

Lesley Castro

CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO:

- (1) MODIFY THE LEAD SAFE AND HEALTHY HOMES PROGRAM GUIDELINES TO INCREASE THE GRANT LIMIT FROM \$15,000 TO \$30,000 PER PROJECT,**
- (2) MODIFY THE ACCESS IMPROVEMENT PROGRAM GUIDELINES TO INCREASE THE GRANT LIMIT FROM \$15,000 TO \$30,000 PER PROJECT AND FROM \$24,000 TO \$48,000 IF A WHEELCHAIR LIFT IS REQUIRED,**
- (3) MODIFY THE EMERGENCY HOME REPAIR PROGRAM GUIDELINES TO INCREASE THE LOAN LIMIT FROM \$15,000 TO \$30,000 PER PROJECT, AND**
- (4) MODIFY THE CITY'S RESIDENTIAL LENDING HOME REHABILITATION PROGRAMS GUIDELINES TO ALLOW FOR AN ANNUAL ADJUSTMENT TO HOME REHABILITATION PROGRAMS TO INCREASE GRANT AND LOAN LIMITS BASED ON THE CALIFORNIA CONSTRUCTION INDEX.**

WHEREAS, the Housing and Community Development Act of 1974 (42 U.S.C. §5301, et seq.) provided funding and authority to localities to develop housing rehabilitation programs, which would primarily assist low- and moderate-income families; and

WHEREAS, the City has implemented four residential lending home rehabilitation programs, namely the Lead Safe and Healthy Homes Program (LSHP), the Access Improvement Program (AIP), the Emergency Home Repair Loan Program (EHRP), and the Home Maintenance and Improvement Program (HMIP); and

WHEREAS, the cost of construction in California has increased by more than 25% in the past 5 years, and the grant limits for LSHP and AIP and the loan limit for EHRP have not been updated in over a decade; and

WHEREAS, the current LSHP and AIP grant limits are insufficient to carry out the intent of the programs, which are to enable low income homeowners to retrofit their homes to make them accessible and lead-free and increased financial assistance for program participants is needed; and

WHEREAS, the rapidly escalating cost of construction also poses a feasibility challenge to HMIP and EHRP and, in the near future, the loan limits will be insufficient to carry out the intent of the

programs, which are to abate hazards to the health, safety, and quality of life for low-income homeowners; and

WHEREAS, increased financial assistance for program participants of HMIP and EHRP will be needed; now, therefore, be it

RESOLVED: That the City Council hereby authorizes the City Administrator to modify the LSHP guidelines to increase the grant amount limit from \$15,000 to \$30,000 per project; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to modify the AIP guidelines to increase the grant amount limit from \$15,000 to \$30,000 per project and \$24,000 to \$48,000 if a wheelchair lift is required; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to modify the EHRP guidelines to increase the loan amount limit from \$15,000 to \$30,000 per project; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to adjust the LSHP and AIP guidelines to increase the grant amount limits in future years in an amount not to exceed the percentage increase in construction costs from the date of the then current grant limit as determined in accordance with the Department of General Services California Construction Cost Index or similar index; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to adjust the HMIP and EHRP guidelines to increase the loan amount limits in future years in an amount not to exceed the percentage increase in construction costs from the date of the then current loan limit as determined in accordance with the Department of General Services California Construction Cost Index or similar index; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to take any action with respect to the programs described above consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, JENKINS, KALB, KAPLAN, RAMACHANDRAN, REID, AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

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