Summary. BRIDGE Economic Development Corporation (the “Applicant”) requests approval of a grant in the amount not to exceed $999,110 to finance the remediation of a brownfield to develop St. Joseph’s Senior Apartments. The Applicant anticipates the Infill Development Project will create 83 affordable rental units, including seven units restricted to 40-50% Area Median Income (AMI), and 76 units at less than or equal to 40% AMI.

Applicant. BRIDGE is a non-profit developer in San Francisco established in 1991. BRIDGE Economic Development Corporation ("BREDCO") is the Applicant and owner of the St. Joseph’s complex. BREDCO is a wholly controlled non-profit affiliate of BRIDGE Housing Corporation. BREDCO has agreed to sell a portion of the subdivided St. Joseph’s complex to St. Joseph’s Senior, L.P. (the “Partnership”) to develop St. Joseph’s Senior Apartments.

St. Joseph’s Senior, L.P. will be the project owner throughout the 55-year Tax Credit compliance period. BRIDGE Tower LLC, a BRIDGE affiliate, is the Managing General Partner of the Partnership, and has a 0.01% ownership interest in the Partnership. The Partnership will enter into a Development Services Agreement with BRIDGE. BRIDGE has managed the entire development process from inception and will continue to do so through construction until the project is placed in service.

Legal Questionnaire. The Strategic Partner has reviewed the Applicant’s responses to the questions contained in the Legal Status portion of the Application. No information was disclosed that raises questions concerning the financial viability or legal integrity of this applicant.

Brownfield Project Description. The original St. Joseph’s site was constructed as a convalescent home for the elderly and operated by the Little Sisters of the Poor, an order of the Roman Catholic Church. The home closed in 1979 when it became financially infeasible to modernize the building to health and safety standards. In 1981 the property was acquired by new owners and renovated for commercial use. The project was renamed “St. Joseph’s Professional Center” in 2000 and to date houses small non-profit offices, medical offices and public agencies.

For the Phase 1 Senior Apartments development in the Main Building, preliminary Hazardous Materials testing shows the presence of lead-based paints and asbestos in the building. Lead based paints/glazing samples were confirmed to be found in exterior wooden window systems, interior wooden windows, interior plaster walls and ceilings, exterior metal fire escapes, among other interior building components. Asbestos containing materials were observed in samples of...
the roofing on the Main Building, in sheet vinyl flooring and vinyl tile and mastic throughout the Main Building, acoustical ceiling panels, drywall and plaster walls, and in thermal systems (TSI). Considering the age of the building, further remediation will be necessary as the rehabilitation and demolition begin to preserve St. Joseph’s as a historic resource and convert it to its former use as housing for the elderly.

### Description of Activity by Infill Grant

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**TOTAL ESTIMATED COST:** $999,110

### Oversight Agency

### Infill Development Project Description
The historic St. Joseph's complex located at 2647 International Boulevard was originally constructed in 1912 as a convalescent home for low-income elderly. The property was designated a local historic landmark in 1984. For the past twenty years, buildings at the site have been operated as commercial office space. BRIDGE is proposing to leverage St. Joseph’s as an underutilized asset in the Coliseum Redevelopment Area to create affordable infill housing, while also preserving and preventing the loss of a significant historic landmark.

In Phase-1 of the development project, BRIDGE is proposing to convert the largest building at the site (the Main Building) into St. Joseph’s Senior Apartments comprising 83 units affordable to seniors with incomes at or below 50% Area Median Income. The proposed 83 unit Phase-I - St. Joseph’s Senior Apartments will consist of 33 studio units, 50 one bedroom units and a two bedroom manager’s unit. The residential units will be targeted to extremely low income senior households earning up to 30% of the Area Median Income (AMI) and very low income households earning up to 50% AMI. 30 units will set aside for seniors with long-term chronic health conditions eligible to receive services under the Multipurpose Senior Services Program (MSSP). Approximately 3400sq ft. of commercial space on the ground floor will be leased as office space. The proposed adaptive reuse/rehab aims to preserve the historic significance of the building, while addressing the building’s physical needs and upgrading it to comply with the current building code.

### Permits
BRIDGE has the following approvals for St. Joseph’s Senior Apartments: a negative declaration under CEQA, NEPA, vesting tentative map, design review, and planned unit development. They have submitted applications for a building permit and remediation and abatement permit.
Agenda Item – 4.C.23.

Anticipated Timeline.
- Cleanup to Begin: April 2009
- Cleanup to be Completed: July 2009
- Development to Begin: April 2009
- Development to be Completed: October 2010

Local Government Support. St. Josephs Apartments project is consistent with the City of Oakland’s 2005-2010 Consolidated Plan and the Housing Element of the General Plan, and is located within the City of Oakland designated Coliseum Redevelopment Area, as well as Association of Bay Area Government’s designated area for infill development.

Several letters of support have been received for the project including:

Local Community Support.
- Patricia P. Loya, Executive Director. Cento Legal de la Raza (A-1)
- Mary Hoopes, Corporate President, Bay Area Investment Company, Inc. (A-2)
- Cathey Chao, Executive Director, Lao Family Community Development, Inc. (A-3)
- Ratha Chuon, Executive Director, Cambodian Community Development, Inc. (A-4)
- Marsha G. Murrington, VP of Programs, The Unity Council Community Resource Center (A-6)
- Jane Garcia, Chief Executive Officer, La Clinica de la Raza (A-8)
- Don Davenport, Executive Director, San Antonio Community Development Corporation (A-9)

Government Official Support.
- Margie Gladman, Housing Development Manager, City of Oakland (A-11)

Application Score. The project earned a score of 110 out of 120 points in the following categories:

(a) Readiness to Proceed. TOTAL - 35/40.
(1) Applicant has demonstrated that environmental review can be completed and all necessary entitlements can be received from the local jurisdiction within two years if receiving the award - 10/10. Project received all requisite environmental approvals at the City of Oakland Planning Commission’s December 19, 2007 meeting, including Mitigated Negative Declaration under CEQA and a Finding of No Significant Impact under NEPA.

(2) Funding commitments are in place, or financing applications are under review, for the Infill Development Project -10/10. Funding commitments totaling full construction costs of $39.6 Million are all either committed or under review.

(3) The Infill Development Project has local community and government support - 10/10. Local community support includes Centro Legal de la Raza; government support includes City of Oakland.
(4) Cleanup Plan has been approved by Oversight Agency - 0/5.

(5) Applicant has building permits, and all other governmental permits (i.e. encroachment, ROW, etc.) in place or under review -5/5. Project’s building and remediation/abatement permits were submitted December 2007 and are anticipated to be approved March 2009.

(b) Location within an Economically Distressed Community. TOTAL - 30/30. Project is in a redevelopment area and a state designated Enterprise Zone.

(c) Location within a Priority Development of a Local Governmental Entity. TOTAL - 10/10. Project area is designated by the Association of Bay Area Government’s FOCUS as a “Priority Development Area.”

(d) Depth of Affordability. TOTAL - 10/10. 92% of the Project’s 83 units are restricted to residents at or below 40% AMI, well above the Program’s 15% threshold for 10 points.

(e) Percentage of Affordability. TOTAL - 15/15. 100% of the Project’s 83 units are Affordable, well above the 50% threshold for full 15 points.

(f) Utilization of Green Building Methods. TOTAL - 0/5.

(g) Cleanup Plan for the Brownfield Infill Project does not require Ongoing Operation and Maintenance. -TOTAL - 10/10. The Project does not include any long term operation and maintenance activities.

Tie-Breaker.
(a) Total Brownfield Infill Project Cleanup Plan Cost: $999,110
(b) Total no. residential housing units produced and/or promoted by Infill Development Project: 83
(c) Tie-breaker ratio [(a) / (b)]: $12,037 / unit

Financing Details.
• Amount of Overall Financing to be Leveraged:
  o Total Project Cost = $39,602,687
  o Total CALReUSE Infill Grant Funding = $999,110
  o CALReUSE remediation funding is leveraged 39 to 1
• Sources of Financing for Brownfield Infill Project: CALReUSE Remediation grant
• Sources of Financing for Infill Development Project: City of Oakland residual receipts loan, Department of Housing and Community Development residual receipts loan, Affordable Housing Program Funds grant, Foundation grants by the Evelyn & Walter HAAS Jr. Fund, Foundation grants by the Northern California Community Loan Fund, Tax Exempt Bonds, Tax Equity Credit, and Owner Equity.

Staff Recommendation. Staff recommends approval of the attached Resolution for BRIDGE Economic Development Corporation for an amount not to exceed $999,110.
A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR BRIDGE ECONOMIC DEVELOPMENT CORPORATION CALIFORNIA RECYCLE UNDERUTILIZED SITES REMEDIATION PROGRAM

November 19, 2008

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations adopted to implement and make specific the statutory provisions of the California Recycle Underutilized Sites (CALReUSE) Remediation Program;

WHEREAS, the statutory provisions of the CALReUSE Remediation Program authorize grant and loan funding for the purpose of brownfield cleanup that promotes infill residential and mixed-use development, consistent with regional and local land use plans;

WHEREAS, the Authority solicited applications for the CALReUSE Remediation Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, BRIDGE Economic Development Corporation has submitted an application for the CALReUSE Remediation Program for a grant in the amount of $999,110 for the St. Joseph’s Senior Apartments Project (the “Project”)

WHEREAS, the Strategic Partner Center for Creative Land Recycling has reviewed the application and determined to recommend St. Joseph’s Senior Apartments Project to the Authority for funding consideration;

WHEREAS, the Authority staff has reviewed the Strategic Partner’s recommendation and has determined to recommend the St. Joseph’s Senior Apartments Project for funding; and

WHEREAS, approval of a grant for the $999,110 (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the St. Joseph’s Senior Apartments Project is eligible for financing and hereby approves the grant described in the staff summary for the Project described in the Applicant’s CALReUSE Infill Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.
Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as the Executive Director shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Proposition 1C (2006) funds allocated to this Program not to exceed those amounts approved by the Authority for the Project approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver for the Project identified in Section 1 any and all documents necessary to complete the transfer of funds. The authority of the Executive Director is limited to payment of claims made by the Grantee in accordance with the Regulations and the grant Agreement.

Section 5. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever. Notice to the Applicant shall include a provision making it clear that continued funding under the program is not guaranteed but is entirely dependent upon funds being available to the CALReUSE Program and the Grantee continued compliance with the grant agreement and the regulations governing the CALReUSE Program.

Section 6. The Executive Director of the Authority is hereby authorized and directed, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.
EXHIBIT A

TERM SHEET

Name of Project: St. Joseph’s Senior Apartments

Maximum Amount of Grant: $999,110

Strategic Partner: Center for Creative Land Recycling

Grantee: BRIDGE Economic Development Corporation

Financing Structure: Grant (or alternatively a Fixed Rate Loan)

Maximum Grant/Loan Term: Not to exceed 6 years from first draw on funds

Oversight Agency: City of Oakland Fire Prevention Bureau-Hazardous Materials Unit

Project Location: 1278, 1272 26th Avenue, Oakland
2647 East 14th Street, Oakland

Infill Development Description: The proposed 83 unit Phase-I - St. Joseph’s Senior Apartments will consist of 33 studio units, 50 one bedroom units and a two bedroom manager’s unit. The residential units will be targeted to extremely low income senior households earning up to 30% of the Area Median Income (AMI) and very low income households earning up to 50% AMI.

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TOTAL ESTIMATED COST: $999,110
November 15th, 2006

Carol Galante
President & CEO
BRIDGE Housing Corporation
345 Spear St., Suite 700
San Francisco, CA 94105

Re: Letter of Support for St. Joseph’s senior housing project

Dear Ms. Galante,

I strongly support the St. Joseph’s senior housing project being proposed by BRIDGE Housing at the existing St. Joseph’s Professional Center site, located at 2647 International Blvd. in Oakland.

As the Executive Director of Centro Legal de la Raza for the past six years, I recognize the need for affordable housing for low-income seniors in the Fruitvale/Coliseum neighborhood and wholeheartedly welcome this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph’s site will greatly benefit from the restoration, rehabilitation and adaptive re-use being proposed as part of this project.

Centro Legal de la Raza was founded in 1969 and is located within 2 blocks of the St. Joseph’s Professional Center, at 2501 International Blvd. The mission of Centro Legal de la Raza is to provide legal, educational, and advocacy services to protect and expand the human and civil rights of low-income people, particularly those who are monolingual Spanish-speaking. Every year, Centro Legal handles over 3,000 cases for victims of fraud, discrimination, and civil injustices involving unlawful evictions, unsafe housing conditions, consumer fraud, unfair or discriminatory employment practices. In addition, Centro Legal provides leadership development, technical assistance, and training to grassroots organizations addressing the root causes of poverty and social inequality in our community.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and prevent residents from being priced out of their communities. As an active member of the community, I extend my full support to this project.

Sincerely,

Patricia P. Loya
Executive Director
November 14, 2006

Carol Galante
BRIDGE Housing Corporation
345 Spear Street, Suite 700
San Francisco, CA 94105

Re: St. Joseph’s Professional Center
2647 International Boulevard, Oakland

Dear Ms. Galante:

Bay Area Investment Company owns the property directly across the street from your new project, The St. Joseph’s Professional Center. We have been advised that your agency is considering changing the use of the St. Joseph’s building from an office building to a Senior Housing Facility.

We believe that the plans for the building could be very beneficial to the community and may help fill the housing need for the many seniors that reside in this area. Also, the configuration of the building and its location in the Fruitvale area appear to be in line with your concept of senior housing.

Your other successful projects and my recent experience with BRIDGE Housing has given me confidence that your agency will do whatever you can to improve the building, the neighborhood and the plight of the seniors.

We wish you and your agency the best of luck with your plans for the St. Joseph’s building and look forward to hearing more about your project as you move forward.

Sincerely,

Mary Hoopes
Bay Area Investment Company Inc.
Corporate President

2648 International Boulevard, Suite 800, Oakland, CA 94601
Office: (510) 533-7078 * Fax: (510) 533-6954

A-2
November 5, 2019

Ms. Carol Dumas
President & CEO
BRIDGE Housing Corporation
343 Spear St., Suite 700
San Francisco, CA 94105

RE: Letter of Support for St. Joseph senior housing project

Dear Ms. Dumas,

On behalf of Lao Family Community Development Inc., I am pleased to provide this letter of support for the St. Joseph senior housing development being proposed by BRIDGE Housing at the existing St. Joseph’s Professional Center site, located at 3447 International Blvd. in Oakland.

For the past 38 years, Lao Family Community Development Inc. has been providing employment, family support, youth leadership, early childhood education for toddlers and their families, financial literacy and asset development services, homeownership counseling and education, healthy family, crime victim assistance, food stamp outreach, senior programs, and numerous other services to the residents of East Oakland, particularly in the Lower San Joaquin and Encinal areas.

In our capacity as a long time community-based organization serving the residents of East Oakland and also a developer of neighborhood retail space, Lao Family recognizes the need for affordable housing for low-income seniors in the Fruitvale/Coliseum neighborhood. We support Bridge Housing’s redevelopment of the St. Joseph’s lands and properties. Particularly, we applaud your efforts to preserve the site by rezoning, stabilizing and reusing it as part of your housing development project.

BRIDGE Housing has a strong track record of building quality affordable housing developments whether they are rental or for sale. Your agency’s developments have the capacity to transform the neighborhoods in which they are located. As a community-based non-profit organization located in the neighborhood, we extend our support to this project.

We are delighted to be working with Bridge Housing in West Oakland and we look forward to the opportunity to work with you in East Oakland.

Sincerely,

[Signature]

Kathy Clark
Executive Director
November 2, 2006

Carol Galantis
President & CEO
BRIDGE Housing Corporation
345 Spear St., Suite 700
San Francisco, CA 94105

RE: Letter of Support for St. Joseph senior housing project

Dear Ms. Galantis,

I strongly support the St. Joseph senior housing project being proposed by BRIDGE Housing at the existing St. Joseph’s Professional Center site, located at 2647 International Blvd. in Oakland. As a long-time community member and the voice for struggling refugees and immigrants, I recognize the need for affordable housing for low-income seniors in the Fruitvale/Collins neighborhood and wholeheartedly welcome this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph’s site will greatly benefit from the renovation, rehabilitation and adaptive re-use being proposed as part of this project.

Cambodian Community Development Inc. is a grassroots organization founded by a group of concerned activists in 1997 to assist Cambodian refugees and immigrants in the Oakland - Bay Area to overcome social, cultural and economic barriers to independence and self-sufficiency. Currently, CCDI offer various programs and services to our youth, adults and seniors. The Lower San Antonio neighborhood is home to a majority of our clients and we participate actively in the livelihood of our community with resource fair, Cambodian language schools, cultural celebrations, and much more.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality
of the neighborhoods in which they are located, and prevent residents from being priced out of their communities. As a resident and as an active member of the community, I extend my full support to this project.

Sincerely,

[Signature]

Patha Chuse,
Executive Director
October 27, 2006

Carol Galeste
President & CEO
BRIDGE Housing Corporation
345 Spear St., Suite 700
San Francisco, CA 94105

RE: Letter of Support for St. Joseph’s senior housing project

Dear Ms. Galeste:

The Unity Council is pleased to support the St. Joseph’s senior housing project being proposed by BRIDGE Housing at the existing St. Joseph’s Professional Center site, located at 3507 International Blvd, in Oakland. The Unity Council has been providing services to the Fruitvale community for more than 43 years and recognizes the need for more affordable housing for low-income seniors in the Fruitvale/Columbia neighborhood and wholeheartedly welcomes this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph’s site will greatly benefit from the modernization, rehabilitation and adaptive re-use being proposed as part of this project.

The Unity Council was founded in 1964 and has a history in working to enrich the lives of low-income immigrant families, focusing its efforts in the densely populated Fruitvale district of Oakland, California. The Fruitvale neighborhood, a diverse, primarily Latino, low-income community, has traditionally been underserved and neglected. The Unity Council provides comprehensive programs of sustainable physical, economic and social development. The direct services range from early childhood education and family literacy to workforce development, business development, youth after school recreation programs, neighborhood development, AmericanCorps and senior services. In addition, the Unity Council engages stakeholders in the physical revitalization of community through real estate and housing development and the promotion of homeownership. The effective vision of the Unity Council has been due to its comprehensive approach to community development and its strong belief in the power of community collaborations and public-private partnerships.

The Unity Council owns three senior housing facilities in the Fruitvale district with a total of 116 units. We maintain a wait list of well over 250 low-income seniors who are seeking affordable independent living apartments. The development of more senior housing in the Fruitvale district is a critical ongoing need. In addition to its senior housing, the Unity Council operates a Multicultural Senior Center that provides education, translation, resources, classes and recreational activities.

The Unity Council Community Resource Center
1950 Fruitvale Ave., Suite 2B, Oakland, CA 94601 TEL 510-615-6860 FAX 510-634-7371

A-6
activities for sanjana. The Unity Council has partnered with BRIDGE Housing at the Mandela Gateway and welcome the opportunity to partner again by providing services to the nation who will reside at St. Joseph’s site.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and prevent resident from being priced out of their communities. As an agency located in the community, we extend our full support to BRIDGE for the development of this much needed project.

Sincerely,

[Signature]

Martha G. Manning
Vice President of Programs
October 18, 2006

Carol Galarraga
President & CEO
BRIDGE Housing Corporation
345 Spreckels St., Suite 780
San Francisco, CA 94105

RE: Letter of Support for St. Joseph senior housing project

Dear Ms. Galarraga,

I strongly support the St. Joseph senior housing project being proposed by BRIDGE Housing at the existing St. Joseph’s Professional Center site, located at 3649 International Blvd. in Oakland. As an organization that has served the community for 35 years, La Clinica de La Raza recognizes the need for affordable housing for low-income seniors in the Fruitvale/Coliseum neighborhood and wholeheartedly welcomes this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph’s site will greatly benefit from the restoration, rehabilitation and adaptive re-use being proposed as part of this project.

La Clinica de La Raza, Inc. is the largest community health center in the East Bay operating 23 service sites in Alameda, Contra Costa, and Solano counties. We offer medical, dental, mental health, vision, and health education services to 41,000 patients each year. Headquartered in Oakland, about 40% of our employees work at the 11 service sites that La Clinica operates within the Lower East/San Antonio/Coliseum neighborhood, making us one of the largest employers in the area.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and prevent residents from being priced out of their communities. As an organization committed to improving the quality of life of the communities that we serve, La Clinica de La Raza extends its full support to this project.

Sincerely,

Jane Garcia
Chief Executive Officer
Agenda Item – 4.C.23.

Attachment A

October 11, 2006

Carol Galanta
President & CEO
BRIDGE Housing Corporation
345 Spear St., Suite 700
San Francisco, CA 94105

RE: Letter of Support for St. Joseph Senior Housing Project

Dear Ms. Galanta,

I strongly support the St. Joseph senior housing project being proposed by BRIDGE Housing at the existing St. Joseph's Pastoral Center site, located at 3643 International Blvd. in Oakland. As a long-time resident and Executive Director of the San Antonio Community Development Corporation, I recognize the need for affordable housing for low-income seniors in the San Antonio/Piedmont neighborhood and wholeheartedly welcome this investment in our area. Additionally, as an important City landmark, the St. Joseph's site will greatly benefit from the renovation, rehabilitation and adaptive reuse being proposed as part of this project.

The San Antonio Community Development Corporation (SACDC) incorporated in 1980 as a non-profit organization to promote and facilitate community economic development activities in the San Antonio District, bounded by the I-80 Freeway to the North, 29th Avenue to the East, the Oakland Estuary to the South, and Lake Merced to the West. SACDC has successfully rehabilitated an abandoned fire house into a community center, and leads in housing and commercial revitalization projects, including an economic development plan for the 22nd Avenue/14th Street commercial area.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and present residents from being priced out of their communities. As a resident and an active member of the community, I extend my full support to this project.

Sincerely,

Don Despinori
Executive Director

"Building a better community"
November 6, 2006

Carol Gahana
President & CEO
BRIDGE Housing Corporation
349 Spear St., Suite 709
San Francisco, CA 94109

RE: Letter of Support for St. Joseph seniors housing project.

Dear Ms. Gahana,

I strongly support the St. Joseph seniors housing project being proposed by BRIDGE Housing at the existing St. Joseph’s Professional Center site, located at 3647 International Blvd. in Oakland.

As a long-time resident and Acting Chairperson of the Annie E. Casey Foundation’s (AECF)’s “Making Connections Oakland” San Antonio Neighborhood Network’s (SANNN) Joint Commission, our group recognizes the need for affordable housing for low-income seniors in the Fruitvale/South Oakland neighborhoods. We welcome this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph’s site will greatly benefit from the conservation, rehabilitation and adaptive re-use being proposed for this project.

The San Antonio Neighborhood Network (SANNN) is a multi-ethnic diverse coalition intended to catalyze the strength of the Lower South San Antonio Community, promoting empowerment so that families can live with peace, dignity and opportunity.

HOCUUS Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and prevent residents from being priced out of those communities. As a resident and an active member of SANNN, we extend our full support for this project.

If you should have any further questions, please feel free to contact me at 510-531-1315.

Sincerely,

Donald Duvivier
Acting Chair, AECF, SANNN Joint Committee
Dear Ms. Neeleman,

BRIDGE Housing is preparing to develop 104 units of affordable housing, including both senior and family units, in the Oakland area. The proposed project will include the construction of a new, affordable housing development. The project is located at 2020 International Blvd., Oakland, CA, 94621.

This letter is to certify that BRIDGE's project fits within the City's priorities and goals. Specifically, the project will benefit the development of the International District. The project will provide housing to low-income families, including seniors.

In conclusion, BRIDGE's project fits within the City's priorities and goals. The project will provide housing to low-income families, including seniors. If you have any questions or need additional information, please contact the Development Manager at (510) 309-4316 or Housing Development Coordinator at (510) 309-4316.

Very truly yours,

[Signature]

Housing Development Manager