
CITY OF OAKLAND
AGENDA REPORT

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: March 15, 2005

RE: **RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR , ACCEPT AND ALLOCATE GRANT FUNDS IN AN AMOUNT NOT TO EXCEED \$700,000 FROM THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S WORKFORCE HOUSING INCENTIVE GRANT PROGRAM TO BE USED IN FUNDING CONSTRUCTION OF A NEW PARK AT THE COLISEUM GARDENS HOUSING COMPLEX**

SUMMARY

City staff requests that the City Council approve the attached resolution authorizing the City Administrator to apply for up to \$700,000 in Workforce Housing Incentive Grant Program funds offered by the California Business, Transportation and Housing Agency's Department of Housing and Community Development. City Staff, working with its community partner, the East Bay Asian Local Development Corporation (EBALDC), has identified the Coliseum Gardens Park project as an eligible project to receive grant funds.

The Workforce Housing Incentive Grant (WFH) Program has received \$70 million in funding to be programmed over a three year period, beginning in 2005 through 2007. In December 2004 the Workforce Housing Incentive Grant Program announced \$23 million in its first round of funding availability. Access to these non-competitive grant funds is restricted to City and County jurisdictions deemed by the State to be in substantial compliance with the State Housing Element. Requirements of the State Housing Element include measurements of a jurisdiction's compliance in providing housing opportunities to very low and low income households. The application submittal deadline for project funding request is March 23, 2005.

The grant program seeks to target the funding of projects in communities that lend themselves to improving the quality of life of very low and low income residents. The WFH grants are intended to assist public agencies develop amenities and infrastructure necessary for the creation of a vibrant livable community, in conjunction with the development of jurisdiction wide

affordable housing projects. Eligible projects under the grant program are inclusive of cultural centers, libraries, street infrastructure, streetscape improvements, parks, police and fire stations and accommodations for ADA compliance.

FISCAL IMPACT

The City's authorization of staff to apply for funding does not impose a fiscal impact on the Agency. Unlike many grants, this WFH grant application does not require recipient jurisdictions provide grant matching funds. If the City receives a grant award, the grant funds will be appropriated to a fund to be determined by the City Administrator or her designee.

As this is a non-competitive grant process, staff anticipates receiving some level of funding award.

BACKGROUND

The Coliseum Gardens development is a joint project of the development team (Oakland Housing Authority, EBALDC, the Related Companies), the Redevelopment Agency and the City of Oakland. The redevelopment of the 176 former barracks style low income housing development began in 2003 with the demolition of those original units subsequent to the Housing Authority securing a \$34.5 million US Department of Housing and Urban Development HOPE VI grant. Of the funds received by the Housing Authority none were eligible for use in the design or construction of the park and creek elements, which were included in the original property redevelopment plan. The Agency and the City of Oakland have collectively contributed approximately \$7 million for infrastructure and housing construction.

The Coliseum Gardens project scope includes the construction of approximately 350 units of mixed income housing, including units for home ownership, the day-lighting and restoration to a natural condition of a currently channelized creek and the relocation, merging and upgrading of park amenities. At the time the project was approved, the development team had not identified a secured funding source for the planned park and creek upgrades. The development team planned to continue its search for stable funding for construction of both the park and the creek, but in the interim, the Housing Authority committed portions of its discretionary funding for the construction of the unfunded elements.

Members of the development team have previously approached City staff with grant opportunities that could be utilized to fund both the park and the creek reconstruction. In late 2004, the Public Works Agency partnered with the development team to apply for grant funds to assist with the designed creek day-lighting project. The development team partner, EBALDC, identified the WFH grant opportunity in late February 2005 and approached the City to seek

cooperation in submitting an application. The State grant is exclusively eligible to City and County jurisdictions, requiring EBALDC to partner with the City. Staff's support of the submittal of an application for the Coliseum Gardens Park project is based on the project's compatibility with the stated intent, objectives and requirements of the grant and the limited identified resources available to fund the development of the park element.

KEY ISSUES AND IMPACTS

The WFH grant is a non-competitive grant and it is anticipated that all eligible applicants, throughout the State, will receive some level of grant award. Should the applicant pool submit eligible projects with funding requests in excess of funding availability, WFH reserves the right to reduce all grant request proportionally. Obviously under this scenario, grant awards cannot be accurately projected, as the value of individual awards is a direct correlation to the number of grant applications received by the State.

Grant eligibility is determined by the following criteria:

- Housing Element Compliance – jurisdiction must have an adopted plan that has been reviewed by the Department and found to be in compliance.
- Annual Housing Element Progress Report – submittal of 2003 summary report prior to October 2004.
- Affordable unit count - *Final Land Use Approvals and building permits on or after January 1, 2004 for units affordable to very low and low income households.*

Grant award calculations are complex and multi-faceted, based primarily, but not exclusively on the bedroom unit count of the very low and low income housing unit's land-use approvals and permits as of or after January 1, 2004 for the applicant jurisdictions.

PROJECT DESCRIPTION

Coliseum Gardens is the initial development phase in the City's planned Coliseum Bay Area Rapid Transit (BART) station Transit Village. The Coliseum Gardens development is the first of multiple elements of the transit village including:

- San Leandro Streetscape improvements and utility under-grounding
- Oakland Airport Connector – rail system from Coliseum BART to Oakland Airport
- Capitol Corridor Amtrak Platform - intermediate stop between San Jose and Sacramento
- BART Coliseum Station Upgrades – improve pedestrian access and internal circulation

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- Housing – introduction of 500 - 800 units of market rate housing and on-site amenities
 - Commercial Plaza – creation of mixed use commercial space with regional attractions

The Coliseum Gardens Park amenity is paramount in the development of a livable community that surrounds the park and provides valuable open space to the planned high density transit village development. It is anticipated that the park will serve the 350 units of the Coliseum Gardens complex and the surrounding community including the Lockwood Gardens development, currently under renovation and the 500-800 unit housing complex planned for a future phase of the Coliseum BART Transit Village.

The Park's planning and design is part of an ongoing effort to involve the surrounding community in every facet of the redevelopment of their community. The design process began in late 2003 with community meetings designed to gather input of desired future uses and visual aspects that would encourage maximum park usage once reconstructed.

The Park's previous uses included regular pick-up soccer matches, basketball games, playscape usage and open space activities. The reconstituted park's tentative design provides for overlapping soccer and baseball fields, a tot-lot, playscapes, open space and potentially education stations to provide information about the unique environments of the adjacent creek.

Staff does not anticipate an increase in maintenance cost due to the park's reconstruction. The proposed park does not exceed the previous park's acreage or number of amenities.

SUSTAINABLE OPPORTUNITIES

Economic: Authorization of staff to apply for the WFH grant will not have a direct economic impact on the Agency, City or the project. The City/Agency agreement with the Oakland Housing Authority does not permit City/Agency funds be used for park upgrades related to this project. Should funds not be secured through this or other grant opportunities the Housing Authority is solely responsible for providing funding to complete the park component of the Coliseum Gardens development project.

Environmental: Provides needed and desirable open space for a development plan that seeks to intensify the density of the Coliseum Gardens development and immediate community.

Social Equity: Provides basic service level and amenity to an emerging mixed income, increased density community.

DISABILITY AND SENIOR CITIZEN ACCESS

Not applicable to grant application, park design will be review by appropriate regulatory bodies and will conform to all community requirements related to disability and senior citizen access.

RECOMMENDATION(S) AND RATIONALE


Staff recommends that the City Council adopt the attached resolution authorizing staff to apply to the California Department of Housing and Community Development Workforce Housing Incentive Grant Program for grant funds not to exceed \$700,000 to be used in the construction of Coliseum Gardens Park.

By authorizing staff to apply for the WFH grant, the City Council supports an affordable housing development in securing necessary funding for a valuable community amenity and assists a community partner fulfill their requirement in the identification and possible securing of project funding from sources other than the Agency or City.

ACTION REQUESTED OF THE CITY COUNCIL

Staff requests that the City Council approved the attached resolution authoring the submittal of a grant application to assist in funding the redevelopment of the Coliseum Gardens Park.

Respectfully submitted,



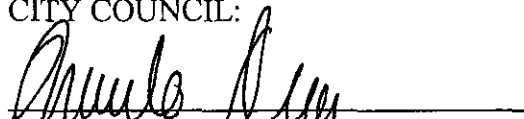
Daniel Vanderprie, Director

Redevelopment, Economic Development and
Housing and Community Development

Prepared by:

Gregory Hunter, Redevelopment Area Manager
Coliseum Redevelopment Project Area

APPROVED AND FORWARDED TO THE
CITY COUNCIL:



OFFICE OF THE CITY ADMINISTRATOR

Item: 19
OAKLAND CITY COUNCIL
March 15, 2004

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2005 MAR -4 AM 10:41

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C. M. S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR, ACCEPT AND ALLOCATE GRANT FUNDS IN AN AMOUNT NOT TO EXCEED \$700,000 FROM THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S WORKFORCE HOUSING INCENTIVE GRANT PROGRAM TO BE USED IN FUNDING CONSTRUCTION OF A NEW PARK AT THE COLISEUM GARDENS HOUSING COMPLEX

WHEREAS, the City wishes to receive workforce housing grant funds for the project known as the "Coliseum Gardens Park" or the "Project," bordered by 66th Avenue, 69th Avenue, and Snell Street, as described below:

The project proposed for the grant will re-create and rebuild the open fields into a multipurpose ball field, create a tot lot and play area for kids, picnic areas, game board tables, seating, and educational promenade. These enhancements are the result of numerous community meetings held with the local Coliseum Garden area residents to determine their recreation and open space needs.

and

WHEREAS, the City in partnership with the East Bay Asian Local Development Corporation (EBALDC) wishes to apply for up to \$700,000 in Workforce Housing Incentive Grant Funds (WFH grant) from the State of California, Business, Transportation and Housing Agency's Department of Housing and Community Development for the Coliseum Gardens Park Project; and

WHEREAS, the WFH grant application requires a resolution from the public agency's governing board authorizing the application submittal, acceptance, allocation and identification of the individual authorized to submit and carry out the Project; and

WHEREAS, the City in partnership with the Coliseum Gardens development team, led by EBALDC has not identified complete funding for the development of the Coliseum Gardens Park; and

WHEREAS, the application for and the securing of WFH grant funds would significantly assist the Coliseum Gardens development team in providing proper funding for planned

improvements to the Coliseum Gardens Park; now, therefore, be it

RESOLVED: That the City Council hereby authorizes the City Administrator or her designee to apply for, accept and allocate a grant from the WFH Program in an amount not to exceed \$700,000 for the Coliseum Gardens Park Project; and be it further

RESOLVED: That the City Council hereby designates the City Administrator or her designee as the individual authorized to submit the grant application and carry out the Project; and be it further

RESOLVED: That the grant funds if received shall be appropriated to a fund to be determined by the City Administrator; and be it further

RESOLVED: That the City Administrator or her designee is hereby authorized to apply for and if received negotiate and execute documents, administer the grant, modify, amend or extend agreement terms from the WFH Program, and take whatever other action is necessary and appropriate with respect to the Project and the WFH grant consistent with this Resolution and its basic purpose; and be it further

RESOLVED: That copy of this Resolution will be transmitted to the State of California, Business, Transportation and Housing Agency's Department of Housing and Community Development and placed on file with the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, AND
PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST:

LATONDA SIMMONS
Interim City Clerk and Clerk of the Council
of the City of Oakland, California