximum income of 80% of AMI, and will provide a preference for eligible AUSD employees; and

WHEREAS, the City Council finds that the 2615 Eagle Avenue project is consistent with the City's Housing Element as follows:

Goal #1: Provide an ample supply of housing to meet the existing and projected housing needs.

Policy H-1 Housing Production. Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 5,353 housing units in Alameda between 2023 and 2031 to accommodate the local and regional housing need.

Policy H-2 Diverse Housing for Diverse Needs. Facilitate the construction of a wide range of different housing types to address the diverse housing needs by permitting a

greater diversity of housing types, including multifamily housing, courtyard housing, single room occupancy housing, supportive housing, transitional housing, assisted living housing, and other types of housing in all neighborhoods and mixed-use commercial districts.

Policy H-4 Affordable Housing. Expand rental and for-sale housing for people of all income levels in all Alameda neighborhoods with units for extremely low-, very low-, low-, moderate-income and special needs households, including people with disabilities, senior citizens, and people in need of assisted, supportive, and/or transitional housing.

NOW, THEREFORE, THE SUCCESSOR AGENCY OF THE COMMUNITY IMPROVEMENT COMMISSION OF THE CITY OF ALAMEDA AND THE CITY COUNCIL OF THE CITY OF ALAMEDA RESOLVE AS FOLLOWS:

Section 1: The Successor Agency and the City Council find that the foregoing recitals are true and correct, and incorporate them into this Resolution by this reference.

Section 2: The Successor Agency approves the Development List and the Funding Request, attached hereto as Exhibit A.

Section 3: The City Council approves the Development List and the Funding Request, attached hereto as Exhibit A.

Section 4: The City Manager is hereby authorized to submit the ROPS and Administrative Budget for the Period from July 1, 2025 to June 30, 2026 to the Countywide Oversight Board.

Section 5: The Successor Agency shall transfer \$1,000,000 in Redevelopment Property Tax Trust Funds that it receives from its FY 2025-2026 ROPS and \$2,000,000 received from its FY 2026-27 ROPS to the Housing Authority of the City of Alameda to fund the 2615 Eagle Avenue Project consistent with the MOU between the Housing Authority and AUSD.

Section 6: This Resolution shall become effective immediately upon its adoption.

ALAMEDA UNIFIED SCHOOL DISTRICT
FISCAL YEAR 2025-26 and 2026-27
DEVELOPMENT LIST AND FUNDING REQUEST

Pursuant to Section 6 of the 1991 Pass-Through Agreement between Alameda Unified School District ("AUSD") and the Successor Agency to Community Improvement Commission of the City of Alameda, AUSD has submitted the following list of prioritized housing projects and programs for Fiscal Years 2025-2026 and 2026-2027.

Housing Projects and Programs (Development List)

2615 Eagle Avenue (The Poplar) – Predevelopment funding for construction of a 40-50-unit affordable housing development by the Alameda Housing Authority. The development will be made affordable to households earning no more than 80% of Area Median Income. Up to 25% of units will be for supportive housing units if required by funding sources.

Funding Request

FY 2025-26 Request - It is requested that \$1,000,000 be allocated from Redevelopment Tax Trust Funds, which is within the estimated District Housing Fund obligation for FY 2025-2026 of \$2,525,683, be included by the Successor Agency on its Fiscal Year 2025-2026 Recognized Obligation Payment Scheduled (ROPS) for purposes of funding the 2615 Eagle Avenue Project.

FY 2026-27 Request - It is requested that \$2,000,000 in Redevelopment Tax Trust Funds be included by the Successor Agency on its Fiscal Year 2026-2027 ROPS for purposes of funding the 2615 Eagle Avenue Project.

It is further requested that the Successor Agency transfer funds allocated through the ROPS to the Housing Authority of the City of Alameda following receipt to fund the 2615 Eagle Avenue Project consistent with the Memorandum of Understanding between the Housing Authority and the AUSD.

* * * * *

I, the undersigned, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the Successor Agency to the Community Improvement Commission of the City of Alameda and the Council of the City of Alameda in a special joint meeting assembled on the 7th day of January 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Successor Agency and City this 8th day of January 2025.

Lara Weisiger
City Clerk and Successor Agency Secretary

Approved as to form:

Yibin Shen
City Attorney and General Counsel