



## ISLAND CITY DEVELOPMENT AGENDA

### **AGENDA**                    **SPECIAL MEETING OF ISLAND CITY DEVELOPMENT**

**DATE & TIME**            **Wednesday, March 15, 2023 - 7:02 PM**

### **LOCATION**

In Person at 703 Atlantic Avenue, Alameda CA 94501, Independence Plaza Community Room or via Zoom.

**AB2449 Compliance:** The Chair will confirm that there are 2 members in the same, properly noticed meeting room within the jurisdiction of the City of Alameda. Each board member who is accessing the meeting remotely must disclose verbally whether they are able to be remote under AB2449: (1) just cause (max. 2 per year), or (2) emergency circumstances.” For Emergency Circumstances, the request must be approved by a majority vote of the Board of Directors for the emergency circumstances to be used as a justification to participate remotely. Remote Directors must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Directors must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member’s relationship with such individuals. Note: A Director cannot participate in meetings of the Board of Directors solely by teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for ICD within a calendar year, or more than 2 meetings if the Board of Directors regularly meets fewer than 10 times per calendar year.

### **PUBLIC PARTICIPATION**

Join Zoom Meeting

<https://us06web.zoom.us/j/81499349988?pwd=aE5KbzN6WThWa3ZGdDk0TmF4NnpuUT09>

Meeting ID: 814 9934 9988

Passcode: 931660

One tap mobile

+12532158782,,81499349988#,,,,\*931660# US (Tacoma)

+13462487799,,81499349988#,,,,\*931660# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)



Meeting ID: 814 9934 9988

Passcode: 931660

Find your local number: <https://us06web.zoom.us/j/81499349988>

1. CALL TO ORDER & ROLL CALL
2. PUBLIC COMMENT (Non-Agenda)
3. CONSENT CALENDAR (Action)
  - A. Authorize the President to Execute a Contract with J.H. Fitzmaurice Not To Exceed \$80,000 for Fire Service Replacement at 738 Eagle Avenue
4. NEW BUSINESS
  - A. Approve Resolutions 2023-02 through 2023-06 for a State of California Grant and Loans and Authorize the President or her designee to Execute all Other Documents Required for the North Housing Senior Apartments Development
  - B. Approve the Resolutions 2023-07 through 2023-09 for a State of California Loan and Authorize the Executive Director to Execute all Other Documents for the Webster Street Hotel Conversion/Alameda Adaptive Reuse Development.
5. NON-AGENDA (Public Comment)
6. WRITTEN COMMUNICATIONS
7. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF
8. ADJOURNMENT

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NOTES:

- If you need special assistance to participate in the meetings of the Island City Development Board of Directors, please contact Jocelyn Layte at (510) 747-4349 (TTY/TRS: 711) or [jlayte@alamedahsg.org](mailto:jlayte@alamedahsg.org). Notification 48 hours prior to the meeting will enable the Island City Development Board of Directors to make reasonable arrangements to ensure accessibility or language assistance.
- Documents related to this agenda are available for public inspection and copying at the Office of the Housing Authority, 701 Atlantic Avenue, during normal business hours.
- Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review. In order to assist Island City Development's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may



be sensitive to various chemical based products. Please help Island City Development accommodate these individuals.

**IF YOU WISH TO ADDRESS THE BOARD:**

- Anyone wishing to address the Board on agenda items or business introduced by Board members may speak for a maximum of three (3) minutes per agenda item when the subject is before the Board. Please file a speaker's slip with the Board President. Upon recognition by the President, approach the rostrum and state your name.
- Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
- Applause and demonstrations are prohibited during Board meetings.





**ISLAND CITY DEVELOPMENT**

Fax (510) 522-7848 | TTY/TRS 711

To: Board of Directors  
Island City Development

From: Sylvia Martinez, Director of Housing Development

Date: March 15, 2023

Re: Authorize the President to Execute a Contract with J.H. Fitzmaurice Not To Exceed \$80,000 for Fire Service Replacement at 738 Eagle Avenue

**BACKGROUND**

The Rosefield Village project is complete with the exception of replacing the fire service at the duplex on 738 Eagle Avenue. This building is part of the development, but is not a tax credit unit and did not receive any renovations, as it had been renovated recently. However, during construction, it was discovered that the fire service had not been properly installed, and replacement was required. In July 2022, staff applied for permits to East Bay Municipal Utility District (EBMUD), which is severely backlogged. It is hoped that EBMUD will approve the drawings in March and that this work can begin immediately so that both of the units in the duplex can be occupied. Currently, one unit cannot be occupied due to the fire service, which is required if the building operates as a duplex.

**DISCUSSION**

Staff has received a proposal from J.H. Fitzmaurice and Aegis Fire, who were the original contractors on the site and have detailed knowledge of the requirements of this work. The proposal is attached. Staff recommends that a 10% contingency above the proposal be approved to allow for any changes. Besides the EBMUD review, this work will also require a permit from the City of Alameda. The Alameda Fire Department will also approve the work. The contract will be executed using a standard contract format. Once begun, the work is anticipated to take less than one week.

**FISCAL IMPACT**

At present, one low income unit cannot be rented, and the project is losing revenue. The project has sufficient funds to cover this cost from the original budget.

**CEQA**

Not applicable.

**RECOMMENDATION**

Authorize the President to Execute a Contract with J.H. Fitzmaurice Not To Exceed \$80,000 for Fire Service Replacement at 738 Eagle Avenue



**ATTACHMENTS**

1. Att 1 738 Eagle - Fire Service Work

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Sylvia Martinez', with a stylized, cursive script.

Sylvia Martinez, Director of Housing Development





## DeFREITAS PIPELINE

GENERAL ENGINEERING CONTRACTOR

License #506605 \* 5942 Las Positas Road, Livermore, CA 94551 \* Phone (925) 800-3100 \* Fax (925) 800-3104  
DIR #1000022198 \* SBE #2002793 \* Union Shop

February 1, 2023

To: JH Fitzmaurice  
Attn: Kyan  
Re: Eagle Avenue 1.5" Fire Service

All drawings provided are attached behind bid breakdown

- Pricing includes one (1) mobilization
- Pricing based on utility installation to begin no later than thirty days after contract execution
- Pricing based on utilizing native material for Onsite trench backfill
- Pricing includes demolition and restoration
- Pricing based on bringing utilities to 5-ft outside of building. Building connection by others
- Pricing based on working M-F during normal business hours
- Pricing based on accepting entire proposal, unless agreed upon partial scope
- Pricing is based on only items listed on the attached break-down
- Pricing is based on utilizing minimum cover over water pipe, if not shown otherwise. No vertical off-sets are included in pricing, if not shown on plans.
- Pricing is based on installing 1.5" stub for connection by others
- Pricing based on available onsite area for staging equipment and materials
- Pricing based on ALL ONSITE utility systems to be privately owned.
- Proposal is subject to change if quoted work scopes are phased or divided
- DPI, Inc. reserves the right for reimbursement as a direct result of added costs due to factors beyond our control (Force majeure, war, embargo, energy crisis, major impacts to economy/industry, added tariffs, etc.)
- Any OCIP insurance premium deductions are not to exceed DPI's current policy rates
- Final payment and disbursement of retention shall be made no later than forty-five (45) days after completion of our work.

**Exclusions (unless included above or in price break-out):**

- Permits, Fire Drawings, Submittal of Fire Drawings and coordination with Fire Marshall, Bonds, Fees, Engineering, Compaction Testing, Surveying and Layout
- Temporary utilities & Construction Fencing
- Clearing & Grubbing
- Dewatering after rain event
- Handling and disposing of any contaminated materials, including liquids
- Erosion Control, SWPPP, and BMP's
- Signage / Stenciling / Striping / Traffic loops
- Utility Coordination for utilities not covered under our scope
- Insurance requirements beyond \$2,000,000 for General & Auto Liability and \$2,000,000 for Excess Liability
- Landscape and Irrigation Restoration, PCC replacement, and AC Trench replacement (unless inc. in bid)
- Setting of frame/grates/hood for curb inlets & aprons around all inlets
- Spoil Off-haul. Approximately ### BCYs of spoils generated (Spoils to remain adjacent to trench).
- Locating existing underground utilities not marked by Underground Service Alert (USA)
- Protection of utilities after installation. Maintenance of newly installed gravity utility lines
- Enclosures for backflows larger than 2-inches
- Excavation, grading, and Bio-mix soil for Bio-retentions
- Demolition of existing utilities, trees, concrete structure & flat work, fences, and walls
- French drains, wall drains, trench drains, grated drains, slotted drains, Curb-O-Let, and thru-curb drain
- Construction water (assumed to be available onsite)
- Cathodic Protection, unless shown on plans (price includes base level protection with mastic tape & coating)
- Advance potholing (Pricing based on confirming inverts while installing systems)
- Conditioning of existing soils
- Adjustment of existing utilities not included in our bid break-out
- Connection(s) to building(s).
- Electrical conduit for tamper switch(es)
- Bollards
- Project specific orientation/meeting(s) for crew. If required, to be reimbursed on a Time and Materials basis.
- Rock excavation. Rock excavation is defined as material that cannot be excavated with a Cat 328 Excavator, in good operating condition and operated diligently. If rock is encountered, it shall be treated as extra work.
- Cost associated with working within groundwater, including any inefficiencies in the installation of our scope of work related to groundwater.

Should you have questions and/or need additional pricing, feel free to contact me at your earliest convenience.

Sincerely,

Anthony DeFreitas

PROJECT: **Eagle Ave. 1.5" Fire Service**

2/1/23 8:35 AM

Location

BID DATE:

DAYS	DESCRIPTION	QUANTITY	UNIT	UNIT/COST	LABOR	EQUIPMENT	MATERIALS	SUB/TRUCK	TOTAL
0.00	Mobilization	1	EA	1440.00	0	0	0	1,440	1,440
0.00				#DIV/0!	0	0	0	0	0
0.00	Pothole	1	LS	0.00	0	0	0	0	0
0.00				#DIV/0!	0	0	0	0	0
0.38	Connect to Existing	1	EA	1834.15	1,425	309	100	0	1,834
0.00				#DIV/0!	0	0	0	0	0
0.38	1.5" Backflow	1	EA	2606.31	1,316	165	875	250	2,606
0.00				#DIV/0!	0	0	0	0	0
1.50	1.5" FW (excavate and install)	55	LF	168.21	5,701	1,236	1,910	405	9,252
0.00				#DIV/0!	0	0	0	0	0
0.50	Test	1	LS	1898.36	958	220	720	0	1,898
0.00				#DIV/0!	0	0	0	0	0
1.38	Demo and Replace Sidewalk	1 flag wide	LS	#VALUE!	4,826	1,265	950	270	7,311
0.00				#DIV/0!	0	0	0	0	0
1.00	1.5" (backfill)	55	LF	71.82	3,510	440	0	0	3,950
0.00				#DIV/0!	0	0	0	0	0
0.50	Clean up Landscape	1	LS	1576.72	1,357	220	0	0	1,577
0.00				#DIV/0!	0	0	0	0	0
0.00				#DIV/0!	0	0	0	0	0
5.63									
TOTAL DIRECT COSTS:					19,094	3,855	4,555	2,365	29,869
MARGIN ANALYSIS:					15.00%	15.00%	15.00%	15.00%	0.00%
MARGIN:					2,864	664	683	355	4,566
TOTAL BID:					21,958	5,092	5,238	2,720	35,008





February 15, 2023

J.H. Fitzmaurice, Inc.  
2857 Hannah St.  
Oakland, CA 94608

RE: 738 Eagle  
Alameda, CA

### **PROPOSAL CRITERIA:**

Scope of work is to connect two existing 1.5" fire services @ 738A & 738B to one 1.5" line installed by others. All modifications shall comply with NFPA 13D (2016 edition) and the AHJ. It is assumed the existing overhead fire sprinkler system is in full compliance with code and sufficient to supply the new use without modification or upgrade. Design & submittal to The Alameda Fire Department is **not** included.

### **PROPOSAL CLARIFICATIONS:**

1. All work to be performed during normal working hours.
2. Approximately 5'-0" of excavation & backfill is included.
3. Additional sprinkler heads required for architectural/aesthetics are not included.
4. Existing to remain as is.
5. One year Warranty period on components installed by Aegis will start on the date of completion.

### **PROPOSAL EXCLUSIONS:**

1. Preparation and painting of pipe or trim.
2. Upgrade of existing fire sprinkler system should system not comply with current code.
3. Repair of any leaks in existing system not altered by Aegis Fire.
4. Payment and performance bonds.
5. Structural engineering as may be required to verify structure is capable of supporting system.
6. Additionally insured & insurance under-writers requirements exceeding those of jurisdiction.
7. Electrical requirements for fire alarm and local audible bells.
8. Demolition or repair of existing finishes.
9. Premium time labor.
10. Fire extinguishers and cabinets.
11. Permit Fees of any kind if paid by Aegis to be reimbursed +5%.
12. Any work on existing fire sprinkler system other than in the areas of alteration.



**AEGIS Fire Systems, Inc.**

500 Boulder Ct., Suite A • Pleasanton, CA 94566 • (925) 417-5550 • FAX (925) 417-5554  
C16-1063139





**PROPOSAL PRICE:**

Completion of Scope: \$6,378.00

Sincerely,  
Aegis Fire Systems, Inc.  
Gary Kelsey Vice President, Sales

Your signature below authorizes AEGIS Fire to proceed and indicates acceptance to the terms and conditions stipulated within this proposal.

Authorization to proceed,

Date: \_\_\_\_\_

\_\_\_\_\_





**ISLAND CITY DEVELOPMENT**

Fax (510) 522-7848 | TTY/TRS 711

To: Board of Directors  
Island City Development

From: Tony Weng, Senior Project Manager

Date: March 15, 2023

Re: Approve Resolutions 2023-02 through 2023-06 for a State of California Grant and Loans and Authorize the President or her designee to Execute all Other Documents Required for the North Housing Senior Apartments Development

**BACKGROUND**

North Housing Senior Apartments is one of the first three projects within North Housing Block A and Block A is the first phase of the larger 12-acre North Housing parcel redevelopment at the former Alameda Naval Air Station (NAS) at the site known as Coast Guard Housing. North Housing Senior Apartments is expected to have sixty-four (64) affordable units for seniors aged 62 and over. Twenty-five percent (25%) of the units or sixteen (16) units are expected to serve senior homeless veterans.

On March 30, 2022, the State of California Department of Housing and Community Development (HCD) published the Super Notice of Funding Availability (Super NOFA), which includes multiple HCD funding programs. On July 12, 2022, staff submitted a Super NOFA Funding Application to the State HCD requesting funds from the Multifamily Housing Program (MHP), Infill Infrastructure Grant (IIG) Program, and the Veterans Housing and Homelessness Prevention (VHHP) Program. On February 2, 2023, staff received a Conditional Award Commitment for the North Housing Senior Apartments project.

**DISCUSSION**

Per the Conditional Award Commitment Letter, State HCD requires documentation, including resolutions from the borrower, any sponsors, and individual LLCs or Limited Partnerships/General Partners involved in the transaction.

In the North Housing Senior Apartments transaction, the following entities are involved:

1. Island City Development (ICD) is Sponsor1 and the Sole Member and Manager of ICD Mabuhay LLC, the Managing General Partner of Mabuhay and Lakehurst LP, the Limited Partnership. (Attachment 1)
2. Housing Authority of the City of Alameda (AHA) is Sponsor2 and also a Public Entity. (Attachment 2, including for review purposes only)
3. ICD and AHA are also the Grant Recipients for the Infill Infrastructure Grant (IIG) which will be passed-thru as a loan from the Sponsor to the Limited Partnership. (Attachment 3)



4. ICD Mabuhay LLC is the Managing General Partner of the Limited Partnership.  
(Attachment 4)
5. Mabuhay and Lakehurst LP is the Limited Partnership and the Ultimate Borrower.  
(Attachment 5)

The attached resolutions utilize the standard language that is strongly preferred by HCD. The language has been reviewed and deemed acceptable by legal counsel for this project. The AHA resolution is provided for review purposes only.

### **FISCAL IMPACT**

The resolution(s) is a requirement to obtain the HCD financing that will allow this project to go forward. The HCD grant and loans will support the construction and financing of the project. The HCD loans will be repaid through a share of residual receipts and a required monitoring fee.

### **CEQA**

Not Applicable

### **RECOMMENDATION**

Approve the Resolutions 2023-02 through 2023-06 for a State of California Grant and Loans and Authorize the President or her designee to Execute all Other Documents Required for the North Housing Senior Apartments Development.

### **ATTACHMENTS**

1. Resolution No. 2023-02\_NH Senior\_Sponsor\_Corporate\_Resolution\_ICD  
03.15.2023\_DRAFT
2. Resolution No. 2023-03\_NH Senior\_Public\_Entity\_Resolution\_AHA  
03.15.2023\_DRAFT
3. Resolution No. 2023-04\_NH Senior\_Grant\_Borrower\_Resolution\_MLLP  
03.15.2023\_DRAFT
4. Resolution No. 2023-05\_NH Senior\_MGP\_Resolution\_ICD Mabuhay LLC  
03.15.2023\_DRAFT
5. Resolution No. 2023-06\_NH Senior\_Loan\_Borrower\_Resolution\_MLLP  
03.15.2023\_DRAFT

Respectfully submitted,



Tony Weng, Senior Project Manager



**RESOLUTION OF THE BOARD OF DIRECTORS OF  
ISLAND CITY DEVELOPMENT**

**INFILL INFRASTRUCTURE GRANT PROGRAM (IIG)  
MULTIFAMILY HOUSING PROGRAM (MHP)  
VETERANS HOUSING AND HOMELESSNESS PREVENTION PROGRAM (VHHP)**

RESOLUTION NO.: 2023-02

**North Housing Senior Apartments**

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated March 30, 2022 and amended on June 10, 2022 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, **Island City Development**, a California nonprofit public benefit corporation ("Corporation"), is authorized as active and in good standing to do business in the State of California, and it is in the Corporation's best interests to participate in one or more of the foregoing programs (the "Program(s)") on its own behalf and as the Sole Member Manager of ICD Mabuhay LLC, a California limited liability company (the "LLC"), the Managing General Partner of Mabuhay and Lakehurst LP, a California limited partnership (the "Borrower").

WHEREAS, Corporation submitted an application to the Department in response to the Multifamily Super NOFA (the "Application") and in the foregoing capacity, and was determined to be an eligible Sponsor and/or Grant Recipient under the Program(s) pursuant to that certain conditional award letter, dated February 2, 2023 (the "Conditional Award Commitment").

WHEREAS, pursuant to the Conditional Award Commitment, the Department made conditional awards to the Corporation as follows:

Program	Award
Multifamily Housing Program	\$13,474,995

Program	Award
Veterans Housing and Homelessness Prevention Program	\$4,867,201
Infill Infrastructure Grant Program of 2019	\$2,293,116
Total:	\$20,635,312

WHEREAS, each and all of the awards expressly identified above will hereinafter be referred to, both individually and collectively, as the “Program Award.”

NOW, THEREFORE, IT IS RESOLVED, that the Corporation is hereby authorized and directed to act on its own behalf and as the Sole Member Manager of the LLC as Managing General Partner of the Borrower in connection with the Program Award.

RESOLVED FURTHER: Corporation is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the Corporation, on its own behalf and as Sole Member Manager of the LLC as Managing General Partner of the Borrower, is authorized and directed to enter into, execute, and deliver one or more STD 213(s), Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the “Program Award Documents”).

RESOLVED FURTHER: Corporation acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213(s), Standard Agreement(s), and that the Multifamily Super NOFA and the Application will be incorporated by reference therein and made a part thereof. Corporation 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(s), Standard Agreement(s). Corporation 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(s), Standard Agreement(s).

RESOLVED FURTHER: That Vanessa Cooper, President and Janet Basta, Secretary are hereby authorized to execute the Program Award Documents on behalf of the Corporation for itself and as Sole Member and Manager of the LLC as Managing General Partner of the Borrower.

CERTIFICATE OF THE SECRETARY OF THE CORPORATION

The undersigned, Secretary of the Corporation, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the Corporation's governing body on **March 15, 2023**, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: \_\_\_\_\_

\_\_\_\_\_  
**Janet Basta, Secretary**

## NOTICE AND INSTRUCTIONS

1. **Notice.** The Department is providing this template Authorizing Resolution as informational guidance only. This language and the table may require modification and customization in order to accurately reflect your entity and/or your entity's participation in the relevant Program(s). Accordingly, the Department encourages each entity to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to participate in the relevant Program(s). Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Program Award Documents may result in the Department rejecting the Authorizing Resolution.
2. **Accuracy, Verification.** The Department will verify that this Authorizing Resolution comports with the entity's organizational documents. The entity must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially consistent with this template.
3. **Authorized Signatory or Signatories, Designee.** The entity may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Program Award Documents individually or collectively. In addition, the entity may authorize a designee of the authorized signatory to execute the Program Award Documents. In such case, the entity must append a supporting document (e.g., memorandum, meeting notes of official action), which indicates the name and title of the designee who is authorized to legally bind the entity.
4. **Certification of Authorizing Resolution.** The individual who certifies the Authorizing Resolution cannot also be authorized to execute the Program Award Documents on behalf of the entity.



**RESOLUTION OF THE GOVERNING BODY OF  
HOUSING AUTHORITY OF THE CITY OF ALAMEDA**

**INFILL INFRASTRUCTURE GRANT PROGRAM (IIG)  
MULTIFAMILY HOUSING PROGRAM (MHP)  
VETERANS HOUSING AND HOMELESSNESS PREVENTION PROGRAM (VHHP)**

RESOLUTION NO.: 2023-03

**North Housing Senior Apartments**

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated March 30, 2022 and amended on June 10, 2022 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, **Housing Authority of the City of Alameda**, a Public Body Corporate and Politic ("Public Entity"), submitted an application to the Department in response to the Multifamily Super NOFA (the "Application") and was determined to be an eligible Sponsor and/or Grant Recipient under one or more of the foregoing programs (the "Program(s)") pursuant to that certain conditional award letter, dated February 2, 2023 (the "Conditional Award Commitment").

WHEREAS, pursuant to the Conditional Award Commitment, the Department made conditional awards to the Public Entity as follows:

Program	Award
Multifamily Housing Program	\$13,474,995
Veterans Housing and Homelessness Prevention Program	\$4,867,201
Infill Infrastructure Grant Program of 2019	\$2,293,116
Total:	\$20,635,312

WHEREAS, each and all of the awards expressly identified above will hereinafter be referred to, both individually and collectively, as the "Program Award."

NOW, THEREFORE, IT IS RESOLVED, that the Public Entity is hereby authorized and directed to act in connection with the Program Award.

RESOLVED FURTHER: Public Entity is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the Public Entity is authorized and directed to enter into, execute, and deliver one or more STD 213(s), Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the "Program Award Documents").

RESOLVED FURTHER: Public Entity acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213(s), Standard Agreement(s), and that the Multifamily Super NOFA and the Application will be incorporated by reference therein and made a part thereof. Public Entity 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(s), Standard Agreement(s). Public Entity 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(s), Standard Agreement(s).

RESOLVED FURTHER: That the Executive Director or his or her designee is hereby authorized to execute the Program Award Documents on behalf of the Public Entity.

CERTIFICATE OF THE **SECRETARY** OF THE PUBLIC ENTITY

The undersigned, **Secretary** of the Public Entity, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the Public Entity's governing body on **March 15, 2023**, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: \_\_\_\_\_

\_\_\_\_\_  
**Vanessa Cooper, Secretary**

## NOTICE AND INSTRUCTIONS

1. **Notice.** The Department is providing this template Authorizing Resolution as informational guidance only. This language and the table may require modification and customization in order to accurately reflect your entity and/or your entity's participation in the relevant Program(s). Accordingly, the Department encourages each entity to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to participate in the relevant Program(s). Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Program Award Documents may result in the Department rejecting the Authorizing Resolution.
2. **Accuracy, Verification.** The Department will verify that this Authorizing Resolution comports with the legal authority of the entity's governing body. The entity must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially consistent with this template.
3. **Authorized Signatory or Signatories, Designee.** As a public entity, the entity may designate an authorized signatory by identifying only the title of that individual. The entity may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Program Award Documents individually or collectively. In addition, the entity may authorize a designee of the authorized signatory to execute the Program Award Documents. In such case, the entity must append a supporting document (e.g., memorandum, meeting notes of official action), which indicates the name and title of the designee who is authorized to legally bind the entity.
4. **Certification of Authorizing Resolution.** The individual who certifies the Authorizing Resolution cannot also be authorized to execute the Program Award Documents on behalf of the entity.

**RESOLUTION OF THE  
MABUHAY AND LAKEHURST LP**

**INFILL INFRASTRUCTURE GRANT PROGRAM (IIG)  
MULTIFAMILY HOUSING PROGRAM (MHP)  
VETERANS HOUSING AND HOMELESSNESS PREVENTION PROGRAM (VHHP)**

RESOLUTION NO.: 2023-04

**North Housing Senior Apartments**

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated **March 30, 2022** and amended on June 30, 2022 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, **Mabuhay and Lakehurst LP**, a California limited partnership ("LP"), is authorized as active and in good standing to do business in the State of California, and it is in the LP's best interests to participate in one or more of the foregoing programs (the "Program(s)") as the Borrower and/or Grant Recipient.

WHEREAS, the LP has either received, or been assigned, a conditional commitment of funds pursuant to that certain conditional award letter, dated February 2, 2023 (the "Conditional Award Commitment").

WHEREAS, pursuant to that Conditional Award Commitment, the Department made the following conditional awards to the awardees identified thereon:

Program	Award
Multifamily Housing Program	\$13,474,995
Veterans Housing and Homelessness Prevention Program	\$4,867,201
Infill Infrastructure Grant Program of 2019	\$2,293,116
Total:	\$20,635,312

WHEREAS, each and all of the awards expressly identified above will hereinafter be referred to, both individually and collectively, as the “Program Award.”

NOW, THEREFORE, IT IS RESOLVED, that the LP is hereby authorized and directed to act on its own behalf in connection with the Program Award.

RESOLVED FURTHER: LP is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the LP is authorized and directed to enter into, execute, and deliver one or more STD 213(s), Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the “Program Award Documents”).

RESOLVED FURTHER: LP acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213(s), Standard Agreement(s), and that the Multifamily Super NOFA, as well as the corresponding and relevant application (the “Application”), will be incorporated by reference therein and made a part thereof. LP 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(s), Standard Agreement(s). LP 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(s), Standard Agreement(s).

RESOLVED FURTHER: That Island City Development, the Sole Member and Manager of ICD Mabuhay LLC, the Managing General Partner of the LP, is hereby authorized to execute the Program Award Documents on behalf of the LP.

DATED: \_\_\_\_\_

Mabuhay and Lakehurst LP,  
a California limited partnership

By: ICD Mabuhay LLC,  
a California limited liability company,  
its managing general partner

By: Island City Development,  
a California nonprofit public benefit corporation,  
its sole member and manager

By: \_\_\_\_\_  
Vanessa Cooper, President

## NOTICE AND INSTRUCTIONS

1. **Notice.** The Department is providing this template Authorizing Resolution as informational guidance only. This language and the table may require modification and customization in order to accurately reflect your entity and/or your entity's participation in the relevant Program(s). Accordingly, the Department encourages each entity to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to participate in the relevant Program(s). Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Program Award Documents may result in the Department rejecting the Authorizing Resolution.
2. **Accuracy, Verification.** The Department will verify that this Authorizing Resolution comports with the entity's organizational documents. The entity must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially consistent with this template.
3. **Authorized Signatory or Signatories.** The entity may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Program Award Documents individually or collectively.



**RESOLUTION OF THE MEMBERS OF  
ICD MABUHAY LLC**

**INFILL INFRASTRUCTURE GRANT PROGRAM (IIG)  
MULTIFAMILY HOUSING PROGRAM (MHP)  
VETERANS HOUSING AND HOMELESSNESS PREVENTION PROGRAM (VHHP)**

RESOLUTION NO.: 2023-05

**North Housing Senior Apartments**

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated March 30, 2022 and amended on June 10, 2022 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, **ICD Mabuhay LLC**, a California limited liability company ("LLC"), is authorized as active and in good standing to do business in the State of California, and it is in the LLC's best interests to participate in one or more of the foregoing programs (the "Program(s)") on its own behalf and as the Managing General Partner of Mabuhay and Lakehurst LP, a California limited partnership (the "Borrower").

WHEREAS, Island City Development, the sole member and manager of the LLC submitted an application to the Department in response to the Multifamily Super NOFA (the "Application") and in the foregoing capacity, and was determined to be an eligible Sponsor and/or Grant Recipient under the Program(s) pursuant to that certain conditional award letter, dated February 2, 2023 (the "Conditional Award Commitment").

WHEREAS, pursuant to the Conditional Award Commitment, the Department made conditional awards to the LLC as follows:

Program	Award
Multifamily Housing Program	\$13,474,995
Veterans Housing and Homelessness Prevention Program	\$4,867,201

Program	Award
Infill Infrastructure Grant Program of 2019	\$2,293,116
Total:	\$20,635,312

WHEREAS, each and all of the awards expressly identified above will hereinafter be referred to, both individually and collectively, as the “Program Award.”

NOW, THEREFORE, IT IS RESOLVED, that the LLC is hereby authorized and directed to act on its own behalf and as the Managing General Partner of the Borrower in connection with the Program Award.

RESOLVED FURTHER: LLC is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the LLC, on its own behalf and as Managing General Partner of the Borrower, is authorized and directed to enter into, execute, and deliver one or more STD 213(s), Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the “Program Award Documents”).

RESOLVED FURTHER: LLC acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213(s), Standard Agreement(s), and that the Multifamily Super NOFA and the Application will be incorporated by reference therein and made a part thereof. LLC 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(s), Standard Agreement(s). LLC 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(s), Standard Agreement(s).

RESOLVED FURTHER: That Vanessa Cooper, President of Island City Development, and Janet Basta, Secretary of Island City Development, the sole member and manager of the LLC are hereby authorized to execute the Program Award Documents on behalf of the LLC for itself and as Managing General Partner of the Borrower.

CERTIFICATE OF THE SECRETARY OF THE SOLE MEMBER AND MANAGER OF  
THE LLC

The undersigned, Secretary of the Sole Member and Manager of the LLC, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the LLC's members on **March 15, 2023**, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Janet Basta, Secretary of Island City  
Development, the Sole Member and  
Manager of the LLC

## NOTICE AND INSTRUCTIONS

1. **Notice.** The Department is providing this template Authorizing Resolution as informational guidance only. This language and the table may require modification and customization in order to accurately reflect your entity and/or your entity's participation in the relevant Program(s). Accordingly, the Department encourages each entity to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to participate in the relevant Program(s). Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Program Award Documents may result in the Department rejecting the Authorizing Resolution.
2. **Accuracy, Verification.** The Department will verify that this Authorizing Resolution comports with the entity's organizational documents. The entity must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially consistent with this template.
3. **Authorized Signatory or Signatories, Designee.** The entity may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Program Award Documents individually or collectively. In addition, the entity may authorize a designee of the authorized signatory to execute the Program Award Documents. In such case, the entity must append a supporting document (e.g., memorandum, meeting notes of official action), which indicates the name and title of the designee who is authorized to legally bind the entity.
4. **Certification of Authorizing Resolution.** The individual who certifies the Authorizing Resolution cannot also be authorized to execute the Program Award Documents on behalf of the entity. This instruction does not apply to single-member LLCs that are member-managed.

**RESOLUTION OF THE  
MABUHAY AND LAKEHURST LP**

**INFILL INFRASTRUCTURE GRANT PROGRAM (IIG)  
MULTIFAMILY HOUSING PROGRAM (MHP)  
VETERANS HOUSING AND HOMELESSNESS PREVENTION PROGRAM (VHHP)**

RESOLUTION NO.: 2023-06

**North Housing Senior Apartments**

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated March 30, 2022 and amended on June 10, 2022 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, **Mabuhay and Lakehurst LP**, a California limited partnership ("LP"), is authorized as active and in good standing to do business in the State of California, and it is in the LP's best interests to participate in one or more of the foregoing loan programs (the "Loan Program(s)") as the Ultimate Borrower.

WHEREAS, the Department has made a conditional commitment of funds to assist North Housing Senior Apartments as Set Forth in the Application and the Caption Above (the "Project"), and such commitment was made pursuant to that certain conditional award letter, dated February 2, 2023 (the "Conditional Award Commitment").

WHEREAS, pursuant to that Conditional Award Commitment, the Department made the following conditional awards to the awardees identified thereon:

Program	Award
Multifamily Housing Program	\$13,474,995
Veterans Housing and Homelessness Prevention Program	\$4,867,201
Infill Infrastructure Grant Program of 2019	\$2,293,116
Total:	\$20,635,312

WHEREAS, in connection with such Project, the LP has either received, or been assigned, an award of Loan Program funds in the total amount of \$20,635,312 and for the following Grant/Loan Programs: Multifamily Housing Program, Infill Infrastructure Grant Program , and Veterans Housing and Homelessness Prevention Program (the “Loan Program Award”).

NOW, THEREFORE, IT IS RESOLVED, that the LP is hereby authorized and directed to act on its own behalf in connection with the Loan Program Award.

RESOLVED FURTHER: LP is hereby authorized and directed to accept and incur an obligation for the Loan Program Award. That in connection with the total amount of the Loan Program Award, the LP is authorized and directed to enter into, execute, and deliver one or more STD 213(s), Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Loan Program Award from the Department and to participate in the relevant Loan Program(s), and all amendments thereto (collectively, the “Loan Program Award Documents”).

RESOLVED FURTHER: LP acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213(s), Standard Agreement(s), and that the Multifamily Super NOFA, as well as the corresponding and relevant application (the “Application”), will be incorporated by reference therein and made a part thereof. LP 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(s), Standard Agreement(s). LP also acknowledges and agrees that Loan Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213(s), Standard Agreement(s).

RESOLVED FURTHER: That Island City Development, the Sole Member and Manager of ICD Mabuhay LLC, the Managing General Partner of the LP, is hereby authorized to execute the Loan Program Award Documents on behalf of the LP.

DATED: \_\_\_\_\_

MABUHAY AND LAKEHURST LP,  
a California limited partnership

By: ICD Mabuhay LLC,  
a California limited liability company,  
its managing general partner

By: Island City Development,  
a California nonprofit public benefit corporation,  
its sole member and manager

By: \_\_\_\_\_  
Vanessa Cooper, President

## NOTICE AND INSTRUCTIONS

1. **Notice.** The Department is providing this template Authorizing Resolution as informational guidance only. This template is intended to address those situations where the Multifamily Super NOFA funding stack includes grant and loan money, and a limited partnership is participating in the Project solely as an Ultimate Borrower of Loan Program funds pursuant to California Code of Regulations, title 25, section 8313.2. This language and the table may require modification and customization in order to accurately reflect your entity and/or your entity's participation in the relevant Loan Program(s). Accordingly, the Department encourages each entity to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to participate in the relevant Loan Program(s). Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Loan Program Award Documents may result in the Department rejecting the Authorizing Resolution.
2. **Accuracy, Verification.** The Department will verify that this Authorizing Resolution comports with the entity's organizational documents. The entity must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially consistent with this template.
3. **Authorized Signatory or Signatories.** The entity may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Loan Program Award Documents individually or collectively.





**ISLAND CITY DEVELOPMENT**

Fax (510) 522-7848 | TTY/TRS 711

To: Board of Directors  
Island City Development

From: Sylvia Martinez, Director of Housing Development

Date: March 15, 2023

Re: Approve the Resolutions 2023-07 through 2023-09 for a State of California Loan and Authorize the Executive Director to Execute all Other Documents for the Webster Street Hotel Conversion/Alameda Adaptive Reuse Development.

**BACKGROUND**

In June 2022, the Housing Authority of the City of Alameda (AHA) approved a purchase and sale agreement and went into escrow with the owner of the Hawthorn Suites, to convert the extended-stay hotel to residential use and an affordable development. The development will be 50 studio units, with private kitchens and baths. Two small retail spaces along Webster Street will be retained. The development will focus on half of the site, allowing the other half to be retained for future development. On March 30, 2022, the State of California Department of Housing and Community Development (HCD) published the Super Notice of Funding Availability (Super NOFA) which includes multiple HCD funding programs. On July 12, 2022, ICD and AHA submitted a Super NOFA Funding Application to the State HCD requesting funds from the Multifamily Housing Program (Non-Tax Credit Set-aside). On February 2, 2023, ICD and AHA received a Conditional Award for funding for this development.

**DISCUSSION**

Current Status:

ICD has created an LLC that will be the owner of this property. ICD and AHA are the sponsors/developers. AHA has negotiated an extension of the Purchase and Sale Agreement to a new escrow closing date of September 28, 2023. ICD has the ability to purchase the improvements from AHA and to lease half of the land in order to complete the development. All financing must be in place in September to effect the purchase. The State of California Housing and Community Development Department (HCD) requires documentation, including resolutions from the borrower, any sponsors, and individual LLCs or Limited Partnerships/General Partners involved in the transaction.

In the Hotel Conversion transaction, the following entities are involved:

Island City Development (ICD) Webster LLC is the borrower (there is not GP as this is not a tax credit project)

ICD is Sponsor1 and the sole member/manager of ICD Webster LLC



March 15, 2023

AHA is Sponsor2 and also a public agency

The attached resolutions utilize the standard language that is strongly preferred by HCD.

The language has been reviewed and deemed acceptable by ICD's attorneys for this project and AHA corporate counsel. The AHA resolution is provided for review purposes only.

**FISCAL IMPACT**

The resolution is a requirement to obtain the HCD financing that will allow this project to go forward. The HCD loan will support the purchase and renovation and will be repaid through a share of residual receipts and a required monitoring fee.

**CEQA**

Not applicable

**RECOMMENDATION**

Approve the Resolutions 2023-07 through 2023-09 for a State of California Loan and Authorize the Executive Director to Execute all Other Documents for the Webster Street Hotel Conversion/Alameda Adaptive Reuse Development.

**ATTACHMENTS**

1. Resolution No. 2023-07\_Webster Street Hotel Conversion\_Loan\_Borrower\_Resolution
2. Resolution No. 2023-08\_Webster Street Hotel Conversion\_Public\_Entity\_Resolution
3. Resolution No. 2023-09\_Webster Street Hotel Conversion\_Sponsor\_Corporate\_Resolution

Respectfully submitted,



Sylvia Martinez, Director of Housing Development



**RESOLUTION OF THE  
ICD WEBSTER LLC**

**MULTIFAMILY HOUSING PROGRAM**

RESOLUTION NO.: 2023-07

**Alameda Adaptive Reuse**

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated March 30, 2022, as amended June 10, 2022 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, **ICD Webster LLC**, a California limited liability company ("LLC"), is authorized as active and in good standing to do business in the State of California, and it is in the LLC's best interests to participate in one or more of the foregoing loan programs (the "Loan Program(s)") as the Ultimate Borrower.

WHEREAS, the Department has made a conditional commitment of funds to assist Alameda Adaptive Reuse (the "Project"), and such commitment was made pursuant to that certain conditional award letter, dated February 2, 2023 (the "Conditional Award Commitment").

WHEREAS, pursuant to that Conditional Award Commitment, the Department made the following conditional awards to the awardees identified thereon:

Program	Award
Multifamily Housing Program	\$13,410,705
Total:	\$13,410,705

WHEREAS, in connection with such Project, the LLC has either received, or been assigned, an award of Loan Program funds in the total amount of Thirteen Million Four Hundred Ten Thousand Seven Hundred and Five dollars (\$13,410,705) and for the following Loan Programs: Multifamily Housing Program (the "Loan Program Award").

NOW, THEREFORE, IT IS RESOLVED, that the LLC is hereby authorized and directed to act on its own behalf in connection with the Loan Program Award.

RESOLVED FURTHER: LLC is hereby authorized and directed to accept and incur an obligation for the Loan Program Award. That in connection with the total amount of the Loan Program Award, the LLC is authorized and directed to enter into, execute, and deliver one or more STD 213(s), Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Loan Program Award from the Department and to participate in the relevant Loan Program(s), and all amendments thereto (collectively, the “Loan Program Award Documents”).

RESOLVED FURTHER: LLC acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213(s), Standard Agreement(s), and that the Multifamily Super NOFA, as well as the corresponding and relevant application (the “Application”), will be incorporated by reference therein and made a part thereof. LP 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(s), Standard Agreement(s). LP also acknowledges and agrees that Loan Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213(s), Standard Agreement(s).

RESOLVED FURTHER: That Vanessa Cooper, as President, Carly Grob, as Vice President, and Janet Basta, as Secretary/Treasurer, are hereby authorized to execute the Loan Program Award Documents on behalf of Island City Development, a California nonprofit public benefit corporation, the sole member and sole manager of the LLC.

DATED: \_\_\_\_\_

ICD Webster LLC  
a California limited liability company,

By: Island City Development,  
a California nonprofit public benefit corporation,  
its sole manager

\_\_\_\_\_  
Name: Vanessa Cooper  
Title: President

## NOTICE AND INSTRUCTIONS

1. **Notice.** The Department is providing this template Authorizing Resolution as informational guidance only. This template is intended to address those situations where the Multifamily Super NOFA funding stack includes grant and loan money, and a limited partnership is participating in the Project solely as an Ultimate Borrower of Loan Program funds pursuant to California Code of Regulations, title 25, section 8313.2. This language and the table may require modification and customization in order to accurately reflect your entity and/or your entity's participation in the relevant Loan Program(s). Accordingly, the Department encourages each entity to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to participate in the relevant Loan Program(s). Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Loan Program Award Documents may result in the Department rejecting the Authorizing Resolution.
2. **Accuracy, Verification.** The Department will verify that this Authorizing Resolution comports with the entity's organizational documents. The entity must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially consistent with this template.
3. **Authorized Signatory or Signatories.** The entity may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Loan Program Award Documents individually or collectively.

**RESOLUTION OF THE GOVERNING BODY OF  
HOUSING AUTHORITY OF THE CITY OF ALAMEDA**

**MULTIFAMILY HOUSING PROGRAM**

RESOLUTION NO.: 2023-08

**Alameda Adaptive Reuse**

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated March 30, 2022, as amended June 10, 2022 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, **Housing Authority of the City of Alameda**, a public body, corporate and politic ("Public Entity"), submitted an application to the Department in response to the Multifamily Super NOFA (the "Application") and was determined to be an eligible Sponsor under one or more of the foregoing programs (the "Program(s)") pursuant to that certain conditional award letter, dated February 2, 2023 (the "Conditional Award Commitment").

WHEREAS, pursuant to the Conditional Award Commitment, the Department made conditional awards to the Public Entity as follows:

Program	Award
Multifamily Housing Program	\$13,410,705
Total:	\$13,410,705

WHEREAS, each and all of the awards expressly identified above will hereinafter be referred to, both individually and collectively, as the "Program Award."

NOW, THEREFORE, IT IS RESOLVED, that the Public Entity is hereby authorized and directed to act in connection with the Program Award.

RESOLVED FURTHER: Public Entity is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the Public Entity is authorized and directed to enter into, execute, and deliver one or more STD 213(s), Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program

Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the “Program Award Documents”).

RESOLVED FURTHER: Public Entity acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213(s), Standard Agreement(s), and that the Multifamily Super NOFA and the Application will be incorporated by reference therein and made a part thereof. Public Entity 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(s), Standard Agreement(s). Public Entity 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(s), Standard Agreement(s).

RESOLVED FURTHER: That the Executive Director or his or her designee is hereby authorized to execute the Program Award Documents on behalf of the Public Entity.



CERTIFICATE OF THE SECRETARY OF THE PUBLIC ENTITY

The undersigned, acting for the Secretary of the Public Entity, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the Public Entity's governing body on March 15, 2023, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: \_\_\_\_\_

\_\_\_\_\_  
**Vice Chair, Kenji Tamaoki**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
ISLAND CITY DEVELOPMENT**

**MULTIFAMILY HOUSING PROGRAM**

RESOLUTION NO.: 2023-09

**Alameda Adaptive Reuse**

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated March 30, 2022, as amended June 10, 2022 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, Island City Development, a California nonprofit public benefit corporation ("Corporation"), is authorized as active and in good standing to do business in the State of California, and it is in the Corporation's best interests to participate in one or more of the foregoing programs (the "Program(s)") on its own behalf and as the sole member and the sole manager (the "Sole Member/Manager") of ICD Webster LLC, a California limited liability company (the "LLC" and the "Borrower").

WHEREAS, Corporation submitted an application to the Department in response to the Multifamily Super NOFA (the "Application") and in the foregoing capacity, and was determined to be an eligible Sponsor under the Program(s) pursuant to that certain conditional award letter, dated February 2, 2023 (the "Conditional Award Commitment").

WHEREAS, pursuant to the Conditional Award Commitment, the Department made conditional awards to the Corporation as follows:

Program	Award
Multifamily Housing Program	\$13,410,705
Total:	\$13,410,705

WHEREAS, each and all of the awards expressly identified above will hereinafter be referred to, both individually and collectively, as the "Program Award."

NOW, THEREFORE, IT IS RESOLVED, that the Corporation is hereby authorized and directed to act on its own behalf and as the Sole Member/Manager of the LLC as Borrower in connection with the Program Award.

RESOLVED FURTHER: Corporation is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the Corporation, on its own behalf and as Sole Member/Manager of the LLC as Borrower, is authorized and directed to enter into, execute, and deliver one or more STD 213(s), Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the "Program Award Documents").

RESOLVED FURTHER: Corporation acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213(s), Standard Agreement(s), and that the Multifamily Super NOFA and the Application will be incorporated by reference therein and made a part thereof. Corporation 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(s), Standard Agreement(s). Corporation 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(s), Standard Agreement(s).

RESOLVED FURTHER: That Vanessa Cooper, as President, Carly Grob, as Vice President, and Janet Basta, as Secretary/Treasurer, are hereby authorized to execute the Program Award Documents on behalf of the Corporation for itself and as Sole Member/Manager of the LLC as the Borrower.

#### CERTIFICATE OF THE SECRETARY OF THE CORPORATION

The undersigned, Secretary of the Corporation, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the Corporation's governing body on March 15, 2023, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Janet Basta, Secretary