

RESOLUTION NO. _____

Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Grant Agreement In The Amount Of \$266,250 Between The City Of Emeryville And Bay Bridge Corporation, A California Nonprofit Corporation, For Operating And Replacement Reserves For The Bay Bridge Apartments Affordable Housing Project, 1034-1044 36th Street

WHEREAS, on December 12, 2022, the City Council adopted Resolution No. 22-159 adopting the 2023-2031 Housing Element of the City of Emeryville General Plan (the “Housing Element”); and

WHEREAS, the Housing Element established Goal #2: Conserve and improve the condition of the existing housing stock to enhance the livability of neighborhoods for all residents, and Policy H-2-1: Facilitate the rehabilitation of the City’s existing housing stock to correct housing deficiencies, increase useful life, and increase accessibility for all residents; and

WHEREAS, pursuant to Health and Safety Code 50470 et seq., the California Department of Housing and Community Development (State) is authorized to issue Guidelines as part of an incentive program (hereinafter referred to as the Prohousing Incentive Pilot Program or “PIP”); and

WHEREAS, on February 21, 2023, the City Council of the City of Emeryville authorized the City Manager to submit a PIP grant application package to the State for eligible activities toward planning and implementation activities related to housing and community development, including an accessibility improvements program and funding for operating and replacement reserves for affordable housing projects; and

WHEREAS, on May 9, 2023, the State issued a notice of award to the City of Emeryville in the amount of \$575,000 to implement eligible activities related to housing and community development; and

WHEREAS, on January 25, 2024, the City and State entered into a Standard Agreement for the City of Emeryville to implement a residential accessibility program and invoice the State for reimbursement on all eligible expenses related to the PIP program by March 31, 2025, and complete all work by June 30, 2025; and

WHEREAS, on June 18, 2024, the City Council adopted Resolution No. 24-81 approving the guidelines for the Emeryville Accessible Living Initiative (EALI), to make homes more accessible, safer and comfortable for people with disability and/or movement restrictions; and

WHEREAS, the City of Emeryville accepted EALI funding applications from July 30, 2024 to December 30, 2024 and has determined that six of the seven applications received during that period were eligible for assistance under the EALI program; and

Resolution No. _____
Prohousing Grant Agreement
City Council Meeting | April 1, 2025
Page 2 of 3

WHEREAS, the six applicants to the EALI program were approved for a total of \$280,000 in EALI funding; and

WHEREAS, due to the approaching Standard Agreement deadlines to expend PIP funding and the undersubscription of the EALI program, staff explored opportunities to deploy PIP funds for operating and replacement reserves; and

WHEREAS, Bay Bridge Apartments, located at 1034-1044 36th Street, is a six-unit affordable housing project for very low-income persons who are disabled as a result of being HIV positive or diagnosed with AIDS; and

WHEREAS, Bay Bridge Apartments currently has significant maintenance and capital needs and underfunded reserves; and

WHEREAS, Bay Bridge Apartments had received an award of \$480,000 in Green Resilient Retrofit Program funding from the Federal Department of Housing and Urban Development (“HUD”) for renovation work, which funds were terminated by HUD and are now unavailable; and

WHEREAS, the funding of operating and replacement reserves is an eligible use of PIP funds; now, therefore, be it

RESOLVED, that the City Council hereby authorizes the City Manager to execute a Grant Agreement in substantial form as attached hereto as Exhibit A, in an amount not to exceed \$266,250 from Fund 254, Prohousing Incentive Grant, for BayBridge Corporation for operating and replacement reserves for the Bay Bridge Apartments at 1034-1044 36th Street, and be it further

RESOLVED, that the City Council hereby authorizes the City Manager to make minor amendments to the Grant Agreement as necessary to effectuate its purpose, provided such amendments to not materially increase the City’s obligations thereunder.

Resolution No. _____
Prohousing Grant Agreement
City Council Meeting | April 1, 2025
Page 3 of 3

ADOPTED, by the City Council of the City of Emeryville at a regular meeting held Tuesday, April 1, 2025, by the following vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

MAYOR

ATTEST:

APPROVED AS TO FORM:

DocuSigned by:
John Kennedy
2C934D02DB55467...

CITY CLERK

CITY ATTORNEY

ATTACHMENTS

- Exhibit A – Prohousing Grant Agreement