



City Affordable Housing Request for Proposal (RFP) Awardee – Abode Communities

June 21, 2021
City Council



City Affordable Housing RFP

- Request for Proposal (RFP) issued by City
 - Select a housing developer that is qualified, experienced, and has capacity in affordable housing development
 - Allocate City's remaining share of Alameda County Housing Bond Measure passed in 2016 and other City affordable housing funds
- Responses to RFP Accepted from February 1-25, 2021
- Received 6 responses from qualified nonprofit developers
- Staff recommendation:
 - Abode Communities



City Funding Available



- Alameda County Measure A-1 Housing Bond
 - Approx. \$5 million City share remaining
 - City must commit by December 2021
- CA Housing & Community Development Department – Permanent Local Housing Allocation
 - \$2.1 million over 2019-2024 period
- Local
 - Low-Mod Housing Asset Fund (proceeds from former Redevelopment assets) – approx. \$2.4 million
 - Affordable Housing Trust Fund – approx. \$250K
- Federal
 - HOME Investment Partnerships Program (\$345K in FY21-22)

Regional Housing Needs Allocation (RHNA) 2015-2023



- Affordable housing is a top State priority
- 2015-2023 Housing Element
 - Required chapter of the General Plan
 - Updated every 8 years
 - RHNA housing goals for all income levels
- Housing Element Opportunity Site – 15101 Washington Avenue
 - Zoned site for medium- to high-density residential
- RHNA goal for City
 - 516 housing units remaining for very low- and low-income households
 - City has produced ~50% of this target
 - Abode Communities project gets the city closer to this target

Abode Communities

- Mission-based nonprofit
- Serving California for more than 50 years
- Multi-disciplinary, collaborative approach
- Service-enhanced affordable and supportive housing provider
- Innovation in LEED design and development

\$694 M

in economic
investment

48

affordable
communities

3,000+

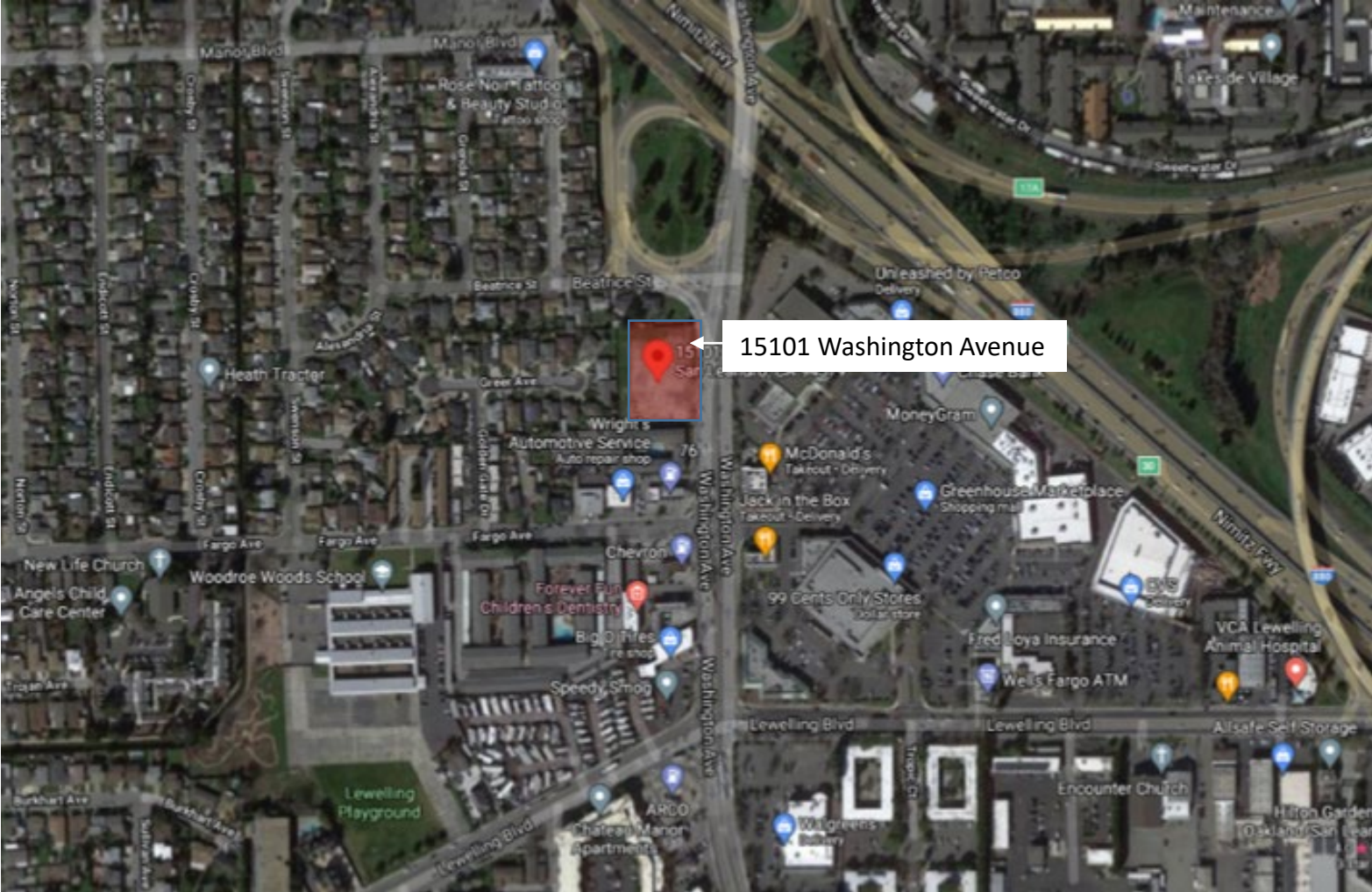
affordable rental
homes



Vision & Approach



Location – Washington Ave Apartments



Residential Program

72 Affordable Homes

- 3 studios
- 33 one-bedroom
- 18 two-bedroom
- 18 three-bedroom

Shared Amenities

- On-site property management by John Stewart Company
- Resident center with programming provided by Abode Services
- Landscaped courtyard
- Play area
- Laundry

Parking

- 73 automobile parking spaces
- 80 bicycle parking spaces

Population Served

- Affordable Family Housing units
- Permanent Supportive Housing
- 1 On-Site Manager's unit

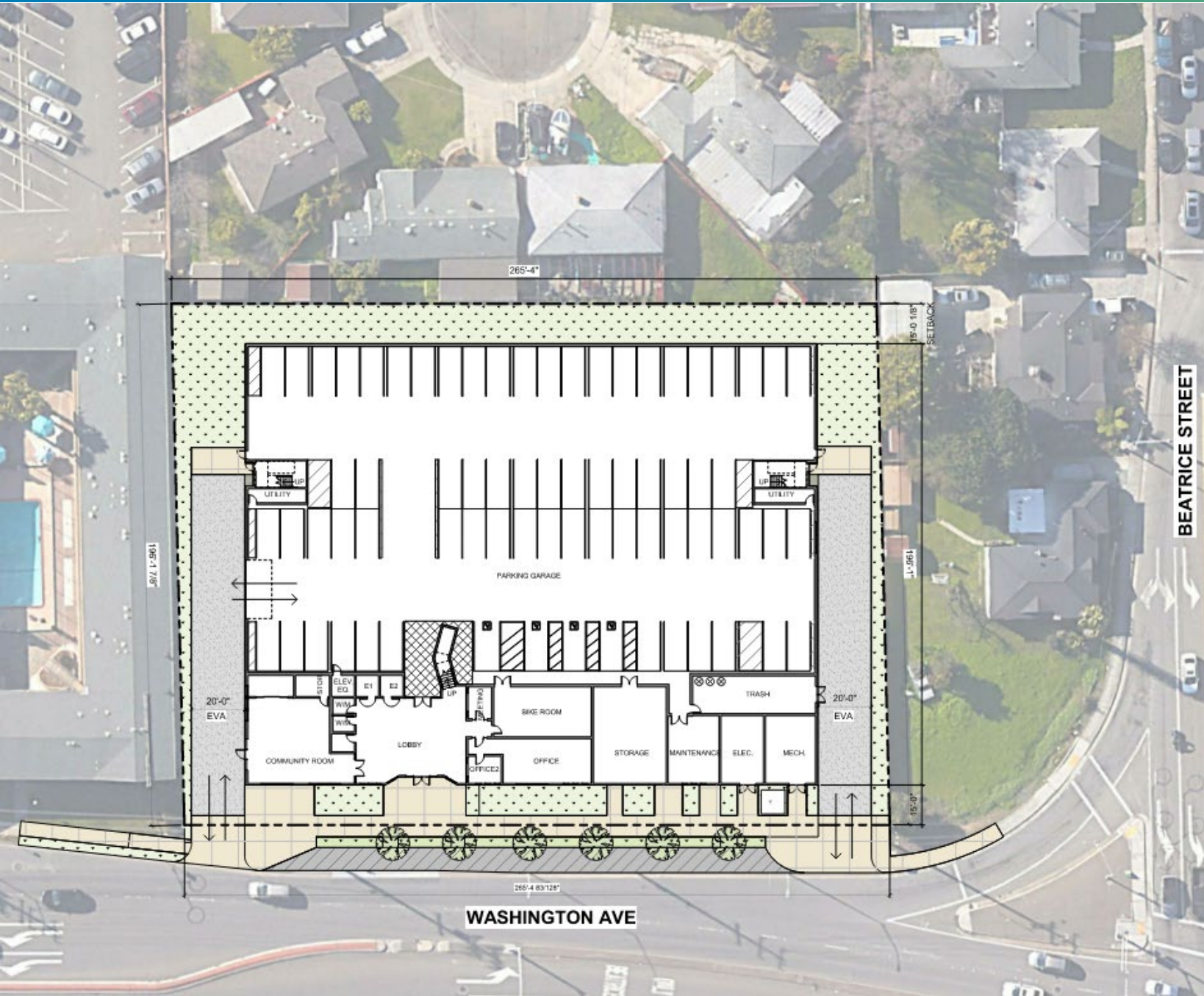


Design Overview

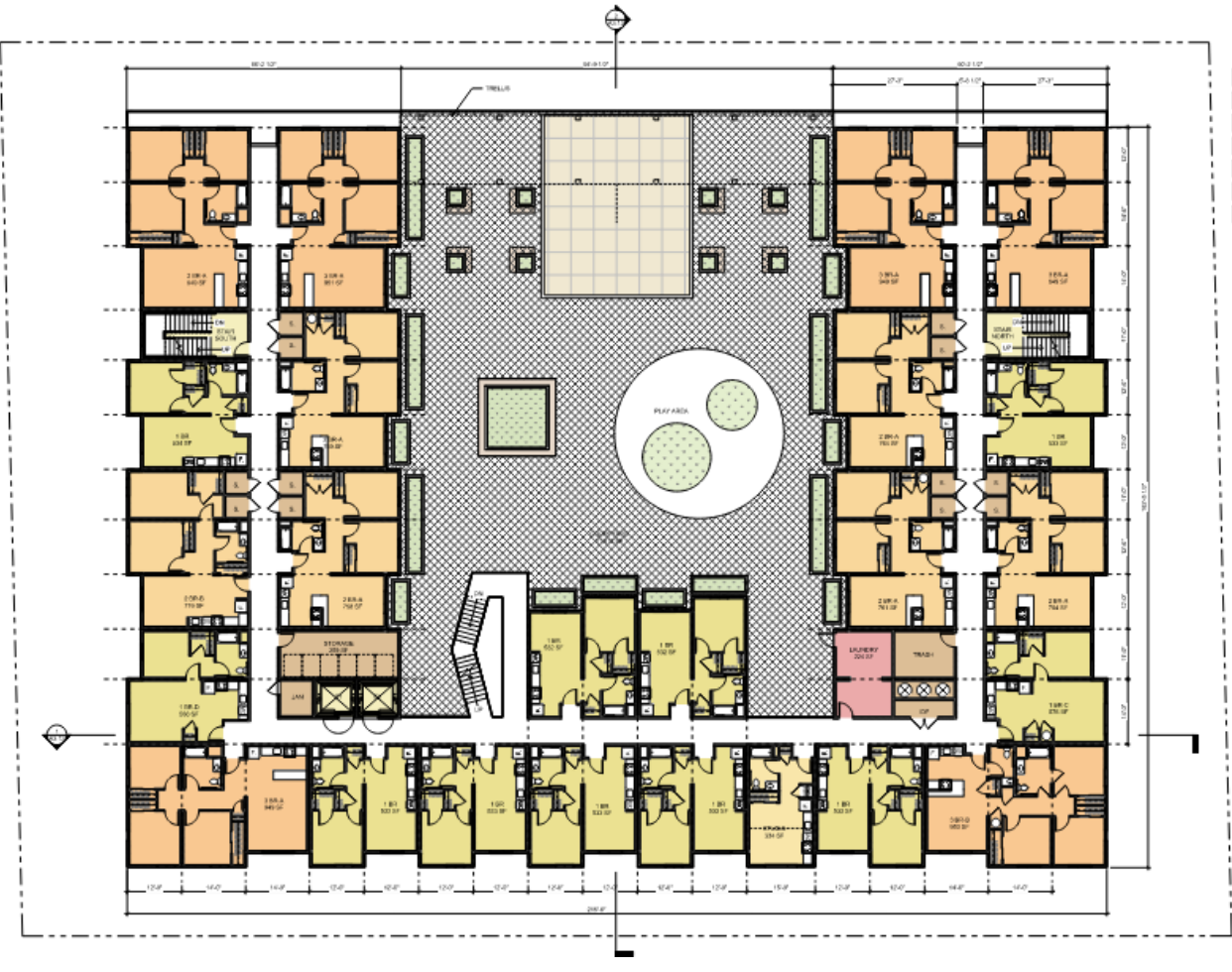
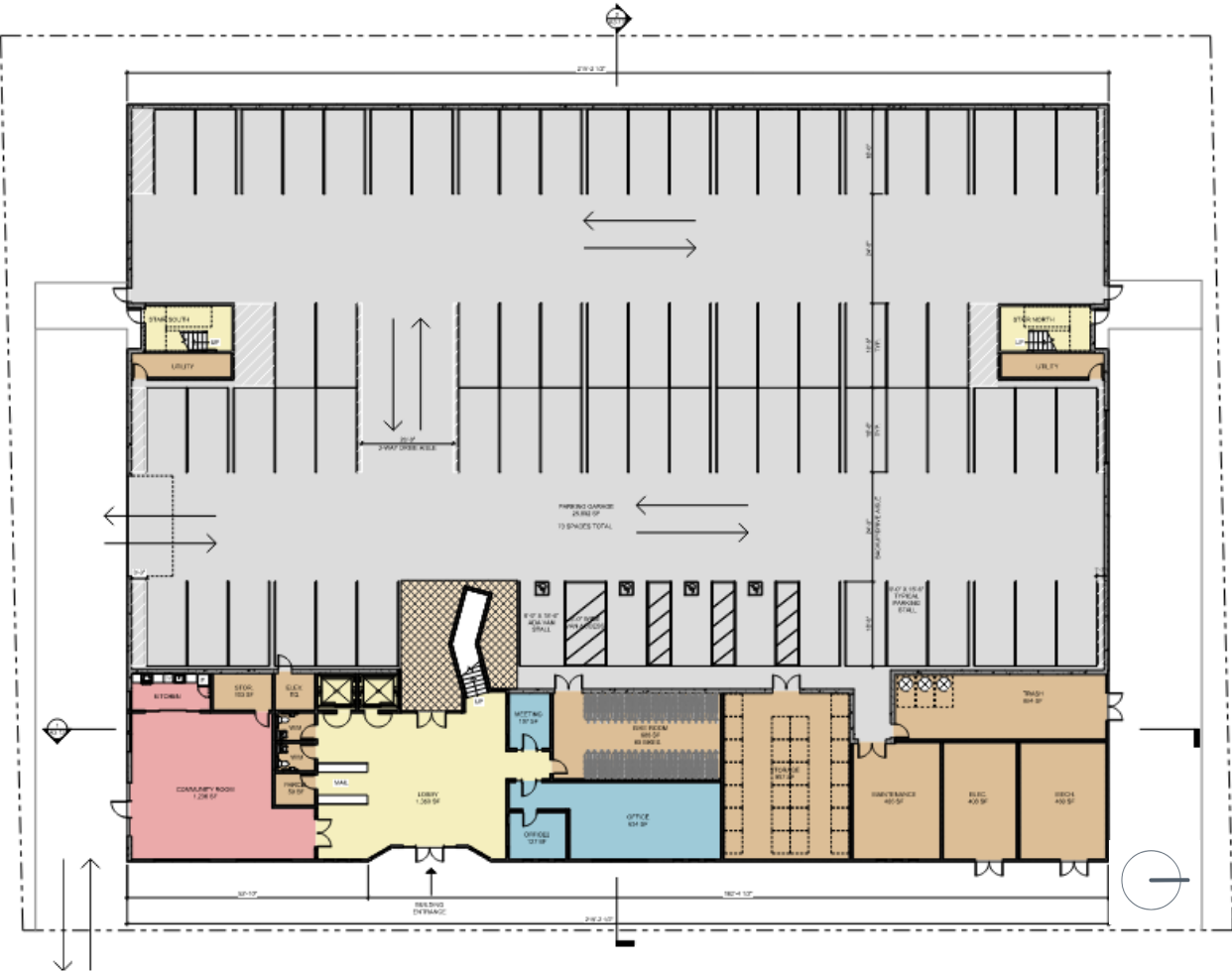


Site Plan

- Deep setbacks at adjacent properties along west (rear), north & south (side)
- Emergency Vehicle Access from Washington and at both side setbacks
- Car garage entry away from the corner



Building Plans

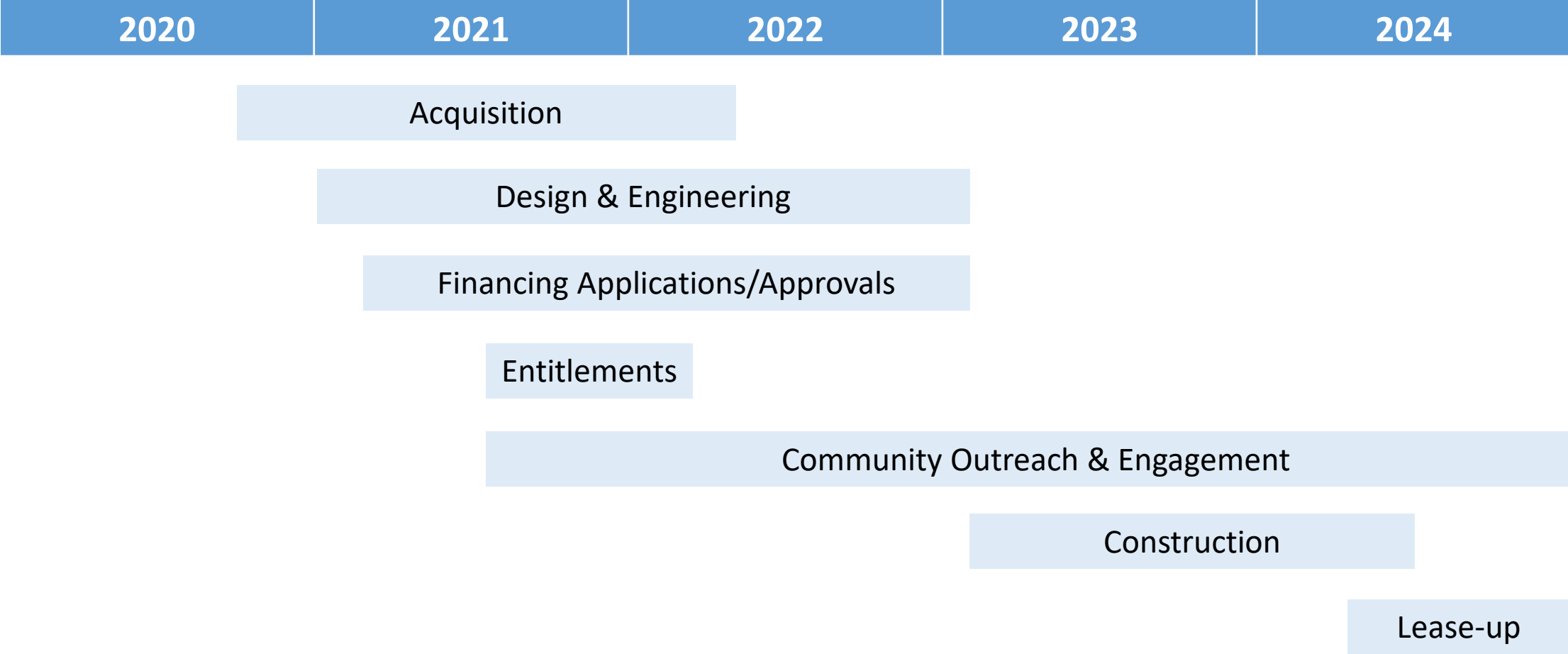


Streamline Approval Process Senate Bill (SB) 35

- Adopted in 2017 and allows projects that meet certain criteria to undergo streamlined project review
- Eligible projects (partial list of criteria):
 - Two or more units
 - Contain residential floor area for at least 2/3 of the total floor area
 - Must be consistent with the City's objective standards
 - At least 10% of units affordable for Low Income households (threshold subject to change based on progress meeting RHNA)
- Review limited to 90 to 180 days, depending on whether the project has fewer or more than 150 units, respectively
- No parking required within ½ mile of qualified transit
- Eligible projects must be ministerially approved (i.e., not subject to California Environmental Quality Act (CEQA) or discretionary action)



Anticipated Timeline



Key Dates

- June 1, 2021 – City/Abode Communities online introductory meeting with Washington Manor neighborhood
- June 21, 2021 – Affordable Housing Funding RFP Update & Developer/Project Introduction to City Council
- July 19, 2021 – City Funding Recommendations for Abode Communities to City Council
- September 2021 (or 2022) - Application to California Housing and Community Development for Multifamily Housing Program funds
- 2022 - Application to California Debt Limit Allocation Committee & California Tax Credit Allocation Committee for Low Income Housing Tax Credits