

CITY OF ALAMEDA RESOLUTION NO. _____

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

JOINT RESOLUTION OF THE SUCCESSOR AGENCY OF THE
COMMUNITY IMPROVEMENT COMMISSION OF THE CITY OF
ALAMEDA AND THE CITY COUNCIL OF THE CITY OF ALAMEDA
APPROVING THE DEVELOPMENT LIST OF AFFORDABLE
HOUSING PROJECTS AND FUNDING REQUEST FOR SUCH
PROJECTS AS REQUESTED BY 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, since dissolution of redevelopment in 2012, the Alameda County Auditor-Controller has accumulated and held the funds from the District Housing Fund and as of June 2020, it is estimated that approximately \$6.27 million has accumulated; 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, 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 the 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 the AHA pursuant to the terms of the MOU; and

Whereas, since 2016-17, the Successor Agency has been receiving Redevelopment Property Tax Trust Fund (RPTTF) funding for the ROPS obligation (Guyton Judgment and Settlement Agreement) that is partially duplicative with the District Housing Fund amounts held by the County and City of Alameda ("City") staff has requested the County to make an adjustment to determine the portion of funds held by the County obligated pursuant to the terms of the AUSD Agreement, considering this ROPS funding; and

Whereas, after making the above adjustments, an estimated \$1.8 million of the funds held by the County Auditor-Controller are obligated under the AUSD Agreement; and

Whereas, City staff has requested, and the County Auditor-Controller has agreed, the net amount obligated pursuant to the AUSD Agreement should be released to fund eligible housing costs; and

Whereas, City staff has requested, and the County Auditor-Controller has agreed, that the balance of funds held by the County Auditor-Controller not obligated under the terms of the AUSD Agreement by reason of having been satisfied through the ROPS process, totaling approximately \$4.4 million should be distributed to the affected taxing agencies; 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 July 7, 2020, 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 the Section 6 of the Pass Through Agreement; and

Whereas, the Successor Agency finds: (1) that the Development List includes one project, Rosefield Village, and a Funding Request of \$1.8 million; (2) Rosefield Village is an existing Housing Authority property that will be redeveloped to increase the total number of affordable apartments, the property currently includes 53 housing units, the redevelopment project will demolish 40 of these units and replace them with a new 78-unit apartment building with community spaces and on-site property management offices, five of the other buildings on the property will be renovated, when complete, the \$77 million redevelopment and renovation project will provide 92 rental units, the project will be affordable to households earning between 20-80% of AMI, and construction is anticipated to begin in late summer 2020; and

Whereas, based thereon, the Rosefield Village Project is consistent with Section 6 of the Pass-Through Agreement, the Community Redevelopment Law, and the Guyton Judgment and Settlement Agreement as it is located in the former BWIP, is serving households earning a maximum income of 80% of AMI, and will provide a preference for a certain number of units for eligible AUSD employees.

Whereas, the City Council finds that the Rosefield Project is consistent with the City's Housing Element as follows:

Goal #1: Provide housing services and opportunities to support, maintain, and enhance Alameda's diverse community and excellent quality of life and provide for the housing needs of Alameda's future residents and regional housing needs.

Policy HE-1: Support public and private efforts to increase the supply of housing in Alameda consistent with the City's environmental, climate action, transportation, historic preservation, and economic development policy objectives.

Goal #2: Provide housing that meets the City's diverse housing needs, specifically including affordable housing, special needs housing, and senior housing.

Policy HE-2: Expand the City's supply of affordable rental and ownership housing for extremely low-, very low-, low-, and moderate-income households.

Policy HE-3: Create rental, homeownership, and other housing opportunities for special needs populations such as the elderly, homeless and people at risk of becoming homeless, people with physical and/or developmental disabilities, single-parent households, and young adults.

Policy HE-7: Promote the conservation and rehabilitation of the City's existing 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 approves the Development List and the Funding Request.

Section 2. The City Council approves the Development List and the Funding Request.

Section 3. The Successor Agency and City Council support and join in the request of the AUSD to the County Auditor-Controller to release directly to the AHA funds required for the Rosefield affordable housing project, a project on the approved Development List.

Section 4. The Successor Agency and the City Council request the County Auditor-Controller to disburse the remaining funds not obligated under the AUSD Agreement to the affected taxing agencies in the project area.

Section 5. This Resolution shall become effective immediately upon its adoption.

ALAMEDA UNIFIED SCHOOL DISTRICT FISCAL YEAR 2020-21
DEVELOPMENT LIST AND FUNDING REQUEST

Pursuant to Section 6 of the 1991 Pass-Through Agreement between 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 Year 2020-21:

Housing Projects and Programs (Development List)

Rosefield Village – redevelopment and renovation of a Housing Authority-owned property to construct/rehabilitate 92 rental units available to eligible households earning between 20-80% of Area Median Income.

Funding Request

It is requested that \$1,844,327.29 in Redevelopment Property Tax Trust Funds currently being held by the County of Alameda Auditor-Controller be released for this project.

* * * * *

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 the City of Alameda and the Council of the City of Alameda in a special joint meeting assembled on the 7th day of July 2020 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 July 2020.

Lara Weisiger
City Clerk and Successor Agency Secretary

Approved as to form:

Yibin Shen
City Attorney and General Counsel