

**REDEVELOPMENT AGENCY**  
**AND THE CITY OF OAKLAND**  
**AGENDA REPORT**

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AND  
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**To:** Office of the City/Agency Administrator  
**Attn:** Deborah Edgerly  
**From:** Community and Economic Development Agency  
**Date:** June 17, 2008

- Re: A Report Regarding The Oakland Community Housing, Inc. (OCHI) Affordable Rental Housing Portfolio And Related City And Redevelopment Agency Resolutions Authorizing:**
- 1. A \$65,000 Grant From The Agency's 2006 Affordable Housing Bond Fund To The John Stewart Company For Capital Improvements To And Payment Of Outstanding Payables For The Oaks Hotel At 587 15th Street;**
  - 2. A \$150,000 Grant From The Agency's 2006 Affordable Housing Fund To The John Stewart Company For Capital Improvements To And Payment Of Outstanding Payables For Kenneth Henry Court At 6455 Foothill Boulevard;**
  - 3. A Payment Of Up To \$191,288 From The Agency's 2006 Affordable Housing Bond Fund To Pay Liability Insurance Premiums For Nine Oakland Community Housing, Inc. Affiliated Affordable Rental Properties In Oakland;**
  - 4. An Amendment To A Housing Services Contract With Eden Information And Referral For A Tenant Assistance Program In An Amount Not To Exceed \$893,650 To Assist Households Displaced From Seven Affordable Rental Properties In Oakland Owned By Affiliates Of Oakland Community Housing, Inc., Including Up To \$643,650 For Rental Assistance Payments, Up To \$50,000 For Motel Vouchers, And Up To \$200,000 To Administer The Program, Thereby Increasing The Total Amount Of The Contract To \$973,650; And Accepting A Contribution Of \$843,650 From The Redevelopment Agency Under The Cooperation Agreement And Allocating Up To \$50,000 In Community Development Block Grant Funds For This Program;**
  - 5. A Contribution Of Up To \$843,650 In Low And Moderate Income Housing Funds To The City Under The Cooperation Agreement To Fund A Contract With Eden Information And Referral To Provide A Tenant Assistance Program For Households Displaced From Seven Affordable Rental Properties In Oakland Owned By Affiliates Of Oakland Community Housing, Inc.; And**
  - 6. The Transfer Of Home Resales And Loan Servicing Of The Second Mortgage Program For The Jingletown Homes Project, Including The Transfer Of All Remaining Funds Held By Jingletown Housing, Inc., To The City To Be Administered By The City For The Remainder Of The Affordability Term**

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**SUMMARY**

The main purpose of this report is to provide updated information on the growing crisis for tenants in 11 of the 14 properties in the Oakland Community Housing, Inc. (OCHI) Oakland affordable rental portfolio, and to seek Council action related to this crisis. Over the last year, staff has

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presented several reports (May 22, 2007, January 22, 2008 and April 22, 2008) to the City Council regarding the decline of OCHI and the affects of this decline on its Oakland properties. Staff's ultimate goal has been to keep as many properties open as possible (given the limited funds available) while the transfer of ownership and reconfiguration or re-syndication of the properties is being worked out.

In the last month, the OCHI situation has further deteriorated, with 11 of the 14 properties at varying degrees of risk of closure. Staff had anticipated bringing a report to the City Council's May 20<sup>th</sup> Closed Session meeting due to a planned OCHI bankruptcy filing. However two weeks ago, OCHI notified the City that it will not likely file for bankruptcy and would instead close its doors, so staff was unable to bring a report to closed session.

To help tenants at risk of being displaced and to continue to move forward on the transfer of the properties from OCHI or its affiliates to more stable ownership entities, staff recommends that the Council/Agency take the following actions:

1. Provide up to \$191, 288 to the Merriwether and Williams Insurance Company to cover the balance of the liability insurance premiums for nine of the OCHI properties. Loss of this blanket insurance would mean that the property managers would terminate their contracts and leave all 11 properties under this policy and that the 537 current tenants in those properties would be forced to find replacement housing in the next month. If the premium is paid in full, the policy will be in effect for another year;
2. Provide up to \$215,000 for capital improvements and outstanding payables to the John Stewart Company (JSCo) for the Oaks Hotel and Kenneth Henry Court to allow JSCo to remain as property manager through the transfer of these properties and avoid the need for the 136 tenants in these two properties to search for replacement housing.
3. Provide up to \$893,650 to Eden Information and Referral (Eden I & R) to administer a tenant assistance program, including \$200,000 for administration, \$643,650 for first and last month's rent, and deposit and \$50,000 for emergency motel vouchers, for the 215 tenants in seven OCHI properties that will lose property management over the next five months.

As a housekeeping measure, staff also recommends that Council/Agency approve the transfer of the administration of home resales and loan servicing for the Second Mortgage Program for the Jingtletown Homes project, including transfer of all remaining funds held by Jingtletown Housing, Inc. (JHI) for the program, to the City to be administered by the City for the remainder of the affordability term (to April 10, 2016).

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## **FISCAL IMPACT**

Funds in the amount of \$191,288 are available from Agency 2006 Affordable Housing Bond Proceeds, Fund (9584), Housing Development Organization (88929), 2006 Housing Bond Project (L290410) to pay the Merriwether and Williams Insurance Company for the balance of the liability premiums for nine of the OCHI properties.

Funds in the amount of \$215,000 are available from Agency 2006 Affordable Housing Bond Proceeds, Fund (9584), Housing Development Organization (88929), 2006 Housing Bond Project (L290410), to provide two grants to the John Stewart Company (JSCo) for capital improvements and outstanding payables needed at the Oaks Hotel and Kenneth Henry Court. It is recommended that this funding be provided as a grant. Neither of these projects has sufficient income or reserves to cover these costs and completing this work will permit JSCo and the 136 tenants at these two properties to remain while the transfer of ownership is completed.

Funds in the amount of \$843,650 are available from Agency Low/Moderate Income Housing Fund (9580), Housing Development Organization (88929), Housing Development Project (P209310) to cover a tenant assistance program to be administered by Eden I & R for the 215 tenants anticipated to be displaced from up to seven OCHI properties that will be closing within the next five months. It is recommended that this funding be provided through the tenant assistance program as these funds are not anticipated to be repaid.

Providing this additional funding (totaling \$1,249,938) for the portfolio will reduce the amount of funding available for projects competing under the 2008-09 Notice of Funding Availability for Affordable Housing Development (NOFA), but will help 215 tenants being displaced as they search for suitable replacement housing and help an additional 136 households remain in their current housing.

Funds in the amount of \$50,000 are available from the City's Community Development Block Grant program Fund (2108), Housing Development Organization (88929), Project (G06520) to cover the cost of motel vouchers for tenants being displaced from the seven OCHI properties. Again, staff is recommending that this funding be provided through the tenant assistance program and it is not anticipated that these funds will be repaid.

## **BACKGROUND**

During the past year, several measures have been undertaken by the City and Agency to protect more than \$24,000,000 in investments made over the last 20 years in OCHI's 638 units of affordable housing and prevent displacement of the households living in these units. On June 5, 2007 the Agency approved Resolution No. 2007-0044 C.M.S., which provided \$1,000,000 in

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secured loans to OCHI affiliates to cover operating deficits and substantial outstanding payables at 11 rental properties that have (or had) cash flow problems.

At its February 5, 2008 meeting, the Agency approved Resolution No. 2008-0004 C.M.S. providing an additional \$500,000 in operating grants. It was anticipated that a portion of the \$500,000 grant would help cover operating deficits and legal expenses related to the transfer of the portfolio's property interests from OCHI-controlled entities to more stable parties. Also on February 5, 2008, the Agency approved Resolution 2008-0005 C.M.S, which allocated \$300,000 in funds previously approved during the FY 2007-09 budget process for capital needs costs related to transforming the California Hotel into permanent supportive housing.

City staff has worked intensively with OCHI, Community Housing Development Corporation of North Richmond (CHDC), and JSCo to develop workout plans for the OCHI properties. Staff worked with CHDC as they considered merging with OCHI. In December of 2007, CHDC determined that OCHI's liabilities were too risky to assume and ended its merger discussions. Staff then began discussions on workout plans to transfer the properties to various non-profits, including CHDC, and presented that plan to the CED Committee on April 22<sup>nd</sup>. At that meeting, staff also provided additional information as to the timing and potential financial assistance that would be required to complete the transfer and rehabilitation of the properties to new ownership entities. Since that time, a number of issues have come up requiring changes to that plan. The CED Committee also asked for an accounting of the \$1.5 million in assistance provided by the City. That accounting is provided in **Attachment A**.

## **KEY ISSUES AND IMPACTS**

There are four critical issues affecting the short term and long term viability of the OCHI portfolio and their tenants. These include: (i) property management; (ii) liability insurance; (iii) capital needs; and (iv) tenant relocation assistance.

### **Property Management**

In April, JSCo identified five properties (Marin Way Court, Drasnin Manor, Nueva Vista, the California Hotel, and San Antonio Terrace) that it could no longer manage due to operating deficits and habitability issues, and gave OCHI termination dates. There are also two properties (Slim Jenkins Court and James Lee Court) still managed by OCHM that could close in the next five months due to lack of property management and/or habitability issues.

The chart on the next page provides a timeline for when the management companies depart from the seven properties. This time period is assuming that liability insurance is maintained on the 11 properties. Without insurance, the management companies will cease operations at these 11

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properties at month's end. The management companies' departure is being staggered to reduce the impacts on tenants entering the rental housing market.

Property	Address	No. of Units/ Type	Property Management Termination Date	No. current tenants	Original City Funding
Marin Way Ct.	2000 International	20 Family units	JSCo – Termination May 29, 2008 *	18 tenants	\$1,640,500
Drasnin Manor	2530 International	26 Family units	JSCo – Termination May 29, 2008 **	20 tenants	\$994,965
California Hotel	3501 San Pablo Ave.	150 SRO units	JSCo – Termination June 30, 2008	79 tenants	\$5,100,000
Nueva Vista	3700 International	30 Family units	JSCo – Termination August 29, 2008	24 tenants	\$1,825,000
Slim Jenkins Ct.	700 Willow St.	30 Family units	OCHM manages through August 2008	30 tenants	\$4,212,415
James Lee Ct.	690 15 <sup>th</sup> St.	26 Family units	OCHM manages through August 2008	24 tenants	\$810,000
San Antonio Terrace	1485 E. 22 <sup>nd</sup> St	23 Family units	JSCo – Termination September 30, 2008	20 tenants	\$1,847,000
* JSCo may decide to remain on site until the end of June. **The recently appointed receiver has not determined if they will provide another management company.					

At Marin Way Court, JSCo is considering remaining on-site an additional 30 days pending a review of the cash flow status at the property. In addition, the first trust deed lender on Drasnin Manor, Washington Mutual, received court authority on May 20<sup>th</sup> to have a receiver appointed for the property as they explore their rights to foreclose. The Agency's affordability restrictions on Drasnin Manor could be wiped out by a foreclosure. The private lenders for the other five properties may follow Washington Mutual's lead and seek authorization to have a receiver appointed.

**Liability Insurance**

The chart below displays the status of liability insurance policies for all 14 properties. Three properties (Bishop Roy C. Nichols Sr., Sylvester Rutledge Manor, and Coolidge Court) have different carriers and are covering their premiums. However, 11 of the properties are covered under one blanket liability insurance policy and the premium, totaling \$240,720, was due June 6, 2008. If that insurance premium is not paid, or a payment schedule agreed upon by all parties, by the end of June, the management companies of both performing and non-performing properties will be forced to immediately terminate their management agreements and cause those properties to close. Staff and OCHI are working with the property management companies and the insurance

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company to find alternative solutions, but financial assistance (\$191,288) will be required to fully pay the premium.

	Property	Property Mgmt Co.	Ability to Pay Full Premium	Amount Needed
<b>I.</b>	<b>Primary Carrier</b>			
	Eldridge Gonaway Commons	JSCo	Yes	\$0
	Foothill Plaza	JSCo	Yes	\$0
	Kenneth Henry Court	JSCo	No	\$26,083
	Marin Way Court	JSCo	No	\$10,466
	Nueva Vista	JSCo	No	\$18,240
	Slim Jenkins Court	OCHM	No	\$16,870
	James Lee Court	OCHM	No	\$16,856
	California Hotel	JSCo	No	\$50,239
	Drasnin Manor *	JSCo	No	\$14,033
	Oaks Hotel	JSCo	No	\$25,264
	San Antonio Terrace	JSCo	No	\$13,237
	Subtotal			\$191,288
<b>II.</b>	<b>Other Carriers</b>			
	Bishop R. C. Nichols	NA	Yes	\$0
	Sylvester Rutledge Manor	NA	Yes	\$0
	Coolidge Court	NA	Yes	\$0
	Subtotal			\$0
	<b>TOTAL</b>			<b>\$191,288</b>
* Newly appointed Receiver should ultimately cover the premium.				

**Capital Needs**

Two properties, Oaks Hotel and Kenneth Henry Court, require immediate capital improvements and still have some outstanding payables. If these improvements and payables are funded and the work completed, for \$65,000 and \$150,000 respectively, the management company, JSCo, will be able to continue managing the properties until a new ownership entity is established. This will avoid the need for finding replacement housing for the 136 tenants in these properties.

**Tenant Assistance**

Even if the insurance premium issue is resolved, property management will be leaving the seven properties described above. As JSCo and OCHM phase out their management operations over the next five months, up to 215 families will be affected and will need replacement housing. Although OCHI and its affiliate owners may be legally required to assist the tenants in finding comparable housing, they have no assets, funding, or assistance to provide to the tenants.

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While the City is not legally obligated to provide tenant assistance, in the absence of any other funder, City assistance may be advisable given the heavy impact on these low-income households. Up to \$893,650 would be needed to provide housing subsidies (for first and last month's rent payments and motel vouchers), to supplement assistance provided by other agencies, and to extend an existing contract for a tenant assistance consultant. A proposed tenant assistance plan follows:

<b>PROPOSED TENANT ASSISTANCE PLAN</b>
<ul style="list-style-type: none"><li>▪ Provide first and last month's rent payments and deposits to assist 136 families to locate replacement housing at an average \$1200/month rent or \$3,600 per family for a total of \$489,600;</li><li>▪ Provide first and last month's rent payments and deposits to assist 79 single individuals at an average \$650/month rent or \$1,950 per household for a total of \$154,050; and</li><li>▪ Provide a contract to Eden I &amp; R, estimated at a cost of \$200,000 for a nine to 12 months period; to administer a tenant assistance program to help these tenants find permanent housing; and</li><li>▪ Provide \$50,000 for emergency hotel vouchers.</li></ul>
<ul style="list-style-type: none"><li>▪ <b>TOTAL: \$893,650</b></li></ul>
<p><b>Note:</b> To the extent that any of these 215 tenants receive a refund of their security deposits, those funds can be used for deposits on their replacement housing. This will reduce the amount of tenant assistance needed from the City.</p>

The total cost for the insurance premiums (\$191,288), capital needs (\$215,000), and tenant assistance (\$893,650) is \$1,299,938.

### **Impacts**

The closing of seven affordable rental properties will have significant negative impacts. Foremost is the tremendous negative impact on the 215 current residents who will have to relocate in a rental market that is already very tight. There will likely be a considerable negative impact on the neighborhoods where the properties are located if those properties are not secured properly. To the extent that some of the 235 units may need to be demolished, it will take years to replace them while the demand for affordable rental housing continues to be very high.

The actions described above will also buy more time for the transfer of all viable OCHI properties to new entities. As new entities take over, they will need to apply for City NOFA and capital needs funds and for various State and Federal funds to complete the necessary rehabilitation and re-syndication of the properties or substitution of partners. The additional funding will enable these properties to be restored and to extend their useful life over the long term. However, it will severely reduce the amount of funding available over the next several years for new NOFA projects and for other older projects with capital needs that can't be funded with current reserves or net cash flow.

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### **Additional Impediments to Property Transfers**

There are additional critical components needed to secure the properties and to transfer them to new ownership entities.

For 11 projects, OCHI owns the land, and has ground leases with the single-project entities affiliated with OCHI, which in turn own the project improvements. OCHI made repeated assurances over the last six months that the land would be transferred to the affiliates, but has not moved forward with any of those transactions. Until the land is transferred to the existing affiliate owners, the transfer of the property to a new ownership entity can not be completed, and OCHI's creditors may record judgment liens against these properties, further complicating the transition to new ownership.

Under Chapter 7 bankruptcy, a trustee would typically be appointed by the court and become the owner of the assets/properties. However, given the financial and physical condition of the portfolio, it is highly unlikely that a trustee would take over the properties. It is expected that any trustee would likely abandon each property until a secured creditor forecloses or another event causes a transfer. The City and Agency, as lenders, would have to consider foreclosing on those properties where new ownership entities could be secured. As an alternative to bankruptcy, OCHI is considering filing for dissolution as a nonprofit corporation and as part of the dissolution transferring its assets to the project entities. This would require the approval of the Attorney General and could potentially further delay transfer of the properties.

OCHI has also announced that as of April 30, 2008, OCHI is no longer contracting with CHDC for executive management services, and that Don Gilmore, the Interim Executive Director of both OCHI and CHDC, is no longer serving as Executive Director of OCHI. Staff has been informed that OCHI only has two board members and a consultant (former employee) who remain to deal with administrative issues for OCHI. Although no longer affiliated with OCHI, CHDC is still interested in acquiring a few of the OCHI properties.

### **Transfer of the Jingletown Program Administration**

In 1996 the City provided grant funds to OCHI and its affiliate, Jingletown Homes Inc. (JHI), to acquire and develop 53 units of affordable ownership housing located off 29<sup>th</sup> Street. Jingletown has a 20 year requirement that the homes be restricted to households at 80% AMI but no long term sales price restrictions. JHI is responsible through 2016 for administering the Jingletown Second Mortgage program, including managing the resales, refinancings, and subordinations for those units and a mortgage assistance program internal to the project. With the imminent demise of both OCHI and JHI, staff recommends transferring the administration of the program to the City. CEDA Residential Lending Services (RLS) unit already manages similar programs and has the

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capacity to take on this work. Transferring the administration of the program to the City, including the transfer of all remaining funds held by JHI, helps ensure that the units will be kept affordable for the full affordability term.

## **SUSTAINABLE OPPORTUNITIES**

The housing development projects under discussion in this report address the “3 E’s” of sustainability in the following ways:

***Economic:*** These projects maintain the affordable housing inventory in Oakland.

***Environmental:*** Each of the buildings in the OCHI portfolio met standards in existence at the time they were built. It is anticipated that when transferred to new entities and rehabilitated, they will again meet these environmental standards. Preserving sites near mass transit enable residents to reduce dependency on automobiles and further reduce adverse environmental impacts.

***Social Equity:*** Affordable housing is a means of achieving greater social equity. Oakland’s neighborhood-level environment will be improved by renovating underused and sometimes blighted buildings. The anticipated rehabilitation of these developments will preserve and improve affordable rental housing units for low and very low-income senior citizens and families. Social services, when provided to residents, further build social equity.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

All housing development projects receiving federal funds are required to construct and set aside units to be occupied by persons with disabilities (Federal Section 504 regulation). In the last 20 years, OCHI has developed 638 residential units using local and federal funds. They have been in compliance with local state and federal regulations. The State’s Title 24 and the Americans with Disabilities Act require consideration of persons with disabilities in design and construction of housing. These requirements include accessible units and facilities. Furthermore, all developers receiving City or Agency funds are required to effectively market housing units to the disabled community. OCHI has presented this strategy in their Affirmative Fair Housing Marketing Plans. The new owners will also need to comply. City funds have long supported housing development for seniors.

## **RECOMMENDATION(S) AND RATIONALE**

In order to protect or assist the low-income tenants, and the City/Agency investments to date, staff recommends actions focused on providing that assistance:

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1. Provide Up to \$191,288 to the Merriwether and Williams Insurance Company to cover the balance of the liability insurance premiums for 9 of the 11 OCHI properties insured under the blanket liability policy to keep those properties operational as long as possible.
2. Provide up to \$215,000 for capital improvements and outstanding payables to JSCo for the Oaks Hotel and Kenneth Henry Court to keep these two properties operational through their transfer of ownership.
3. Provide up to \$893,650 to Eden I & R to administer a tenant assistance program, including \$200,000 for administration, \$643,650 for first and last month's rent payments and deposits, and \$50,000 for emergency motel vouchers, for the 215 tenants in seven OCHI properties that will be closed over the next five months.
4. Approve the transfer of the administration of home resales and loan servicing of the Second Mortgage Program for the Jingtletown Homes project to the City to be administered by the City for the remainder of the affordability term.

If Council/Agency decides not to approve recommendations 1 through 3 above, which provide tenant assistance to those tenants that are being displaced due to closure of their apartments or provide funding to keep properties operational, between 215 and 537 tenants may be displaced and would be seeking housing in a very tight market. If Council/Agency decides not to approve the transfer of the Jingtletown program to the City, there may not be an entity to administer it and to assure that the homes are kept affordable for the full term.

#### **ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY**

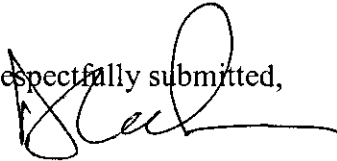
The following actions are requested of the City Council/Redevelopment Agency:

1. Adopt a resolution authorizing a \$65,000 grant from the Agency's 2006 Affordable Housing Bond Fund to the John Stewart Company for capital improvements to and payment of outstanding payables for the Oaks Hotel at 587 15th Street;
2. Adopt a resolution authorizing a \$150,000 grant from the Agency's 2006 Affordable Housing Fund to the John Stewart Company for capital improvements to and payment of outstanding payables for Kenneth Henry Court at 6455 Foothill Boulevard;
3. Adopt a resolution allocating up to \$191,288 from the Agency's 2006 Affordable Housing Bond Fund to pay liability insurance premiums for nine Oakland Community Housing, Inc. affiliated affordable rental properties in Oakland

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4. Adopt a resolution authorizing an amendment to a housing services contract with Eden Information and Referral for a tenant assistance program in an amount not to exceed \$893,650 to assist households displaced from seven affordable rental properties in Oakland owned by affiliates of Oakland Community Housing, Inc., including up to \$643,650 for rental assistance payments, up to \$50,000 for motel vouchers, and up to \$200,000 to administer the program, thereby increasing the total amount of the contract to \$973,650; and accepting a contribution of \$843,650 from the Redevelopment Agency under the Cooperation Agreement and allocating up to \$50,000 in Community Development Block Grant Funds for this program
5. Adopt a resolution authorizing a contribution of up to \$843,650 in Low and Moderate Income Housing Funds to the City under the Cooperation Agreement to fund a contract with Eden Information and Referral to provide a tenant assistance program for households displaced from seven affordable rental properties in Oakland owned by affiliates of Oakland Community Housing, Inc.
6. Adopt a resolution approving the transfer of home resales and loan servicing of the second mortgage program for the Jinglestown Homes project, including the transfer of all remaining funds held by Jinglestown Homes, Inc., to the City to be administered by the City for the remainder of the affordability term.

Respectfully submitted,




\_\_\_\_\_  
Dan Lindheim, Director  
Community and Economic Development Agency

Reviewed by:  
Sean Rogan, Director of Housing and  
Community Development

Prepared by:  
Marge L. Gladman, Housing Development Manager  
Housing & Community Development Division

APPROVED AND FORWARDED TO THE  
CITY COUNCIL/AGENCY:

  
\_\_\_\_\_  
Office of the City/Agency Administrator

Attachment A: OCHI - \$1.5 M Funding Allocations

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**OCHI - \$1.5M FUNDING  
ALLOCATION**

**ATTACHMENT A**

**ALLOCATION OF THE \$1M FUNDING ALLOCATION FOR OPERATING EXPENSES**

	<i>Eldridge Gonaway</i>	<i>Foothill Plaza</i>	<i>Kenneth Henry</i>	<i>Marin Way</i>	<i>Nueva Vista</i>	<i>Calif Hotel</i>	<i>Drasnin Manor</i>	<i>Oaks Hotel</i>	<i>San Antonio Terrace</i>	<i>Slim Jenkins</i>	<i>James Lee</i>	<i>Bishop R. Nichols</i>	<i>Sylvester Rutledge</i>	<i>Coolidge</i>	<i>Total</i>
Accountant					\$4,250	\$6,500		\$5,350	\$4,300						\$20,400
Engineering					\$1,124	\$16,352									\$17,476
Legal Fees		\$1,120			\$12,436	\$51,857			\$7,144						\$72,557
Utilities		\$10,097		\$3,169	\$6,979	\$170,013	\$1,627	\$15,077	\$6,562						\$213,524
Insurance		\$25,918		\$9,639	\$18,819	\$51,306	\$12,697	\$7,333							\$125,712
Lender Debt Ser.									\$40,683						\$40,683
Mgmt Costs (JSCo)		\$15,382				\$127,755									\$143,137
Mgmt Costs (OCHM)						\$124,742									\$124,742
Reserves (op & repl)				\$833	\$1,125		\$345								\$2,303
Property Tax					\$6,273	\$5,822	\$6,640		\$1,650						\$20,385
Oakland Police Dept.						\$3,753									\$3,753
Other Oper. Expenses		\$8,876		\$1,359	\$26,931	\$102,940	\$11,581	\$11,109	\$7,924	\$22,734	\$21,871				\$215,325
Payables (Delinquent)															\$0
<b>Sub-Total</b>	<b>\$0</b>	<b>\$61,393</b>	<b>\$0</b>	<b>\$15,000</b>	<b>\$77,937</b>	<b>\$661,040</b>	<b>\$32,890</b>	<b>\$38,869</b>	<b>\$68,263</b>	<b>\$22,734</b>	<b>\$21,871</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$999,997</b>

\*Sub-Total is off by \$3.00 due to the rounding of dollar amounts.

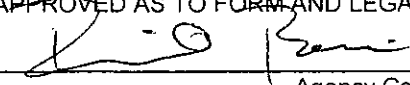
**ALLOCATION OF THE \$500K GRANT**

Operating Deficit					\$54,000	\$260,000	\$44,000	\$10,000	\$43,000	\$21,000					\$432,000
Payables (Delinquent)	\$10,000		\$30,000	\$20,000											\$60,000
Legal Fees								\$4,000		\$4,000					\$8,000
<b>Sub-Total</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$30,000</b>	<b>\$20,000</b>	<b>\$54,000</b>	<b>\$260,000</b>	<b>\$44,000</b>	<b>\$14,000</b>	<b>\$43,000</b>	<b>\$21,000</b>	<b>\$4,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>
<b>Grand Total</b>	<b>\$10,000</b>	<b>\$61,393</b>	<b>\$30,000</b>	<b>\$35,000</b>	<b>\$131,937</b>	<b>\$921,040</b>	<b>\$76,890</b>	<b>\$52,869</b>	<b>\$111,263</b>	<b>\$43,734</b>	<b>\$25,871</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,499,997</b>

**JUNE 17, 2008**

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APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

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**A RESOLUTION AUTHORIZING A \$65,000 GRANT FROM THE AGENCY'S 2006 AFFORDABLE HOUSING BOND FUND TO THE JOHN STEWART COMPANY FOR CAPITAL IMPROVEMENTS TO AND PAYMENT OF OUTSTANDING PAYABLES FOR THE OAKS HOTEL AT 587 15TH STREET**

**WHEREAS**, the Oaks Hotel (587 15th Street) is one of several properties that have experienced deferred maintenance and high vacancy levels under prior management; and

**WHEREAS**, as of October 1, 2007, responsibility for management of the project has been transferred to the John Stewart Company (JSCo), whose staff have worked to stabilize operations of the project; and

**WHEREAS**, approximately \$65,000 in immediate capital needs and payment of outstanding payables are required at the project for JSCo to continue as property manager; and

**WHEREAS**, the units in this project are rented at prices affordable to households earning no more than 80% of area median income; and

**WHEREAS**, the 85 residential units provided by this project are an important source of affordable housing for the low and very low income residents who may otherwise be homeless; and

**WHEREAS**, the City of Oakland's Consolidated Plan for Housing and Community Development indicates that there is a need to preserve affordable rental housing, and has identified this activity as a priority; and

**WHEREAS**, California Health and Safety Code Sections 33334.2 and 33334.3, authorize a redevelopment agency to use its low and moderate income housing funds to preserve and improve housing affordable to very low income households and to provide subsidies for the benefit of such households; and

**WHEREAS**, funds are available from Agency 2006 Housing Bond Proceeds, Fund (9584), Housing Development Organization (88929), 2006 Housing Bond Project (L290410) to provide funding to this project; and

**WHEREAS**, the requirements of the California Environmental Quality Act of 1970 ("CEQA"), the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

**WHEREAS**, this action is exempt from CEQA per Section 15301 of the CEQA guidelines (continuing operation of existing facilities); now, therefore, be it

**RESOLVED:** That the Agency hereby authorizes a \$65,000 grant to JSCo to pay for immediate capital improvements to the Oaks Hotel, and to pay outstanding payables incurred with respect to operations at the Oaks Hotel needed to keep the project operating; and be it

**FURTHER RESOLVED:** That \$65,000 shall be re-allocated from Agency 2006 Housing Bond Proceeds, Fund (9584), Housing Development Organization (88929), 2006 Housing Bond Project (L290410) to cover this funding; and be it

**FURTHER RESOLVED:** That the making of this grant shall be contingent on and subject to such appropriate terms and conditions as the Agency Administrator or his or her designee may establish; and be it

**FURTHER RESOLVED:** That the Agency hereby appoints the Agency Administrator and his or her designee as agent of the Agency to conduct negotiations, execute documents, allocate the funding, administer the funding, and take any other action with respect to the grant funding and the project consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION-

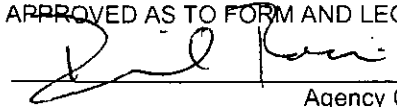
ATTEST: \_\_\_\_\_

LaTonda Simmons  
Secretary of the Redevelopment Agency  
of the City of Oakland

OFFICE OF THE CITY CLERK  
CABARD

2008 JUN -5 PM 7:07

APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

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**A RESOLUTION AUTHORIZING A \$150,000 GRANT FROM  
THE AGENCY'S 2006 AFFORDABLE HOUSING FUND TO  
THE JOHN STEWART COMPANY FOR CAPITAL  
IMPROVEMENTS TO AND PAYMENT OF OUTSTANDING  
PAYABLES FOR KENNETH HENRY COURT AT 6455  
FOOTHILL BOULEVARD**

**WHEREAS**, Kenneth Henry Court (6455 Foothill Boulevard) is one of several properties that have experienced deferred maintenance and high vacancy levels under prior management; and

**WHEREAS**, as of October 1, 2007, responsibility for management of the project has been transferred to the John Stewart Company (JSCo), whose staff have worked to stabilize operations of the project; and

**WHEREAS**, approximately \$150,000 in immediate capital needs and payment of outstanding payables is required at the project for JSCo to continue as property manager; and

**WHEREAS**, the units in this project are rented at prices affordable to households earning no more than 80% of area median income; and

**WHEREAS**, the 51 residential units provided by this project are an important source of affordable housing for the low and very low income residents who may otherwise be homeless; and

**WHEREAS**, the City of Oakland's Consolidated Plan for Housing and Community Development indicates that there is a need to preserve affordable rental housing, and has identified this activity as a priority; and

**WHEREAS**, California Health and Safety Code Sections 33334.2 and 33334.3, authorize a redevelopment agency to use its low and moderate income housing funds to preserve and improve housing affordable to very low income households and to provide subsidies for the benefit of such households; and

**WHEREAS**, funds are available from Agency 2006 Housing Bond Proceeds, Fund (9584), Housing Development Organization (88929), 2006 Housing Bond Project (L290410) to provide funding to this project; and

**WHEREAS**, the requirements of the California Environmental Quality Act of 1970 ("CEQA"), the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

**WHEREAS**, this action is exempt from CEQA per Section 15301 of the CEQA guidelines (continuing operation of existing facilities); now, therefore, be it

**RESOLVED:** That the Agency hereby authorizes a \$150,000 grant to JSCo to pay for immediate capital improvements to Kenneth Henry Court, and to pay outstanding payables incurred with respect to operations at Kenneth Henry Court needed to keep the project operating; and be it

**FURTHER RESOLVED:** That \$150,000 shall be re-allocated from Agency 2006 Housing Bond Proceeds, Fund (9584), Housing Development Organization (88929), 2006 Housing Bond Project (L290410) to cover this funding; and be it

**FURTHER RESOLVED:** That the making of this grant shall be contingent on and subject to such appropriate terms and conditions as the Agency Administrator or his or her designee may establish; and be it

**FURTHER RESOLVED:** That the Agency hereby appoints the Agency Administrator and his or her designee as agent of the Agency to conduct negotiations, execute documents, allocate the funding, administer the funding, and take any other action with respect to the grant funding and the project consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION-

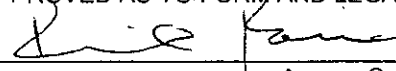
ATTEST: \_\_\_\_\_  
LaTonda Simmons  
Secretary of the Redevelopment Agency  
of the City of Oakland



OFFICE OF THE CITY CLERK  
OAKLAND

2008 JUN -5 PM 7:07

APPROVED AS TO FORM AND LEGALITY:

  
Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

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### A RESOLUTION ALLOCATING UP TO \$191,288 FROM THE AGENCY'S 2006 AFFORDABLE HOUSING BOND FUND TO PAY LIABILITY INSURANCE PREMIUMS FOR NINE OAKLAND COMMUNITY HOUSING, INC. AFFILIATED AFFORDABLE RENTAL PROPERTIES IN OAKLAND

**WHEREAS**, nine affordable rental properties (Kenneth Henry Court, Marin Way Court, Nueva Vista, Slim Jenkins Court, James Lee Court, the California Hotel, Drasnin Manor, the Oaks Hotel, and San Antonio Terrace) in Oakland owned by affiliates of Oakland Community Housing, Inc. (OCHI) have experienced considerable deferred maintenance and high vacancy levels under prior management; and

**WHEREAS**, these nine properties are part of 11 OCHI-affiliated properties insured under one blanket liability insurance policy and the premium for the blanket policy, totaling \$240,720, was due June 6, 2008; and

**WHEREAS**, neither OCHI nor its affiliate owners of these nine properties have sufficient funds to pay their portion of the premium, totaling \$191,288; and

**WHEREAS**; if the insurance premium is not paid, the policy will be terminated and the management companies of these projects will be forced to immediately terminate their management agreements; and

**WHEREAS**, loss of the blanket insurance policy would also mean that the projects could begin shutting down and the current tenants would be forced to find replacement housing in the next month or two due to the lack of management; and

**WHEREAS**, the units in these projects are rented at prices affordable to households earning no more than 80% of area median income; and

**WHEREAS**, the residential units provided by these projects are an important source of affordable housing for the low and very low income residents who may otherwise be homeless; and

**WHEREAS**, the City of Oakland's Consolidated Plan for Housing and Community Development indicates that there is a need to preserve affordable rental housing, and has identified this activity as a priority; and

**WHEREAS**, California Health and Safety Code Sections 33334.2 and 33334.3, authorize a redevelopment agency to use its low and moderate income housing funds to preserve housing affordable to very low income households and to provide subsidies for the benefit of such households; and

**WHEREAS**, funds are available from Agency 2006 Housing Bond Proceeds, Fund (9584), Housing Development Organization (88929), 2006 Housing Bond Project (L290410) to provide additional funding to cover insurance premiums for these projects; and

**WHEREAS**, the requirements of the California Environmental Quality Act of 1970 ("CEQA"), the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

**WHEREAS**, this action is exempt from CEQA per Section 15301 of the CEQA guidelines (continuing operation of existing facilities); now, therefore, be it

**RESOLVED**: That the Agency hereby allocates an amount not to exceed \$191,288 to pay for liability insurance premiums for Kenneth Henry Court, Marin Way Court, Nueva Vista, Slim Jenkins Court, James Lee Court, the California Hotel, Drasnin Manor, the Oaks Hotel, and San Antonio Terrace; and be it

**FURTHER RESOLVED**: That up to \$191,288 shall be re-allocated from Agency 2006 Housing Bond Proceeds, Fund (9584), Housing Development Organization (88929), 2006 Housing Bond Project (L290410) to cover these payments; and be it

**FURTHER RESOLVED**: That payments made under the this funding shall be directly related to the portion of the blanket liability insurance premium that the nine projects are unable to cover from reserves or other available sources and that is necessary to keep the projects operating; and be it

**FURTHER RESOLVED**: That the disbursement of these payments shall be contingent on and subject to such appropriate terms and conditions as the Agency Administrator or his or her designee may establish; and be it

**FURTHER RESOLVED:** That the Agency hereby appoints the Agency Administrator and his or her designee as agent of the Agency to conduct negotiations, execute documents, allocate the funding to projects, make payments, administer the funding, and take any other action with respect to the funding of insurance premiums for the projects consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LaTonda Simmons  
Secretary of the Redevelopment Agency  
of the City of Oakland

FILED  
 OFFICE OF THE CITY CLERK  
 OAKLAND  
 2008 JUN -5 PM 7:08

# OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C. M. S.

**RESOLUTION AUTHORIZING AN AMENDMENT TO A HOUSING SERVICES CONTRACT WITH EDEN INFORMATION AND REFERRAL FOR A TENANT ASSISTANCE PROGRAM IN AN AMOUNT NOT TO EXCEED \$893,650 TO ASSIST HOUSEHOLDS DISPLACED FROM SEVEN AFFORDABLE RENTAL PROPERTIES IN OAKLAND OWNED BY AFFILIATES OF OAKLAND COMMUNITY HOUSING, INC., INCLUDING UP TO \$643,650 FOR RENTAL ASSISTANCE PAYMENTS, UP TO \$50,000 FOR MOTEL VOUCHERS, AND UP TO \$200,000 TO ADMINISTER THE PROGRAM, THEREBY INCREASING THE TOTAL AMOUNT OF THE CONTRACT TO \$973,650; AND ACCEPTING A CONTRIBUTION OF \$843,650 FROM THE REDEVELOPMENT AGENCY UNDER THE COOPERATION AGREEMENT AND ALLOCATING UP TO \$50,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THIS PROGRAM**

**WHEREAS**, the City currently has a \$80,000 contract with Eden Information and Referral (Eden I & R) to provide various housing services to residents of Oakland; and

**WHEREAS**, the City wishes to fund a tenant assistance program to assist low income households displaced from seven affordable rental properties (Marin Way Court, Nueva Vista, Slim Jenkins Court, James Lee Court, the California Hotel, Drasnin Manor, and San Antonio Terrace) in Oakland owned by affiliates of Oakland Community Housing, Inc. (OCHI); and

**WHEREAS**, the City wishes to amend the existing housing services contract with Eden I & R to provide an additional \$893,650 to administer and fund this tenant assistance program, bringing the total contract amount with Eden I & R to \$973,650; and

**WHEREAS**, the \$893,650 in funding shall be used to provide up to \$200,000 for Eden I & R to administer the program, up to \$643,650 for first and last month's rent and deposits, and up to \$50,000, to the extent necessary, for motel vouchers; and

**WHEREAS**, the City and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Agency contribution of funds to the City to carry out activities in furtherance of the Agency's low and moderate income housing activities; and

**WHEREAS**, the Redevelopment Agency has authorized a contribution of \$843,650 in funding assistance to the City under the Cooperation Agreement for rental assistance payments and program administration; and

**WHEREAS**, additional funds are available from the Community Development Block Grant Fund (2108), Housing Development Organization (88929), Project (G06520) for motel vouchers; now, therefore, be it

**RESOLVED**: That the City Council hereby authorizes an amendment to the existing housing services contract with Eden I & R to fund and administer a tenant assistance program for households displaced from seven OCHI-affiliated affordable rental properties in Oakland in an amount not to exceed \$893,650; and be it further

**RESOLVED**: That the City Council hereby accepts a contribution of \$843,650 in funding assistance from the Redevelopment Agency pursuant to the Cooperation Agreement for rental housing payments and program administration under the tenant assistance program, and appropriates those funds to Oakland Redevelopment Agency Grant Fund (2185), Housing Development Organization (88929), project to be determined, for this purpose; and be it further

**RESOLVED**: That the City Council hereby allocates \$50,000 from the Community Development Block Grant Fund (2108), Housing Development Organization (88929), Project (G06520) for motel vouchers under the tenant assistance program, and appropriate those funds to Oakland Redevelopment Agency Grant Fund (2185), Housing Development Organization (88929) for this purpose; and be it further

**RESOLVED**: That the City Council hereby authorizes the City Administrator or his or her designee to negotiate and execute a contract amendment and take any other action with respect to this contract and the tenant assistance program consistent with this Resolution and its basic purposes.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

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

OFFICE OF THE CITY CLERK  
 OFFICE OF THE CITY CLERK  
 OAKLAND  
 2008 JUN 11 10:08 AM  
 2008 JUN 11 10:08 AM

# REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

**RESOLUTION AUTHORIZING A CONTRIBUTION OF UP TO \$843,650 IN LOW AND MODERATE INCOME HOUSING FUNDS TO THE CITY UNDER THE COOPERATION AGREEMENT TO FUND A CONTRACT WITH EDEN INFORMATION AND REFERRAL TO PROVIDE A TENANT ASSISTANCE PROGRAM FOR HOUSEHOLDS DISPLACED FROM SEVEN AFFORDABLE RENTAL PROPERTIES IN OAKLAND OWNED BY AFFILIATES OF OAKLAND COMMUNITY HOUSING, INC.**

**WHEREAS**, the Redevelopment Agency operates programs to provide housing to low and moderate income households through its Low and Moderate Income Housing Fund; and

**WHEREAS**, the Agency is in need of a tenant assistance program to assist low income households displaced from seven affordable rental properties (Marin Way Court, Nueva Vista, Slim Jenkins Court, James Lee Court, the California Hotel, Drasnin Manor, and San Antonio Terrace) in Oakland owned by affiliates of Oakland Community Housing, Inc. (OCHI), including assistance with rental payments and other assistance in securing replacement housing; and

**WHEREAS**, the City of Oakland ("City") intends to amend a housing services contract with Eden Information and Referral (Eden I & R) to administer and fund this tenant assistance program; and

**WHEREAS**, the City and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Agency contribution of funds to the City to carry out activities in furtherance of the Agency's low and moderate income housing activities; and

**WHEREAS**, California Health and Safety Code Section 33334.2 authorizes a redevelopment agency to use its low and moderate income housing funds to provided subsidies to or on behalf of extremely low income, very low income, or low income households, to the extent that those households cannot obtain housing at affordable costs on the open market; and

**WHEREAS**, the Agency desires to provide the City with a contribution of \$843,650 for the purpose of funding the tenant assistance program; and

**WHEREAS**, funds are available from the Low and Moderate Income Housing Fund (9850), Housing Development Organization (88929), Housing Development Project (P209310) for this purpose; now, therefore, be it

**RESOLVED**: That the Agency hereby authorizes a contribution of \$843,650 to the City under the Cooperation Agreement to fund a tenant assistance program to assist households displaced from seven OHCI-affiliated rental properties in Oakland, including funding of rental housing payments and program administration; and be it further

**RESOLVED**: That the Agency hereby re-allocates funds in the amount of \$843,650 from the Low and Moderate Income Housing Fund (9850), Housing Development Organization (88929), Housing Development Project (P209310) for this purpose; and be it further

**RESOLVED**: That the Agency Administrator or her designee is hereby authorized to take actions with respect to this funding consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-


ABSTENTION-

ATTEST: \_\_\_\_\_

LaTonda Simmons  
Secretary of the Redevelopment Agency  
of the City of Oakland

RECEIVED  
OFFICE OF THE CITY CLERK  
OAKLAND  
2008 JUN -5 PM 7:08

APPROVED AS TO FORM AND LEGALITY:

  
Deputy City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION No. \_\_\_\_\_ C.M.S.

---

**A RESOLUTION APPROVING THE TRANSFER OF HOME RESALES AND LOAN SERVICING OF THE SECOND MORTGAGE PROGRAM FOR THE JINGLETOWN HOMES PROJECT, INCLUDING THE TRANSFER OF ALL REMAINING FUNDS HELD BY JINGLETOWN HOUSING, INC., TO THE CITY TO BE ADMINISTERED BY THE CITY FOR THE REMAINDER OF THE AFFORDABILITY TERM**

**WHEREAS**, in 1996, the City provided grant funds to Oakland Community Housing, Inc. (OCHI) and its affiliate, Jingletown Homes, Inc. (JHI) to develop 53 affordable ownership units on the property located off 29<sup>th</sup> Avenue in Oakland; and

**WHEREAS**, the project is subject to a 20 year requirement that the homes be restricted to resales to households at no more than 80% of Area Median Income (AMI), but with no long term sales price restrictions; and

**WHEREAS**, pursuant to the terms of the City grant agreement, JHI is responsible, through 2016, for administering the Jingletown second mortgage program, including managing the resale, refinancing, and subordinations for those units and a mortgage assistance program internal to the project; and

**WHEREAS**; with the imminent demise of both OCHI and JHI, City staff is recommending that the administration of the program be transferred to the City; and

**WHEREAS**, transferring the administration of the program, including the transfer of all remaining funds held by JHI, helps ensure that the units will remain affordable through the end of the affordability term in 2016; now therefore be it

**RESOLVED:** That the City Council hereby authorizes the City Administrator and his or her designee as agent of the City to proceed with the transfer of the program, and all remaining funds, to the City; be it further

**RESOLVED:** That the Jingletown second mortgage program shall be administered by the City until the end of the affordability term in 2016; and be it further



**RESOLVED:** That all loan repayments received from homes at Jingtowntown shall be deposited to Fund 2109 (HOME), Housing Development Organization (88929), project to be determined, and appropriated for loans to new eligible buyers at Jingtowntown; and be it further

**RESOLVED:** That the City Council hereby appoints the City Administrator and his or her designee as agent of the City to conduct negotiations, execute documents, administer the program, and take any other action consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

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