



AGENDA REPORT

TO: DEANNA J. SANTANA
CITY ADMINISTRATOR

FROM: Fred Blackwell

SUBJECT: Housing Related Parks Program Grant 2011 DATE: February 16, 2012

City Administrator
Approval

Date

2/29/12

COUNCIL DISTRICT: City-Wide

RECOMMENDATION

Staff recommends that the City Council Adopt A Resolution Authorizing The City Administrator To Apply For, Accept And Appropriate Grant Funds From The California Department Of Housing And Community Development In An Amount Not To Exceed \$600,000 For The Housing Related Parks Program (Program Years 2010-2011)

EXECUTIVE SUMMARY

Last year the City Council approved Resolution No. 83239 C.M.S. on March 1, 2011 to apply for up to \$235,000 in Housing-Related Parks (HRP) Program Grant funds. Ultimately this application was not submitted because the City did not meet the minimum threshold requirements as anticipated. This new grant application amount represents the funding available to eligible cities that meet the threshold requirements—in the City of Oakland's case, combining 2010 and 2011 program years. The requirements include having a Housing Element in compliance with state law by December 31, 2010, an annual progress report on the Housing Element submitted for 2009 and 2010, and a threshold of new affordable housing starts in 2010 and 2011. The City of Oakland meets all of these requirements as a result of combining eligibility data from both years, and staff accordingly proposes that the City now apply for the increased amount of eligible grant funding, to support the rehabilitation of Tassafaronga Recreation Center.

OUTCOME

Approval of this resolution will authorize the application for, acceptance and appropriation of up to \$600,000 in grant funds. The final grant amount will depend on the extent to which the City qualifies for certain bonus points. Using the HRP grant funds for the Tassafaronga Recreation Center project would further the City's objective of tying affordable housing development to

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broader community revitalization activities. The Tassafaronga neighborhood has already completed the demolition of an aged public housing development and its replacement with a new mixed-income housing development along with infrastructure and facility improvements. Those improvements include new streets and sidewalks, sewer upgrades and the installation of underground utility service. Additionally, the new East Oakland Community library was opened in early 2011 in the neighborhood. Renovation of the recreation center would further the City's efforts to revitalize the neighborhood in a holistic way.

BACKGROUND/LEGISLATIVE HISTORY

The State of California Department of Housing and Community Development released the notice of funding availability (2011 NOFA) for the Housing Related Parks (HRP) Program grant funds on December 2, 2011. The grant application is due March 30, 2012. The HRP Program is funded through Proposition IC, the Housing Emergency Shelter Trust Fund Act of 2006. The award is not competitive; all cities and counties who meet the eligibility requirements as described in the program guidelines will be funded. It is a multi-year grant program and it will last as long as funds are available.

The HRP Program is intended to assist public agencies in maintaining and developing community parks necessary for the creation of vibrant livable urban communities, in conjunction with the development of affordable housing projects.

The NOFA will award funds to eligible jurisdictions by formula based on the number of bedrooms in affordable housing for very low- and low-income households with foundation starts in a program year. Since the City of Oakland did not meet the threshold number of units with completed foundation starts in the 2010 NOFA round it can count those foundation starts in the 2011 NOFA application.

In order to maximize funding, last year City staff proposed and City Council approved the application for funds to rehabilitate the Tassafaronga Recreation Center. Bonus points (and therefore additional funds) are awarded for the following factors:

- Projects located in park-deficient communities,
- Projects located in disadvantaged communities,
- Projects located in areas that are considered "infill;" in other words, projects that are located within an area that is already developed or on a vacant site that is surrounded by pre-existing urban uses.
- Projects located within ¼ mile distance or ½ mile walking route of a qualifying affordable housing development, or projects located in cities where the adopted general plan (including land use and open space elements) are in conformance with an adopted regional blueprint plan.

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ANALYSIS

The City has a number of park and recreation facilities with deferred maintenance and capital improvement needs. Funding for these types of activities is very limited, making it difficult for the City to maintain park facilities in an adequate condition. The HRP Program provides an opportunity to meet some of those needs.

Staff proposes to apply for funding for improvements to the Tassafaronga Recreation Center. Because this facility is located within close proximity to one of the affordable housing projects, Tassafaronga ownership housing, the City would qualify for bonus points that would yield a higher amount of funding.

The Tassafaronga Recreation Center is one of the projects in the top priority group of Park Project Prioritization List approved by Oakland City Council. The Recreation Center is an aging facility. Various components of the center are in need of physical improvements to support ongoing programs. The most important improvements to be funded with these grant funds are related to health and safety and include upgrading the deficient electrical system, structural foundation repairs, repair of the plumbing system to address sewage backup issues, and upgrade ADA access. Additional improvements will be considered based on remaining available funds. The HRP Program grant will help address the most urgently needed improvements at the Recreation Center.

POLICY ALTERNATIVES

Alternative #1	Submit application for Greenman Field
Pro	This facility maximizes all HRP Program Grant Bonus points as listed in the bullet points above and therefore maximizes grant amount.
Con	The field was upgraded within the past five years.
Reason for not recommending	Recently upgraded and not in extreme need of funding.

Alternative #2	Submit application for Lion Creek Park
Pro	This facility maximizes all HRP Program Grant Bonus points as listed in the bullet points above and therefore maximizes grant amount.
Con	Lion Creek Park is a new facility built as part of the overall Lion Creek Crossings housing development.
Reason for not recommending	Recently upgraded and not in extreme need of funding.

Alternative #3	Submit application for other facility or facilities that may not meet some or all of the HRP Program Grant Bonus points.
Pro	Provide grant funds to upgrade other City of Oakland Park and Recreation facilities.
Con	This alternative reduces the amount of grant funding that the City can apply for based on the bonus points that the City is eligible for as listed in bullet points above.
Reason for not recommending	The City should maximize the amount of funds that it can apply for. This alternative does not allow for the maximum grant award amount.

Staff therefore does not recommend any of these alternatives.

PUBLIC OUTREACH/INTEREST

Housing staff consulted with staff from the Office of Parks and Recreation and the Public Works Agency prior to selecting Tassafaronga as the parks project most likely to be awarded the maximum amount of eligible funding.

COORDINATION

Housing staff have been working with staff from the Office of Parks and Recreation and Public Works since early 2011 to identify a project, recommend the Tassafaronga Recreation Center scope of work and budget for the HRP Program Grant application. As stated above, using the HRP grant funds for this project would further the City's objective of tying affordable housing development to broader community revitalization activities as well as implement projects based on the adopted Park Prioritization List.

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COST SUMMARY/IMPLICATIONS

Funds will be used to support the rehabilitation of City parks and recreation centers under the direction of the Public Works Agency's (PWA) Department of Engineering and Construction - Project Delivery Division. Funding will be appropriated to the California Housing and Community Development Fund (2144), PWA Capital Projects – Project Management Organization (92270). The project number will be established once the Tassafaronga rehabilitation project is initiated.

Securing the HRP Program grant funds will contribute to OPR's ultimate goals for the Tassafaronga Recreation Center. Those goals include an upgrade of the electrical system resulting in increases in both the reliability of the electrical system and patron safety. By addressing the plumbing infrastructure, staff anticipates a reduction in the overall cost to maintain the aging components of the facility.

SUSTAINABLE OPPORTUNITIES

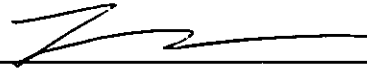
Economic: Authorization of City staff to apply for the HRP Program grant will provide up to \$600,000 in funds to support the rehabilitation of City parks and recreation facilities that will provide design and rehabilitation work for the City and local businesses.

Environmental: Projects selected will be required to incorporate sustainable design elements, improve energy efficiency, and reduce the use of natural resource by utilizing recycled-content materials wherever possible as well as recycle construction debris to meet City waste recycling program.

Social Equity: Projects enhance the provision of basic service levels and quality of life amenities to very low- and low-income neighborhoods.

For questions regarding this report please contact Maryann Sargent, Housing Development Coordinator, at 510-238-6170.

Respectfully submitted,



Fred Blackwell
Assistant City Administrator

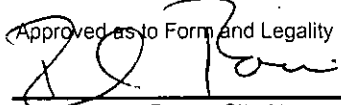
Reviewed by:
Michele Byrd, Deputy Director
Housing & Community Development

Prepared by:
Jeffrey Levin, Manager, Housing Policies & Programs
Maryann Sargent, Housing Development Coordinator

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FILED
OFFICE OF THE CITY CLERK
OAKLAND

2012 MAR -1 AM 9:36

Approved as to Form and Legality

Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR, ACCEPT AND APPROPRIATE GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$600,000 FOR THE HOUSING RELATED PARKS PROGRAM (PROGRAM YEARS 2010-2011)

WHEREAS, the State of California, Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability dated December 2, 2011 (the "NOFA"), under its Housing Related Parks ("HRP") Program; and

WHEREAS, the City of Oakland desires to apply for a HRP Program grant; and

WHEREAS, the Department is authorized to approve funding allocations for the HRP Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement; now, therefore, be it

RESOLVED: That the City Administrator is hereby authorized to apply for and submit to the Department the HRP Program Application Package released December 2011 for the 2010 and 2011 program years for a grant in an amount not to exceed \$600,000; and be it

FURTHER RESOLVED: That if the application is approved, the City Administrator on behalf of the City of Oakland is hereby authorized to enter into, execute, and deliver a State of California Standard Agreement (the "Standard Agreement"), and any and all other documents required or deemed necessary or appropriate to secure the HRP Program grant from the Department, and all amendments thereto (collectively, the "HRP Grant Documents"); and be it

FURTHER RESOLVED: That the City of Oakland shall be subject to the terms and conditions as specified in the Standard Agreement; and be it

FURTHER RESOLVED: That the funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement, the application in full is incorporated as part of the Standard Agreement, and any and all activities funded, information

provided, and timeliness represented in the application are enforceable through the Standard Agreement; and be it

FURTHER RESOLVED: That the City of Oakland hereby agrees to use the funds for eligible capital assets in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator or her designee to apply for, accept and appropriate grant funds received on behalf of the City for City projects identified in Exhibit A of the Standard Agreement; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator or her designee to negotiate and execute the State contract documents, administer the grant, modify, amend or extend agreement terms from the HRP Program, and take whatever action is necessary and appropriate with respect to the projects and HRP Program grant consistent with this Resolution and its basic purpose; and be it

FURTHER RESOLVED: That the City Administrator is authorized to execute in the name of the City of Oakland the Application Package and HRP Program Grant Documents as required by the Department for participation in the HRP Program; and be it

FURTHER RESOLVED: That when the HRP Program funds are received they will be deposited in the following account: California Housing and Community Development Fund (2144), PWA Capital Projects – Project Management Organization (92270); with a project number established once the Tassafaronga rehabilitation project is initiated; and be it

FURTHER RESOLVED: That a copy of this Resolution will be transmitted to the State of California, Division of Housing Policy and Development, Department of Housing and Community Development, and placed on file with the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2012

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF and
PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

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