

December 14, 2022

Lisa Nelson Maxwell
Community Development Director
City Hall West
950 West Mall Square, Suite 205
Alameda, CA 94501

RE: Request to the Successor Agency to the Former Community Improvement Commission of the City of Alameda to Approve a Development List of an Affordable Housing Project and Funding Request for such Project

Dear Ms. Maxwell,

First, I hope you and others at the City of Alameda are well.

Second, for the following reasons, the Alameda Unified School District ("AUSD") requests that the Successor Agency to the former Community Improvement Commission of the City of Alameda ("Successor Agency") conduct a noticed public hearing concerning, and then approve, the attached Development List of Affordable Housing Projects and Funding Requests for such Projects.

AUSD is a party to a pass-through agreement ("Pass-Through Agreement") with the Successor Agency. The Pass-Through Agreement provides for establishment of a District Housing Fund to be used for eligible affordable housing purposes that are identified by AUSD. As described below, AUSD is requesting release of funds held in the District Housing Fund to the Alameda Housing Authority of the City of Alameda ("AHA") to be used for eligible affordable housing purposes consistent with the terms of the Pass-Through Agreement.

In 2018, AUSD entered into a Memorandum of Understanding ("MOU") with AHA whereby AHA agreed to assist AUSD with its obligations under the Pass-Through Agreement to use funds to increase the supply of low-income housing in a manner that addresses the housing needs of the District's qualifying employees. Under the terms of the MOU, AHA makes periodic funding requests to AUSD to fund eligible affordable housing projects that are consistent with the terms of the Pass-Through Agreement and MOU. Once a funding request is approved, funds available under the Pass-Through Agreement are authorized to be transferred directly to AHA (per MOU Section 6A).

AUSD is requesting the Successor Agency at a public hearing scheduled for January 3, 2023, to approve a Development List consisting of the 2615 Eagle Avenue affordable housing project -- along with a Funding Request for this project, which is described in more detail in subsequent paragraphs.

At a public hearing held on January 4, 2022, the Successor Agency approved a Development List of two affordable housing projects -- Rosefield Village and 2615 Eagle Avenue -- along with a Funding Request for those Projects. Rosefield Village completed construction and the lease up process in 2022.

AUSD is requesting approval for continued funding of 2615 Eagle Avenue, currently in the pre-development phase. The 2615 Eagle Avenue project is located on approximately 1.05 acres on two adjacent parcels purchased by the AHA from AUSD. AUSD offered the parcels for sale and received a single response from AHA. The proposed project is a 40-50 unit housing development of one-, two- and three-bedroom units. This project is consistent with the Pass-Through Agreement, the Community Redevelopment Law, the Guyton Agreement, and the City's Housing Element. The project is located adjacent to and will benefit the former BWIP Project Area. The project is serving households earning a maximum income of 80% of AMI and will set-aside a certain number of units for eligible AUSD employees,

The FY 2023-24 Funding Request for 2615 Eagle Avenue is \$1.664 million. This figure is based on the estimated amount due under the pass-through agreement in FY 2023-24 and is consistent with the amount reported on the Successor Agency's proposed Recognized Obligation Payment Schedule (ROPS). In addition, \$2 million is requested for FY 2024-25. If the Successor Agency approves the Development List and Funding Request, and the City of Alameda finds that the Development List is consistent with the City's Housing Element, AUSD requests that the amounts identified in the request and allocated to the Successor Agency through the ROPS process be remitted directly to AHA for use on the 2615 Eagle Avenue affordable housing project, consistent with the terms of the MOU.

To ensure timely review and approval of the attached Development List and Funding Request prior to the submission of the FY 2023-24 ROPS to the County of Alameda Oversight Board and the State Department of Finance, we would appreciate if your department would make the necessary arrangements to schedule a public hearing by the Successor Agency, which hearing could be conducted at a joint meeting with the Council on January 3, 2023.

Thank you very much for your attention to this matter.

Sincerely,



Shariq Khan (Dec 15, 2022 08:59 PST)

Shariq Khan,
Assistant Superintendent, Business Services
Alameda Unified School District

c: Sylvia Martinez, Director of Housing Development, Housing Authority of the City of Alameda

Exhibit 1: Alameda Unified School District Fiscal Year 23-24 and 24-25 Development List and Funding Request

EXHIBIT 1

Alameda Unified School District Fiscal Year 2023-2024 and 2024-25 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 is submitting its list of prioritized housing projects and programs for Fiscal Years 2023-2024 and FY 2024-25:

Housing Projects and Programs (Development List)

2615 Eagle Avenue - Acquisition of AUSD-owned land and construction of a 40-50 unit housing development by the Housing Authority. The development will be made affordable to households earning no more than 80% of Area Median Income.

Funding Request

FY 2023-24 Request - It is requested that \$1,664,000 in Redevelopment Tax Trust Funds, corresponding to the estimated District Housing Fund obligation for FY 2023-2024 be included by the Successor Agency to the Community Improvement Commission of the City of Alameda on its Fiscal Year 2023-2024 Recognized Obligation Payment Scheduled (ROPS) for purposes of funding the 2615 Eagle Avenue Project.

FY 2024-25 Request - It is requested that \$2,000,000 in Redevelopment Tax Trust Funds, or if less, the maximum amount due under the 1991-Pass Through Agreement for FY 2024-25, be included by the Successor Agency to the Community Improvement Commission of the City of Alameda on its Fiscal Year 2024-2025 Recognized Obligation Payment Scheduled (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.

SUPPORTING DETAIL FOR SETTLEMENT AGREEMENT
ROPS ENFORCEABLE OBLIGATION NO. 38
(July 1, 2023- June 30, 2024)

EXHIBIT F

Housing Development Activities Approved (city-wide) July 1, 2023 – June 30, 2024

1) 2615 Eagle Avenue \$3,664,000

ELIGIBLE HOUSING ACTIVITIES	
Total Budgeted 23-24	\$ 1,664,000
Total Approved for Reimbursement	\$ 1,664,000

ELIGIBLE HOUSING ACTIVITIES	
Total Estimated 24-25	\$ 2,000,000
Total Approved for Reimbursement	\$ 2,000,000