

FILED
OFFICE OF THE CITY CLERK
OAKLAND

OAKLAND CITY COUNCIL

Approved as to Form and Legality


City Attorney

2013 OCT 31 PM 3 RESOLUTION No. 84706 C.M.S.

Introduced by Councilmember _____

RESOLUTION APPROVING A GRANT IN THE AMOUNT OF \$100,000 PER YEAR FOR TWO YEARS WITH THE OPTION FOR THREE ONE-YEAR EXTENSIONS TO REPRESENT LOW INCOME LANDLORDS AND TENANTS IN RENT ADJUSTMENT PROGRAM HEARINGS AND APPEALS TO THE RENT BOARD WITH \$90,000 ALLOCATED TO CENTRO LEGAL DE LA RAZA TO PROVIDE REPRESENTATION TO TENANTS AND \$10,000 ALLOCATED FOR LANDLORD REPRESENTATION BY AN AGENCY AS A SUB GRANTEE OR BY SEPARATE CONTRACT FOR THE LOW INCOME CLIENT REPRESENTATION PROGRAM FOR RENT ADJUSTMENT

WHEREAS, on April 15, 2008, the City Council passed Resolution No. 81218 C.M.S. to provide low income renters and owners with representation before the Rent Adjustment Program (RAP) and the Housing, Residential Rent and Relocation Board (“Rent Board”). The Resolution mandated “... a maximum of \$100,000 per year (\$200,000 total for two years) ... with an option by the City to extend the Grant an additional three years, on year at a time, to a maximum of \$100,000 for each year of extension;” and

WHEREAS, the City entered into a contract from fiscal year 2008-2009 through 2012-2013 with Centro Legal de la Raza and subgrantee Bay Area Legal Aid to provide representation for renters and subgrantee Alameda County Bar Association Volunteer Legal Services Corporation to provide services for landlords; and

WHEREAS, the result of audits in 2009 and 2011 determined that the Program had exceeded the goals of outreach and screening for eligibility and, with the exception of one year, and met more than 50 percent of the grant’s goal to represent and provide extensive services to renters; and

WHEREAS, Centro Legal de la Raza and subgrantee Bay Legal have become very effective advocates for tenants; and

WHEREAS, low income landlords did not receive extensive services or legal representation, but took advantage of informational workshops about the Rent Ordinance; therefore, staff recommends that assistance be continued, even if the service is primarily disseminating information through workshops or forums; and

WHEREAS, the final fiscal year of the grant was 2012-2013, therefore, A Request for Proposals (RFP) was issued by Staff in conjunction with the Community Block Grant Program (CDBG) in October, 2012 for award of the Rent Adjustment Program Grant for low income tenants and landlords; and

WHEREAS, on October 30, 2012, a proposal was submitted that placed Centro Legal de la Raza as the prime grantee and EBCLC and Alameda County Bar Association Volunteer Legal Services Corporation (ACBA) as subgrantees; no other submissions were received; and

WHEREAS The proposal was accepted after an open proposal process as the proposal best meeting the Program requirements set forth in the RFP; however, on or around August 1, 2013, the sub grantee (ACBA) advised Centro Legal de la Raza that it no longer wanted to be subgrantees; and

WHEREAS, Centro Legal de La Raza can deliver all services for tenants described in the RFP, but cannot deliver services to landlords; therefore, Staff is preparing a request for qualifications (RFQ) for Agencies with experience and qualifications to deliver services to low income landlords; and

WHEREAS, Staff requests that a grant in the amount of \$20,000 for two years with three 1-year extensions be approved by the City Council as part of the budget process to a maximum of \$10,000 per year for delivery of services to low income landlords be negotiated and executed with a qualified agency as a sub grantee or as a separate grant without returning to Council, now therefore be it,

RESOLVED: That the City Council hereby allocates \$100,000 per year for fiscal years 2013-2014 and 2014-2015, a total of \$200,000 with three 1-year extensions to be approved by the City Council as part of the budget process to a maximum of \$100,000 per year from Rent Adjustment Fund (2413), Rent Adjustment Program (89969), Rent Arbitration Project (P190020); and be it

FURTHER RESOLVED: That the City Administrator or her designee is authorized to negotiate and enter into a two-year grant with Centro Legal de la Raza, Inc. with three 1-year extensions to be approved by the City Council as part of the budget process to a maximum of \$90,000 per year to provide legal services related to Rent Adjustment residential tenants with incomes of 80% of median income or less; and be it

FURTHER RESOLVED: That the City Administrator or her designee is authorized to negotiate and enter into a two-year grant with an Agency qualified to deliver services to landlords with three 1-year extensions to be approved by the City Council as part of the budget process to a maximum of \$10,000 per year to provide legal services to Rent Adjustment landlords with residential property in the City of Oakland with incomes of 100% of median income or less.

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IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

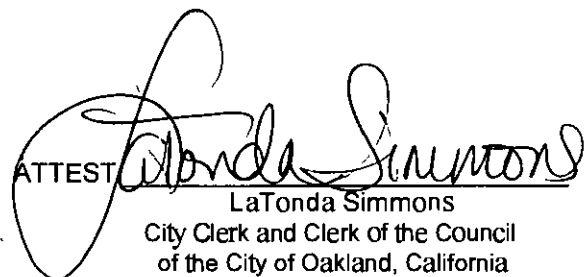
AYES - BROOKS, GALLO, GIBSON MCELHANEY, KALB, KAPLAN, ~~REID~~, SCHAAF and PRESIDENT KERNIGHAN - 7

NOES - 0

ABSENT - 0

ABSTENTION - 0

Excused - Reid - 1

ATTEST 
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California