



CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AUTHORIZING: (1) A CONTRACT WITH CENTRO LEGAL DE LA RAZA FOR PROVISION OF LEGAL REPRESENTATION SERVICES TO LOW- AND MODERATE-INCOME TENANTS AT RENT ADJUSTMENT PROGRAM PETITION PROCEEDINGS AND HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD APPEAL PROCEEDINGS IN THE AMOUNT OF \$239,271 FROM NOVEMBER 1, 2022, THROUGH JUNE 30, 2023, AND (2) A CONTRACT WITH EAST BAY RENTAL HOUSING ASSOCIATION FOR THE PROVISION OF LEGAL REPRESENTATION SERVICES TO SMALL PROPERTY OWNERS AT RENT ADJUSTMENT PROGRAM PETITION PROCEEDINGS AND HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD APPEAL PROCEEDINGS IN THE AMOUNT OF \$100,000 FROM NOVEMBER 1, 2022, THROUGH JUNE 30, 2023

WHEREAS, on June 18, 2019, the City Council approved Resolution No. 87748 C.M.S., authorizing the City Administrator to contract with Centro Legal de la Raza (CLR). The one-year contract was renewable for two additional one-year terms, with the initial term covering a period from July 1, 2019, through June 30, 2020. The two one-year renewals were exercised. The final renewal terminated on June 30, 2022; and

WHEREAS, in February, 2021, the City, under the City Administrator's procurement process authority, entered into a one-year contract with Housing and Economic Rights Advocates for an amount not to exceed \$50,000 to assist small residential property owners in the areas of outreach, public information, and legal services. That contract ended in January 2022; and

WHEREAS, on May 13, 2022, staff released a Request for Proposals (RFP) for legal representation services of low- and moderate-income tenants pursuant to the City's contracting procedures for a period of twelve months and for a contract amount of \$250,000. Only CLR responded and submitted a proposal that met the RFP requirements; and

WHEREAS, on June 10, 2022, staff released an RFP for legal representation services of small property owners (defined as having 8 or less rental dwelling units) pursuant to the City's contracting procedures for a period of twelve months and for a contract amount of \$100,000. Only

East Bay Rental Housing Association (EBRHA) responded and submitted a proposal that met the RFP requirements; and

WHEREAS, the legal representation services sought through two new contracts aim to refocus the Program’s resources dedicated to legal services and increase the number of tenants and small property owners who can get access to legal representation in Rent Adjustment Program (RAP) petition and Housing, Residential Rent and Relocation Board (HRRRB) appeal proceedings and provide a more equitable access to justice to those most vulnerable Oakland residents; and

WHEREAS, on July 5, 2022, while going through the RFP and contract negotiation process, the City, under the City Administrator’s procurement process authority, entered into a short-term contract with CLR for an amount not to exceed \$49,999 to cover the gap in services between July first and the end of September while staff seeks Council resolution approval of a contract for legal services with CLR through the end of the 2022-23 fiscal year; and

WHEREAS, upon CLR’s proposal, staff determined that CLR should be awarded a contract for these services for the term between November 1, 2022, and June 30, 2023 for a total amount of \$239,271; and

WHEREAS, upon EBRHA’s proposal, staff determined that EBRHA should be awarded a contract for these services for the term between November 1, 2022, and June 30, 2023 for a total amount of \$100,000; and

WHEREAS, the total \$339,271 funds for both contracts are available in the Rent Adjustment Program (Fund 2413, Project 1001110, Org. 89969, Account No. 54912). These funds are restricted to use by the Rent Adjustment Program by Ordinance No. 12517 C.M.S.; and

WHEREAS, this action is exempt from the California Environmental Quality Act (CEQA) under the following, each as separate and in dependent basis, including but not limited to, the following: CEQA Guidelines: Section 15378 (regulatory actions), Section 15062(b)(3) (no significant environmental impact), and Section 15183 (actions consistent with the general plan and zoning); now, therefore, be it

RESOLVED: That this action is exempt from the California Environmental Quality Act (CEQA) under the following, each as separate and in dependent basis, including but not limited to, the following: CEQA Guidelines: Section 15378 (regulatory actions), Section 15062(b)(3) (no significant environmental impact), and Section 15183 (actions consistent with the general plan and zoning); and be it

FURTHER RESOLVED: That the City Administrator is authorized to enter into a contract with CLR for provision of legal representation services to low- and moderate-income tenants at RAP petition proceedings and HRRRB appeal proceedings in the amount of \$239,271 from November 1, 2022, through June 30, 2023; and be it

FURTHER RESOLVED: That the City Administrator is authorized to enter into a contract with EBRHA for provision of legal representation services to low- and medium-income tenants at RAP petition proceedings and HRRRB appeal proceedings in the amount of \$100,000 from November 1, 2022, through June 30, 2023.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____
ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California