

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 APR 29 PM 7:39

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: May 4, 2010

RE: **A Supplemental Report To A Public Hearing, Report and Three Resolutions:**

A Resolution 1) Authorizing the City Administrator to Prepare and Submit to the U.S. Department of Housing and Urban Development the Consolidated Plan for Fiscal Years 2010-15 and the Annual Action Plan for Fiscal Year 2010-15; 2) Accepting and Appropriating Funds Totaling \$16,439,906 for the HOME, Emergency Shelter Grant, Housing Opportunities for Persons with AIDS, and the Community Development Block Grant Programs; 3) Appropriating \$670,480 in Program Income and Any Amounts in Excess Thereof for Housing Rehabilitation Revolving Loan Fund; 4) Reprogramming FY 2007-09 and FY 2009-11 CDBG Funds in the Amount of \$332,575; 5) Reprogramming HOME Funds in the Amount of \$167,862;

A Resolution Authorizing A Loan in an Amount Not To Exceed \$200,000 To Resources for Community Development Under the HUD Neighborhood Stabilization Program for the Acquisition and Rehabilitation of the Marin Way Court Project Located at 2000 International Boulevard; and

A Resolution Authorizing a Loan in an Amount Not To Exceed \$1,159,031 to East Bay Asian Local Development Corporation Under the HUD Neighborhood Stabilization Program for the Acquisition and Rehabilitation of the Drasnin Manor Apartments Located at 2530 International Boulevard.

SUMMARY

This report provides additional information requested by the members of the Community and Economic Development Committee at the April 27, 2010 meeting around the Consolidated Annual Action Plan and the recommendation of Community Development Block Grant (CDBG) funding.

FISCAL IMPACT

There are no additional fiscal impacts associated with this supplemental report.

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KEY ISSUES AND IMPACTS

The committee requested staff provide additional information on the HUD allocations. Specific awards of CDBG funds to individual projects were made for a period of two years as part of the adoption of the FY 2009-11 City budget. Apart from the reallocations discussed in the staff report, there are no changes proposed for FY 2010-11. However, because HUD reviews the City's use of funds on an annual basis, those awards are included in the proposed Annual Action Plan.

For the other three formula grant funds (HOME, ESG and HOPWA), staff is requesting that the City Council approve appropriation of the funds for the programs in general. HOME funds will be awarded as part of the annual housing development Notice of Funding Availability (NOFA) process. ESG funds will be awarded as part of the annual allocation of funds for the Permanent Access to Housing (PATH) program for addressing homelessness. HOPWA funds are awarded to the City as a pass-through entity, who in turn makes sub-awards to Alameda and Contra Costa Counties, each of which has its own allocation process.

Specific program uses are as follows:

<p>HOME These funds are expected to be allocated as follows:</p> <p style="padding-left: 40px;">Housing Development (rental and ownership) Program Administration/Monitoring</p> <p>If the City receives program income generated by repayment of first-time homebuyer loans, these funds will be allocated to support rehabilitation of owner-occupied single-family homes. Loan repayments of funds used as HOME matching funds will be used for development of affordable rental and ownership housing. On a cash basis, program income will be spent prior to drawing down any additional grant funds.</p> <p>At least 15 percent of the grant will be reserved for projects that are owned, sponsored or developed by Community Housing Development Organizations (CHDOs).</p>	<p>\$4,753,166</p> <p style="padding-left: 40px;">\$4,277,850 \$475,316</p>
<p>Emergency Shelter Grant (ESG) Funds are expected to be allocated as follows:</p> <p style="padding-left: 40px;">Homeless Housing and Services under the PATH program Program Administration and Monitoring</p>	<p>\$368,902</p> <p style="padding-left: 40px;">\$350,457 \$18,445</p>

Additionally, staff inadvertently omitted a project from the list of projects for the reprogramming of CDBG funds. An additional amount of \$112,904 is available from two projects below that did not satisfy the contract development requirements for the Community Development Block Grant (CDBG) program and were not implemented.

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Sources

- \$67,904 that was allocated in FY 2007-09 funds to Lao Family, Inc, for the acquisition of new building for their programs in the Fruitvale/San Antonio District (District 5).
- \$45,000 that was allocated in FY 2009-10 funds to Arise High School for capital improvements for their in the Fruitvale/San Antonio District (District 5).

Use

- \$112,904 for capital improvements to the Josie De La Cruz Park Phase II Project in the in the Fruitvale/San Antonio District (District 5).

These additional funds change the total amount of CDBG reprogrammed funds to \$332,575. A revised *Attachment A* and Resolution are attached reflecting this change.

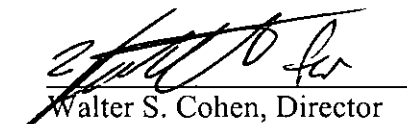
RECOMMENDATION

Staff recommends City Council accepts this supplemental report to increase the CDBG reprogrammed funds by an additional \$112,904 for a total amount of \$332, 575.

ACTION REQUESTED OF THE CITY COUNCIL

The Community and Economic Development Agency requests that the City Council accept the recommendations described in this report and adopt the resolutions.

Respectfully submitted,



Walter S. Cohen, Director
Community and Economic Development Agency

Reviewed and Prepared by:
Michele Byrd, Deputy Director
Housing and Community Development

Reviewed and Prepared by:
Jeffrey Levin, Manager
Housing Policy and Programs

APPROVED AND FORWARDED TO, THE
CITY COUNCIL:



Office of the City Administrator

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**Attachment A
HUD Funded Projects**

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
City Slicker Farms	Green Food, Green Jobs, Green Community Project	\$ 55,300				\$ 55,300	03-
Seventh Step Foundation		\$ 2,000				\$ 2,000	03-
Rebuilding Together Oakland:	East Oakland Senior Center Repairs & Improvements	\$ 120,400				\$ 120,400	03A
First Place for Youth:	First Steps Community Resource Center	\$ 15,000				\$ 15,000	03E
Spanish Speaking Citizen's Foundation:	Facility Post-Planning Entitlement Project	\$ 81,200				\$ 81,200	03E
City of Oakland	West Oakland Teen Center Capital Improvements	\$ 70,000				\$ 70,000	03F
City of Oakland-Office of Parks and Recreation:	Josie De La Cruz Park Phase II Project	\$112,904				\$112,904	03F

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
City of Oakland-Office of Parks & Recreation:	San Antonio Park & Recreation Center Lighting	\$ 67,400				\$ 67,400	03F
Friends of Oakland Parks & Recreation:	Growing Community at Maxwell Park	\$ 30,000				\$ 30,000	03F
Rebuilding Together Oakland	Parks and Rec Facility Renovation	\$ 17,700				\$ 17,700	03F
Alameda County Housing and Community Development	AIDS Housing, Alameda County				\$1,633,164	\$ 1,633,164	03T
Contra Costa County	AIDS Housing, Contra Costa County				\$ 531,147	\$ 531,147	03T
Department of Human Services	Emergency Shelter Program			\$ 350,457		\$ 350,457	03T
Department of Human Services	PATH Operating Expenses	\$ 180,000				\$ 180,000	03T
City of Oakland/Dept. of Human Services-Community Housing Services:	Hunger Program	\$ 16,700				\$ 16,700	05-

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
City of Oakland- Neighborhood Division Services:	The City/County Neighborhood Initiative	\$ 25,000				\$ 25,000	05-
Oakland Citizens' Committee for Urban Renewal:	Eastmont Technology Learning Center	\$ 90,000				\$ 90,000	05-
Unity Council	Foreclosure Counseling	\$100,000				\$100,000	05-
Alzheimer's Services of the East Bay	Dementia Specific Adult Day Care	\$ 30,000				\$ 30,000	05A
Bay Area Community Services:	Meals on Wheels	\$ 85,000				\$ 85,000	05A
City of Oakland/Dept. of Human Services- Aging Health & Human Services	Oakland Senior Companion Assessment & Referral Project	\$ 52,917				\$ 52,917	05A
Legal Assistance for Seniors	Legal Advocacy and Education for Oakland Seniors	\$ 25,000				\$ 25,000	05A

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
Southeast Asian Community Center:	Oakland's Coordinated Vietnamese Senior Project	\$ 53,009				\$ 53,009	05A
AnewAmerica Community Corporation	Entrepreneurial Skills Building	\$ 80,000				\$ 80,000	05D
California Youth Outreach: Case Management-	Care Support Services	\$ 49,991				\$ 49,991	05D
City of Oakland/Dept. of Human Services-	Policy & Planning: Faith-West Street Outreach Project	\$ 40,000				\$ 40,000	05D
City of Oakland-Office of Parks & Recreation:	iGreen Team/Tassafaronga Recreation Center	\$ 20,000				\$ 20,000	05D
EastSide Arts Alliance	Youth Arts Program	\$ 60,671				\$ 60,671	05D
First Place for Youth:	Steps to Success	\$ 103,000				\$ 103,000	05D
Oakland Asian Students Educational Services	OASES SOAR High School Program	\$ 35,000				\$ 35,000	05D

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
Project Re-Connect	High Risk Youth Counseling	\$ 76,000				\$ 76,000	05D
Spanish Speaking Citizens' Foundation:	Youth Services Program	\$ 58,000				\$ 58,000	05D
City of Oakland	West Oakland Teen Center Program Services	\$ 79,000				\$ 79,000	05D
Youth for Environmental Sanity/Art in Action:	Green Youth Media Arts & Job Training Center	\$ 40,000				\$ 40,000	05D
City of Oakland/Dept. of Human Services-Aging, Health & Human Services:	Safe Walk to School	\$ 42,000				\$ 42,000	05L
Girls Incorporated of Alameda County:	Concordia Park Center After-School and Summer Programming	\$ 36,000				\$ 36,000	05L
Oakland Parents Together:	3rd Grade Intensive Support Tutoring Program	\$ 20,000				\$ 20,000	05L

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
City of Oakland/Dept. of Human Services-Community Housing Services	Project Homeless Connect	\$ 10,000				\$ 10,000	05M
Community & Economic Development Agency	Blighted Property Board Up and Cleanup	\$ 150,000				\$ 150,000	06-
Community & Economic Development Agency	Housing Development		\$4,277,850			\$ 4,277,850	12-
Alameda County Housing and Community Development	Minor Home Repair Program	\$ 242,930				\$ 242,930	14A
Community & Economic Development Agency	Access Improvement Program	\$ 207,680				\$ 207,680	14A
Community & Economic Development Agency	Emergency Home Repair Program	\$ 382,620				\$ 382,620	14A
Community & Economic Development Agency	Home Maintenance & Improvement Program	\$ 2,656,037				\$ 2,656,037	14A

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
Rebuilding Together Oakland:	Home Repairs & Improvements for Elderly Homeowners	\$ 74,950				\$ 74,950	14A
Rebuilding Together Oakland:	Safe At Home-Safety Home Modifications for Senior Citizens	\$ 76,133				\$ 76,133	14A
Department of Human Services	Shelter Operating Costs and Homeless Services	\$ 225,000				\$ 225,000	14E
Oakland Citizens' Committee for Urban Renewal:	Heartlands Neighborhood Revitalization/ Façade Improvement	\$ 167,300				\$ 167,300	14E
Community & Economic Development Agency	Lead Safe Housing Paint Program	\$ 215,290				\$ 215,290	14I
Community & Economic Development Agency	Neighborhood Commercial Revitalization	\$ 402,380				\$ 402,380	17C
Community & Economic Development Agency	Commercial Lending	\$ 220,270				\$ 220,270	18B


SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
Community & Economic Development Agency	Business Development Program	\$ 185,600				\$ 185,600	18B
National Development Council	Economic Development Technical Assistance	\$ 10,000				\$ 10,000	18B
Oakland Business Development Corporation	Business Loan Program	\$ 231,840				\$ 231,840	18B
Community and Economic Development Agency	Section 108 Loan Repayments	\$ 900,000				\$ 900,000	19F
Community & Economic Development Agency	CDBG Program Monitoring/Administration	\$ 1,391,190				\$ 1,391,190	21A
Department of Human Services	Emergency Shelter Program - Admin			\$ 18,445		\$ 18,445	21A
Department of Human Services	AIDS Housing, HOPWA Program Administration				\$ 44,170	\$ 44,170	21A
Causa Justa/Just Cause	Fair Housing Counseling Program	\$ 54,000				\$ 54,000	21D

SPONSOR	PROGRAM	CDBG	HOME	ESG	HOPWA	TOTAL	MATRIX CODE
Center for Independent Living,	Housing Search and Counseling for the Disabled	\$ 70,000				\$ 70,000	21D
Centro Legal de la Raza	Housing Advocacy	\$ 40,000				\$ 40,000	21D
East Bay Community Law Center	Housing Advocacy	\$ 100,000				\$ 100,000	21D
ECHO	Tenant Landlord Counseling Program	\$ 84,000				\$ 84,000	21D
Eden Council for Hope and Opportunity	Home Equity Conversion Counseling	\$ 21,000				\$ 21,000	21D
TBD	Fair Housing Testing	\$ 10,000				\$ 10,000	21D
Community & Economic Development Agency	HOME Program Monitoring and Administration		\$ 475,316			\$ 475,316	21H
		\$ 10,097,412	\$4,753,166	\$ 368,902	\$2,208,481	\$17,427,961	

FILED
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REVISED 5/4/10
APPROVED AS TO FORM AND LEGALITY:


DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C. M. S.

RESOLUTION 1) AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE AND SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THE CONSOLIDATED PLAN FOR FISCAL YEARS 2010-2015 AND THE ANNUAL ACTION PLAN FOR FISCAL YEAR 2010-15; 2) ACCEPTING AND APPROPRIATING FUNDS TOTALING \$16,439,906 FOR THE HOME, EMERGENCY SHELTER GRANT (ESG), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS; 3) APPROPRIATING \$670,480 IN PROGRAM INCOME AND ANY AMOUNTS IN EXCESS THEREOF FOR HOUSING REHABILITATION REVOLVING LOAN FUND; 4) REPROGRAMMING FY07-09 AND FY 09-11 CDBG FUNDS IN THE AMOUNT OF \$332,575; AND 5) REPROGRAMMING HOME FUNDS IN THE AMOUNT OF \$167,862

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the City of Oakland prepare and submit a Five-Year Consolidated Plan for Fiscal Years 2010-15 and an Annual Action Plan for Fiscal Year 2010-11 (the Plans) as a condition for receiving Federal funds for housing and community development activities; and

WHEREAS, the Plans should be submitted to HUD by May 15, 2010, but no later than the end of the City's current fiscal year; and

WHEREAS, the City has published drafts of the Plans and has provided for a public comment period of 30 days according to HUD requirements; and

WHEREAS, the City desires to accept grants from HUD for the following programs in the following amounts:

Community Development Block Grant (CDBG)	\$9,109,357
HOME	4,753,166
Emergency Shelter Grant	368,902
HOPWA	2,208,481

as identified in the Annual Action Plan; and

WHEREAS, The grant funds will be appropriated into HUD-CDBG (Fund 2108), CDBG-Coordination (Organization 88949), Residential Lending (Organization 88939) and NCR & SDS

(Organization 88569); HUD-HOME (Fund 2109); and HUD-HOPWA and HUD ESG (Fund 2999);and

WHEREAS, a public hearing will be held May 4, 2010, to solicit public comment on the proposed Plans including consideration of the categorical allocation of CDBG funds to programs and projects for FY 2010-11; and

WHEREAS, funding recommendations for the FY 2010-11 CDBG grant were made during the FY 2009-10 process; and

WHEREAS, there is \$332,575 available from five projects that did not satisfy the contract development requirements for the CDBG Program and were not implemented in FY 07-09 and FY 09-10;

WHEREAS, there is \$167,862 in HOME funds originally allocated to the Katrina Tenant-Based Rental Assistance program that is available for reprogramming; now therefore, be it;

RESOLVED: That the City Council hereby authorizes and directs the City Administrator, and/or his designee, to prepare the final Five-Year Consolidated Plan for 2010-15 and the final Annual Action Plan for 2010-11 consistent with the draft Plans, and related documents, and consider public comments received; and be it

FURTHER RESOLVED: That the City Council hereby authorizes and directs the City Administrator, and/or his designee, to take any actions necessary to execute and submit the documents mentioned above to HUD and any other materials that may be required to secure HUD approval of the Plans; and be it

FURTHER RESOLVED: That the City Council hereby accepts and appropriates the HUD funds totaling \$16,594,652 and authorizes the City Administrator and/or his designee to amend the appropriated amounts for FY 2010-11 to reflect actual grant receipts for the programs identified in the final Annual Action Plan; and be it

FURTHER RESOLVED: That CDBG funds shall be appropriated to the HUD-CDBG Fund (2108), HOME funds shall be appropriated to the HUD-HOME Fund (2109), and ESG & HOPWA funds shall be appropriated to the Miscellaneous Grants Fund (2999); and be it

FURTHER RESOLVED: That the City Council hereby appropriates Program Income totaling \$670,480 and appropriates any Program Income in excess of \$670,480 to Housing Rehabilitation Programs to allow for additional funding of loans or grants; and be it

FURTHER RESOLVED: That the City Administrator or his designee is authorized to negotiate and execute agreements with third-party contractors and subrecipients for those programs and projects in the amounts identified in the final Annual Action Plan for FY 2010-2011 for the Community Development Block Grant, Housing Opportunities for Persons With AIDS, Homeless Families Support Network/Supportive Housing, Matilda Cleveland Transitional Housing and Families In Transition/Scattered Sites Transitional Housing programs, as listed on Attachments to this Resolution; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to approve any amendments to the Annual Action Plan, and any amendments, modifications or extensions of FY 2010-11 agreements, with the exception of the allocation of additional funds, and take any other action with respect to the agreements consistent with this Resolution and its basic purpose; and be it

FURTHER RESOLVED: That the City Council hereby reallocates \$332,575 available from five projects that did not satisfy the contract development requirements for the CDBG Program and were not implemented in FY 2007-09 and FY 2009-11, to projects as noted in the Annual Action Plan for FY 2010-11; and be it further

FURTHER RESOLVED: That the City Council hereby reallocates \$167,862 in HOME funds from the HUD-HOME Fund (2109), Katrina Tenant-Based Rental Assistance Project (G290310) to the HUD-HOME Fund (2109), Housing Development Project (G172111); and be it

FURTHER RESOLVED: That prior to execution, agreements shall be reviewed and approved as to form and legality by the City Attorney, and copies filed with the City Clerk, and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator and/or his designee to conduct negotiations, execute documents, and take any other action with respect to the projects and the allocation of CDBG funds consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20_____

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

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