

2008 MAR 27 AM 9:09

CITY OF OAKLAND

AGENDA REPORT

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: April 8, 2008

RE: **A Report and Resolution 1) Authorizing the City Administrator to Prepare and Submit the Consolidated Plan Annual Action Plan for Housing and Community Development for Fiscal Year 2008-09 to the U.S. Department of Housing and Urban Development; 2) Authorizing the City Administrator to Accept and Appropriate Funds Totaling \$14,956,613 for the Community Development Block Grant, HOME Investment Partnership, Emergency Shelter Grant and Housing Opportunities for Persons with AIDS Programs as part of the City's FY 08-09 Budget; 3) Authorize the City Administrator to Appropriate \$1,070,478 in Program Income and Any Amounts in Excess Thereof for Housing Rehabilitation as part of the City's FY 08-09 Budget; and 4) Authorize the Reprogramming of \$1,012,000 in Current Year Excess Funds To Offset FY 08-09 shortfalls For Section 108 Loan Repayment and Homeless Services as part of the City's FY 08-09 Budget; and**

A Resolution to 1) Negotiate And Enter Into A Contract With Eden Information And Referral, Inc. (Eden I&R) The Lead Agency For The Housing Related Services Collaborative To Provide Housing Related Services In An Amount Not To Exceed \$550,000 For the Period Of April 1, 2008 To June 30, 2009; and 2) Negotiate And Enter Into A Contract With Institute Of Urban And Regional Development (IURD) To Provide Analysis And Development Assistance To The City And Eden I&R During The Development, Implementation And Evaluation Of The Housing Related Services Intake, Referral And Data Collection/Reporting System In An Amount Not To Exceed \$80,000 For The Period Of April 1, 2008 To June 30, 2009.

SUMMARY

At its May 3, 2005 meeting, the City Council adopted the five year Consolidated Plan to cover program priorities and needs from July 1, 2005 through June 30, 2010. At its May 15, 2007 meeting, the City Council approved a resolution for the Consolidated Plan for Housing and Community Development Annual Action Plan for Fiscal Year 2007-08 and approved programs recommended for Community Development Block Grant (CDBG) funding for a period of two (2) years for FY 2007-09.

Item: _____
CED Committee
April 8, 2008

This report discusses the Action Plan for Fiscal Year 2008-09. The full draft Action Plan will be published and distributed as a separate document that will be available in hard copy from CEDA, the City Clerk and at the Public Library, and is also available on the City's web site at www.oaklandnet.com/government/hcd, commencing on April 8th.

A resolution has been prepared for the City Council to adopt the Consolidated Plan for the Housing and Community Development Annual Action Plan for Fiscal Year 2008-09. The resolution authorizes the City Administrator to submit the plan to the U.S. Department of Housing and Urban Development (HUD) and to accept and appropriate a total of \$14,956,613 in federal grant funds and appropriate \$1,070,478 in anticipated program income for FY 2008-09 for the following four formula grant programs:

Community Development Block Grant (CDBG)
HOME Investment Partnership (HOME)/American Dream Downpayment Initiative
Housing Opportunities for Persons with AIDS (HOPWA), and
Emergency Shelter Grant (ESG).

Per Council Resolution No. 79191 C.M.S., program income generated from the repayment of housing rehabilitation loans is to be allocated to a revolving loan fund for housing rehabilitation activities. The resolution also authorizes the City Administrator to negotiate and enter into a contract with Eden I & R, the lead agency for the Housing Related Services Collaborative, to provide Housing Related Services in the amount of \$550,000 for the period of April 1, 2008 to June 30, 2009; and enter into a contract with the Institute of Urban and Regional Development (IURD) to provide analysis and development assistance to the City and Eden I&R during the development, implementation and evaluation of the Housing Related Services Intake, Referral and Data Collection/Reporting System in the amount of \$80,000 for the period of April 1, 2008 to June 30, 2009.

FISCAL IMPACT

The resolution authorizes the City Administrator to accept and appropriate funds for the FY 2008-09 budget from the four federal grants for the four federal grant programs listed in section 2) of the report title, and from program income (loan repayments) to be earned during the FY 2008-09. Specific projects have been recommended for funding from the four grants and are included in the Action Plan.

Due to reductions in the FY 2008-09 grant amounts and projected program income (loan repayments) for both the CDBG and HOME programs, it will be necessary to reduce FY 2008-09 expenditure budgets. The bulk of the cuts can be absorbed on a one-time basis by using excess loan repayments on hand from prior years, but this will not be feasible after FY 2008-09.

The FY 2008-09 CDBG grant has been reduced by \$323,405, which amounts to cumulative reductions of 20 percent since 2001. In addition, due to the downturn in the housing market, there has been a substantial drop in loan repayments, which staff anticipates will reduce program

Item: _____
CED Committee
April 8, 2008

income by an additional \$1,500,758. The total reduction in anticipated revenue is therefore \$1,824,163.

These reductions in revenue will be offset as follows:

1. Transfer 0.8 FTE for a Development/Redevelopment Program Manager to the Redevelopment Agency budget. This position will now perform redevelopment-related functions rather than CDBG-eligible activities.
2. Reduce appropriation for operations and maintenance in CDBG Administration and Residential Lending by approximately \$90,000.
3. Make the require debt service payment on the Section 108 Loan used to finance the development of the Martin Luther King, Jr. Plaza project (the old Merritt College site) with \$900,000 of unspent housing rehabilitation funds available from prior years.
4. Shift funding for \$614,000 of homeless services from HUD-CDBG Fund (2108) to Miscellaneous Grants Fund (2999) and use \$614,000 of accumulated program income currently allocated for housing rehabilitation loans to cover those costs.

The HOME Investment Partnership Grant has been reduced by \$173,306, which includes a reduction of \$40,224 in the portion of the grant earmarked for the American Dream Downpayment Initiative. In addition, anticipated program income (loan repayments) has been reduced by \$500,000 due to the downturn in the housing market. The total reduction in anticipated revenue is \$673,306.

These reductions in revenue will be offset as follows:

1. Reduce funding for operations and maintenance in HOME Administration by \$14,389.
2. Reduce funding for the American Dream Downpayment Initiative by \$40,224.
3. Reduce funding for housing development activities awarded through the annual NOFA process by \$119,774.
4. Although program income, which is budgeted for loans for rehabilitation of single-family homes, has been reduced by \$500,000, staff proposes to increase the appropriation to \$800,000 and cover those expenditures with loan repayments already on hand from prior years.

The grant funds will be appropriated into HUD-CDBG (Fund 2108), HUD-HOME (Fund 2109); and HUD-HOPWA and HUD ESG (Fund 2999). Within each of these Organizations there are a variety of Project Numbers and Account Names.

Grant Programs	Anticipated Program Income	Prior Year Funds	Grant Amount	Revised Appropriations for FY 2008-09 Mid-Cycle Budget
CDBG	\$1,070,478	\$1,012,000	\$8,326,488	\$10,408,966
Housing				\$ 4,577,511
Economic Development				\$ 1,490,421
Public Services & Infrastructure/ Neighborhood Improvements				\$ 1,978,240
Administration/Fair Housing				\$ 1,462,794
Section 108 Loan Repayments				\$ 900,000
HOME		\$800,000	\$4,278,160	\$ 5,078,160
American Dream Downpayment Initiative (ADDI)			\$ 27,271	\$ 27,271
HOPWA			\$ 1,952,000	\$ 1,952,000
ESG			\$ 372,694	\$ 372,694
TOTAL	\$1,070,478	\$1,812,000	\$14,956,613	\$17,839,091

BACKGROUND

The United States Department of Housing and Urban Development (HUD) allocates federal funds to eligible localities for housing and community development activities. These funds are from HUD's Community Planning and Development (CPD) formula grant programs – CDBG, HOME, ESG and HOPWA. Federal regulations require jurisdictions participating in these programs to prepare a five-year Consolidated Plan to assess affordable housing and community development needs. The City submitted its third 5-year Consolidated Plan on June 30, 2005. This Consolidated Annual Action Plan describes the actions that will be undertaken in FY 2008-09 to address the housing and community development priorities that were identified in the Five-Year Strategy for July 1, 2005 – June 30, 2010.

HUD-Required Citizen Participation Process for Consolidated Plan

HUD regulations require that at least two public hearings be held during each Consolidated Plan program year cycle. The public hearings must include an assessment of housing and community development needs, a review of past program performance, and review and comment of the proposed Action Plan. At least one of these hearings must be held before the proposed plan is published for comment.

- A public hearing was held at the City Council meeting of September 19, 2007 to review FY 2006-07 evaluation and performance of funded projects. The Executive Summary of

Item: _____
 CED Committee
 April 8, 2008

the FY 2006-07 Consolidated Annual Performance Evaluation Report (CAPER) is attached for your review (Attachment A).

A Public Hearing will be held Tuesday, May 6, 2008 in the City Council Chambers. A notice was published in the Oakland Tribune, Post and El Mundo newspapers April 6 and 8, 2008 announcing the availability of the draft Plan and the date, time and purpose of the Public Hearing.

KEY ISSUES AND IMPACTS

Program Funding Reductions

As described in the Fiscal Impact section, both the CDBG and HOME grant have suffered significant reductions in both grant funding and projected program income for FY 2008-09.

The FY 08-09 CDBG grant is reduced by \$323,405 and has been reduced by \$2,341,512 for a total reduction of 20% since 2001. In addition, the slowdown in the housing market has reduced "program income" derived from due on sale loan repayments by \$1,500,758. The anticipated revenue has been reduced by a total of \$1,824,163.

The CDBG budget situation is further exacerbated by the need to make debt service payments of \$900,000 on the Section 108 Loan used to finance the development of the Martin Luther King, Jr. Plaza project at the old Merritt College site. At the time the project was sold to Children's Hospital of Oakland Research Institute (CHORI), staff advised the City Council that there would be insufficient proceeds to fully repay the loan. This was discussed again as part of a staff report to the City Council on January 10, 2006, when it was noted that the reserves for these payments had been exhausted and the City would need to allocate CDBG funds beginning with Fiscal Year 2006-07.

The HOME Investment Partnership Grant has been reduced by \$173,306, including a cut of \$40,224 to the American Dream Downpayment Initiative set-aside portion of the grant. Similar to the CDBG program, income derived by loan repayments has been reduced by \$500,000. The total HOME revenue reduction is \$673,306

These reductions in revenue are being covered through a combination of budget reductions, shifting some staff costs to other funds, and funding some programs from available balances of prior year program income, derived from excessive loan repayments received during the "hot" real estate market, that are currently budgeted for housing rehabilitation programs.

These fixes will resolve the gap for FY 2008-09, but the City will face serious challenges when preparing the biennial budget for FY 2009-11.

If approved by the Council, these changes will be included in the mid-cycle adjustments to the City Budget.

Consolidated Plan Priorities and Strategies

The City's Five-Year Consolidated Plan for Housing and Community Development, adopted in June 2005, includes an extensive community profile that describes the City's service needs for housing, homelessness, economic development, and public services and infrastructure. The Plan also includes a set of priorities and strategies for addressing those needs. As adopted by the City Council, the City's priorities are:

Housing

- Preservation and expansion of the supply of affordable housing
- Assistance to first time homebuyers
- Encouragement of housing rehabilitation and neighborhood improvement
- Provision of rental assistance for extremely low income families
- Prevention and reduction of homelessness
- Expansion of housing opportunities for seniors and persons with special needs.

Homelessness

- Provide outreach and information/referrals to both sheltered and unsheltered homeless persons, enabling them to access the full range of services of the Continuum of Care.
- Maintain and expand, where possible, the existing inventory of emergency shelter beds and hotel/motel vouchers, and implement a winter shelter program.
- Maintain and expand, where possible, the current number of transitional housing units.
- Maintain and expand, where possible, the current inventory of permanent supported housing.
- Expand programs aimed at homeless prevention.
- Provide housing and supportive services to persons with HIV/AIDS who are homeless or at risk of becoming homeless

Non-Housing Community Development

Economic Development

The City's economic development programs are designed to address community needs that include (1) job opportunities for Oakland's unemployed, underemployed and economically disadvantaged residents, (2) private investment to strengthen the tax base and stimulate commercial activity, and (3) elimination of blight and chronic vacancies in the City's 25 neighborhoods.

Specific goals include:

- Attract, retain, and expand job opportunities
- Stimulate private investment to foster Oakland's business growth
- Revitalize neighborhood commercial areas
- Link economic development job opportunities with local job training and placement resources for Oakland's low and moderate income residents
- Create sustainable development projects.

Public Services and Infrastructure (Neighborhood Improvements)

- Social Services for seniors, youth and children
- Hunger relief
- Domestic violence
- Employment, education and job training
- Legal services
- Substance abuse intervention and treatment
- Infrastructure/Neighborhood improvements
- Other social services

PROGRAM DESCRIPTION

Description and Summary of Proposed Annual Action Plan

Staff has prepared a draft Annual Action Plan, now under consideration, which addresses the use of federal grant funds for the second year of the City's third 5-year Consolidated Plan. This document contains specific actions and projects for FY 2008-09 designed to:

- Increase and maintain the supply of affordable supportive housing for low-income and special needs populations, including the homeless.
- Create a suitable living environment through neighborhood revitalization and improvements in public facilities and services.
- Expand economic opportunities for lower income households.

The Annual Action Plan describes actions to be undertaken to address the housing and community development priorities identified in the five-year Strategy. These include housing activities to address the provision of affordable housing to low income families, rehabilitation of the existing housing stock, emergency shelter and transitional housing needs of homeless persons and activities that will be undertaken to prevent homelessness. Non-housing community development includes economic development and public services/infrastructure (neighborhood improvements).

The City will receive the following Federal grant awards for FY 2008-09:

Community Development Block Grant	\$8,326,488
HOME	4,278,160
American Dream Downpayment Initiative	27,271
Emergency Shelter Grant	372,694
<u>HOPWA</u>	<u>1,952,000</u>
TOTAL	\$14,956,613

An additional \$1,070,478 in CDBG program income will be received from housing loan repayments and loan fees that will go into the revolving loan fund, \$800,000 in prior year HOME funds and \$1,012,000 in CDBG prior year funds, for a total of \$17,839,091 available for allocation.

For FY 2008-2009, staff proposes to cover the reductions in revenue by shifting some staff costs, reducing some administrative costs, and funding roughly \$1.5 million in program costs from one-time sources of funds derived from prior year loan repayments. As a result, there will be no reduction in services under the CDBG program. The HOME program will experience small decreases in funding for homebuyer assistance, housing development and program administration.

In accordance with the allocations established by the City Council and consistent with the priorities in the Consolidated Plan and the requirements of the federal grant programs, these funds will be used to address the following priority needs:

- \$9,682,942 from CDBG and HOME to fund housing and homeless activities (includes approximately \$427,816 (4.8%) for HOME program administration, coordination and monitoring).
- \$2,324,694 from HOPWA (\$1,952,000) and ESG (\$372,694) to serve the homeless and persons at risk of homelessness, including persons with HIV/AIDS (includes approximately \$56,392 (2.4%) for administration and monitoring for the HOPWA and ESG programs).
- \$1,490,421 from CDBG for economic development activities.
- \$1,978,240 from CDBG for Public Services and Neighborhood Improvements.
- \$1,462,794 from CDBG for program administration, accounting and audit functions, planning, monitoring and evaluation, and citizen participation.
- \$900,000 from CDBG for payment of principal and interest on the Section 108 loan.

In addition to the funding listed above, the Resources section of the Action Plan describes other federal and non-federal resources (State and local funding as well as private resources), that are

Item: _____
CED Committee
April 8, 2008

reasonably expected to be made available or leveraged during the program year. The Action Plan includes both a general description of strategies and planned actions, and detailed information on each activity proposed for funding

CDBG Funding Recommendations

The funding recommendations for the FY 2008-09 CDBG grant were made during the FY 2007-08 two-year funding process, which was a result of input from the Community Development (CD) District Boards, and the City Administrator. City Council members participated in the deliberations in a variety of ways and there was participation by residents. All programs currently receiving funding provide monthly monitoring reports to ensure the goals and objectives of the contract are being met. Staff is currently conducting financial and program site visits to ensure compliance. The evaluation and performance of these programs will be included in the FY 07-08 Consolidated Annual Performance and Evaluation Report (CAPER) which is due to HUD by September 30, 2008.

Fair Housing and Housing Related Services

The City of Oakland is required by the HUD to fund programs to provide the rental housing related services recommended in the City's Analysis of Impediments to Fair Housing (AI) and the City's Five-Year Consolidated Plan. The services are meant to serve people at risk of losing their housing, living in substandard housing or at risk of homelessness and tenants and landlords who are unaware of their rights and responsibilities. In addition, the services include providing counseling, referral and direct legal assistance to people facing discrimination in housing for all protected classes.

Additionally, HUD passed a mandate effective October 1, 2006, that all HUD funded programs implement a system of Performance Outcome Measures. The Performance Outcome Measures will enable HUD to establish how programs make a difference and it develops a capacity to report on the results and accomplishments of the program.

In May 2007, Council directed staff to re-issue a Request for Qualifications/Proposals (RFQ/P) for Housing Related Services. These services included the following five service areas:

- Information and Referral
- Fair Housing Services
- Landlord/Tenant Dispute Resolution and Education
- Fair Housing Audit
- Direct Legal Services

In the past, the City's Community Development Block Grant Unit (CDBG) provided these services through a series of contracts and any person seeking assistance would be required to make several phone calls to different agencies in order to find the appropriate service or services. Each agency had a different intake procedure, different information and referral processes and different databases. Clients might be referred to a different agency each time they described

their situation. The City funded several organizations to provide these duplicative services and, when a person called several organizations, the person was counted as a client served multiple times. This made it difficult to evaluate the effectiveness of each project and the housing service provision as a whole. It also created a problem for reporting Performance Measures to HUD.

The CDBG Unit has been working with the existing contract providers for several years to correct the duplicative services and duplicative client information and to provide a single-point-of-entry system that provides better customer service and allows the City to better monitor the services provided, but has been unable to reach a collaborative approach.

During the development of the RFP/Q, staff realized that an intake system would have to be developed in advance of July 1, 2008 when the new contracts begin. Staff researched developing a new database system using several possible programs. In the end, it was decided to work with an existing database system with a contractor that is familiar with the reporting requirements of housing services providers, as well as those of HUD and the City. This system is managed by Eden I & R and has been used to provide housing search for Oakland residents for many years. In addition, the system would be able to use the Eden I & R 2-1-1 phone number to provide the intake. Staff has negotiated with Eden I & R and they have developed a scope and budget of \$50,000 in order to get the Housing Related Services Intake, Referral and Data Collection/Reporting System ready for a July 1, 2008 start date.

The RFP/Q for Housing Related Services was issued on November 30, 2007. A mandatory pre-proposal meeting was held on January 8, 2008 and eight organizations attended. Proposals were due at 5 p.m. on February 1, 2008 and only one proposal was delivered on time. Another proposal which was substantially incomplete, was delivered after the 5 p.m. deadline.

The complete proposal was from a housing collaborative formed by Eden I&R with East Bay Community Law Center (EBCLC), Centro Legal de la Raza (Centro Legal) and the Center for Independent Living (CIL) as subcontractors. This proposal included the service areas Information and Referral, Landlord/Tenant Dispute Resolution and Education and Direct Legal Services. Staff met with the bidder and subcontractors and negotiated with them to provide the Fair Housing Services as well. Due to the new CDBG budget cuts, it has been decided to drop the Fair Housing Audit portion of the RFP/Q.

If approved by the Council, the contract with Eden I & R, the lead agency for the Housing Related Services Collaborative, to provide Housing Related Services will be for the period of April 1, 2008 to June 30, 2009.

Additionally, the Institute of Urban and Regional Development will provide due diligence (review contracts, HUD guidelines, etc.), interview active providers of housing related services, develop a client intake flow chart, work with Eden I&R to create a database for client intake, oversee the review process between providers and the City, assist in database revisions and monitor implementation of the new single point of entry/database system. IURD will also be involved in the first year of the process and provide staff with an evaluation to use when planning the process of providing Housing Related Services going forward.

Item: _____
CED Committee
April 8, 2008

IURD is uniquely qualified to perform these duties because of their ability to draw staff from the disciplines needed to adequately complete and evaluate this process, including Housing, Law, Public Policy and/or Information Technology.

Public Review and Comment

Copies of the draft Plan were made available beginning Tuesday, April 8, 2008 for a 30-day comment period and have been placed on file at the main branch of the Oakland Public Library and are available from both the Community & Economic Development Agency and the Office of the City Clerk, and is also available on the City's web site at www.oaklandnet.com/government/hcd. Notices have been distributed to a variety of nonprofit housing organizations, homeless service providers, public agencies and commissions, and other interested parties.

Written public comments will be accepted by the Community & Economic Development Agency through Friday, May 9, 2008. Staff will then revise the Annual Action Plan consistent with such comments and City Council direction, and will include a summary of all written comments received and a discussion of how such comments were included, or an explanation as to why such comments were not included in the final Annual Action Plan.

SUSTAINABLE OPPORTUNITIES

Economic: As noted in this report, a significant portion of CDBG funds are used to promote economic development, employment, public facilities and infrastructure for the benefit of low and moderate income communities.

Environment: Many activities funded by federal housing and community development grants address such issues as removal of blight and the abatement of environmental hazards such as lead-based paint and other hazardous building conditions. Housing rehabilitation and new construction programs encourage contractors to use green building techniques, including energy-efficient design, use of recycled building materials, and water-conserving fixtures and landscaping.

Social Equity: By definition, these programs are targeted to improving conditions for low and moderate income communities.

DISABILITY AND SENIOR CITIZEN ACCESS

Many of the grants and loans funded by federal housing and community development grant funds are used to provide housing, facilities and services for senior citizens and persons with disabilities. All new housing constructed with federal funds must provide accessibility features for persons with disabilities.

RECOMMENDATION

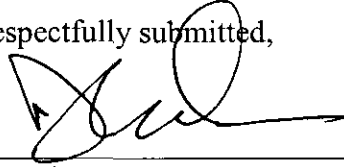
Staff is recommending the following:

- Direct staff to receive and review public comments on the draft Annual Action Plan for FY 2008-09
- Direct staff to prepare and submit the final plan by May 15, 2008 to HUD.
- Appropriate FY 2008-09 grant receipts for the CDBG, HOME, HOPWA, and ESG programs.
- Appropriate \$1,070,478 in Program Income and any amounts in excess thereof for Housing Rehabilitation Programs.
- Reprogram \$1,012,000 in current year excess funds to offset FY 08-09 shortfalls for Section 108 Loan Repayment and Homeless Services.
- Negotiate and enter into a contract with Eden I &R, the lead agency for the Housing Related Services Collaborative, to provide Housing Related Services in an amount not to exceed \$550,000 for the Period of April 1, 2008 to June 30, 2009.
- Negotiate and enter into a contract with Institute of Urban and Regional Development (IURD) to provide analysis and development assistance to the City and Eden I&R during the development, implementation and evaluation of the Housing Related Services Intake, Referral and Data Collection/Reporting System in an amount not to exceed \$80,000 for the period of April 1, 2008 to June 30, 2009.

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 resolution.*

Respectfully submitted,



Dan Lindheim
Director
Community and Economic Development Agency

Reviewed By:
Sean Rogan, Deputy Director
Housing & Community Development

Prepared By:
Michele Byrd,
CDBG Program Manager

Attachments

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:



Office of the City Administrator

Item: _____
CED Committee
April 8, 2008

EXECUTIVE SUMMARY

(Submitted to HUD on September 30, 2007)

Each year, the City of Oakland receives federal grant funds under the Community Development Block Grant (CDBG), HOME Investment Partnership, Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) Programs. In May 2005, the City submitted to the U.S. Department of Housing and Urban Development (HUD) the required Five Year Consolidated Plan for Housing and Community Development, outlining needs, priorities, strategies and proposed actions for the period of July 1, 2005 through June 30, 2010. In addition, each year, the City prepares the Annual Action Plan prior to the program year, and the Consolidated Annual Performance and Evaluation Report (CAPER) at the end of the program year.

The CAPER provides information on accomplishments in the City of Oakland in meeting goals set forth in the Annual Action Plan of the Consolidated Plan for providing affordable housing, supportive services for the homeless and persons with special needs, and non-housing community development. The CAPER also provides information on the City's progress in meeting five-year goals of the 2005-2010 Consolidated Plan. The following executive summary outlines the program changes and accomplishments for Housing and Homeless, Economic Development and Public Services and Infrastructure program areas for July 1, 2006 through June 30, 2007.

Housing and Homelessness

The Five Year Consolidated Plan established priorities and goals for addressing issues of affordable housing and homelessness. The summary below is organized according to those priority areas.

For the period July 1, 2006 through June 30, 2007, the City's housing programs through CDBG, HOME, Redevelopment and Low/Mod funds achieved the following:

Preservation/Expansion of the Supply of Affordable Housing

Accomplishments

- 216 units of new rental housing were completed in the Altenheim, Lincoln Court, and Percy Abram, Jr. senior housing developments. An additional 835 affordable rental units have been funded and are currently in predevelopment or under construction (555 family units, 260 senior units and 20 units of supportive housing).
- Nine units of new ownership housing were completed. An additional 221 units have been funded and are in predevelopment or under construction.
- 358 units of existing affordable housing have been funded for preservation and renovation, and are currently in predevelopment or under construction.

ATTACHMENT A

- 178 units of public housing have received funding for demolition and reconstruction and are currently in predevelopment or under construction.

Assistance to First-Time Homebuyers

Program Changes

- The maximum purchase price for a single-family home was increased to \$503,500 (95% of the median sales price in Oakland). The purchase price limit for condos is \$389,500.

Accomplishments

- The Homeownership Loan Program closed 49 loans for a total of \$3,662,058. This consisted of 48 loans totaling \$3,587,058 through the Mortgage Assistance Program (MAP) and one (1) loan totaling \$75,000 through the CalHome program.
- These funds leveraged investment of \$10,354,724 in private bank lending, \$1,186,150 in down payments from individual homebuyers and \$1,243,194 in other public funding.
- The American Dream Downpayment Initiative (ADDI) program received and approved eight applications and closed those eight loans in the amount of \$152,554. These loans were combined with loans from the Mortgage Assistance Program to assist very low income families to attain homeownership.
- The Homeownership Education Program completed 12 classes with 482 attendees. Approximately 447 participants completed the program and received certificates.

Housing Rehabilitation and Neighborhood Improvement

Accomplishments

- The Home Maintenance and Improvement Program (HMIP) completed rehabilitation of 26 units of owner-occupied housing at \$75,000 per unit for a total of \$1,950,000. An additional 17 units are underway.
- HMIP benefited the homeowners with remediation of dangerous health and safety issues, including lead paint hazards, as well as housing code violations. The homeowners also benefited from home management counseling, lead hazard risk assessments and consultation, protection from predatory contractors and/or lenders and construction project monitoring provided by staff.
- The Lead Safe Hazard Paint Program (LSHPP) completed 55 homes, resulting in the program significantly exceeding its goals of 20 homes. An additional 30 units are underway.
- The LSHPP benefited clients with exterior improvement of their home, by eliminating health hazards through lead abatement and violations of City codes in their homes.
- The LSHPP leverages fiscal resources by partnering with the Alameda County Lead Poisoning and Prevention Program and receiving reimbursement for lead remediation costs where children under age six reside in the household. For the current year the program has received reimbursements totaling \$125,000.

ATTACHMENT A

- The Access Improvement Program (AIP) completed work on eight (8) units. An additional 10 units are underway.
- Minor Home Repair Program (MHRP) repaired 133 housing units.
- The Emergency Home Repair Program (EHRP) completed repairs on 12 units.
- The EHRP benefits homeowners by providing financial assistance for single-system repairs. Primary repairs performed are roofs, plumbing and sewer system repairs.

Rental Assistance for Persons Displaced by Hurricane Katrina

- Following the devastation caused by Hurricane Katrina, the City Council allocated \$250,000 in HOME funds to be used to assist displacees to rent housing in Oakland. To date, five families are receiving rent subsidies under this program.

Homeless Services

Program Changes

- The City adopted the Permanent Access to Housing (PATH) plan to provide permanent housing with supportive services for homeless individuals and families. Work is underway to create an ongoing pipeline of new projects that bring together capital financing, project-based rental subsidies, and on-site supportive services.

Accomplishments

- Through the Year-Round Shelter program, more than 5,680 individuals and households received shelter, hotel/motel vouchers, food services, rental assistance and additional supportive services.
- An additional 354 persons were assisted through the Winter Emergency Shelter program.
- More than 5,623 units of outreach were provided to the homeless and special needs Oakland population through the City's Homeless Mobile Outreach Program, Housing Opportunities for Persons With AIDS program, Emergency Shelter programs, and Winter Shelter programs.
- Through the City's Transitional/Supportive Housing Programs, 308 families received temporary housing and/or transitional services, assisting each family to become more stable in preparation of accessing permanent housing. 105 families moved into permanent housing and 205 families were transitioned into transitional and other housing during the 2006-07 fiscal year.
- Through the Housing Opportunities for Persons with AIDS program, more than 57 persons living HIV/AIDS and their families in the Contra Costa County portion of the Oakland Eligible Metropolitan Area received facility based housing assistance. The existing inventory of 227 HOPWA living units has been maintained in the Oakland EMA with additional projects underway to produce 466 additional units of affordable housing. Nineteen of these units will be dedicated to persons living with AIDS

ATTACHMENT A

- Through the Hunger Program, more than 180,800 meals were provided through food distributions, hot meals, and the City's Annual Thanksgiving Dinner for the homeless, low-income, and seniors of Oakland.

A table outlining the accomplishments of the Housing and Homeless Services program area is included at the end of the Executive Summary.

Economic Development

Neighborhood Commercial Revitalization (NCR) Program

- Twenty-seven (27) façade projects consisting of 71 storefronts were improved in FY 2006/07 representing a total investment of \$1,442,732.18; \$539,325.75 in CDBG funded façade grants and \$903,406.43 in private funds. \$270,331 is currently encumbered in sixteen (16) projects that are under construction. Another 100+ projects are in the design or bid phase
- During FY 2006/07 NCR staff provided technical assistance to 18 merchant groups and Business Improvement Districts. Assistance included attending meeting to provide information on City programs and services, funding support for promotional events sponsored by merchant groups at the Jack London Gateway Shopping Center, Temescal, Fruitvale Gateway, Dimond, Laurel, Fruitvale, Foothill/Seminary, Millsmont, Foothill/Havenscourt, Foothill/MacArthur, and International Boulevard (Elmhurst CD District) commercial districts. Staff provided an updated resource directory to the Business Improvement Districts (BIDs) to facilitate their access to City staff responsible for service delivery to the BIDs. NCR staff provided assistance to approximately 125 businesses each quarter.
- NCR staff facilitated the establishment of the Fruitvale Property BID of 2006 which was approved by City Council in July 2006. The Temescal/Telegraph, Rockridge, Lakeshore/Lake Park, Montclair and Laurel BIDs were renewed or reauthorized over the course of the fiscal year.

Business Development Services Unit

In FY 06-07, the Business Development Services Unit was involved in a number of activities to support business creation, retention and expansion opportunities through direct and indirect business services:

- Assisted 207 existing businesses remain in Oakland, retained 6,320 jobs in Oakland. Services included regulatory and permitting assistance, commercial security issues, coordination of city services and business opportunity referrals.
- Attracted 12 new businesses which created over 215 employment opportunities. Services included market and demographic information, site location assistance, coordination of city services and permitting and regulatory assistance.
- Facilitated established owners/investors in their acquisition of four major downtown office properties. The investment value represents \$56.6 million and \$116 million new

ATTACHMENT A

rehabilitation or construction investment over the next three years. These acquisitions will lead to:

- Development of a 96,000 sq. ft. data center by 365 Main, 25 jobs projected.
- Restoration of a downtown historic office property and the development of a new major office building by SKS Investments.
- Modernization of a downtown office building by Pacific Real Estate Partners.
- Industrial business activity facilitated by Business Development Services staff included:
 - Acquisition and rehabilitation of the 185,000 sq. ft. former Mothers Cake and Cookies (East Oakland) by Ellis Partners LLC and relocation of DoBake Bakery from West Oakland and Hayward, 250 jobs and the expansion of Sconza Candy Company.
 - Purchase and planned rehabilitation of the 500,000 sq. ft. former Sunshine Biscuits facility (East Oakland) by Fowler Property Acquisition. Through EDA grant, staff coordinated a Design Concept Plan for the reutilization of this property.
 - Renovation of 120,000 sq. ft. Gary Steel (West Oakland) for H&D Supply contractors' warehouse; planned occupancy by end of 2007, job creation potential of 50 new jobs.
 - Successful retention of PS Print (West Oakland), approximately 200 jobs. Staff also facilitated company acquisition of a \$3.65 million Industrial Development Bond through Alameda County and the State of California.
- Secured new \$1 million Strategic Partnership funds from the state treasurer, adding to the \$550,000 loan fund for a total of \$1.55 million for the Brownfield Loan Program.
- Secured an additional \$385,000 from U.S. EPA for the City's Brownfield Cleanup Revolving Loan Program.
- Secured \$185,000 Industrial Corridor Brownfield grant from the EPA for implementation of environmental assessments at the Coliseum and West Oakland BART transit village projects.
- Publication of a new Brownfield Resource Guide to assist developers, property owners and investors in development of contaminated property.
- Initiated the development of a Citywide Retail Enhancement Strategy to improve retail activity and access to consumer goods and services in Oakland downtown and neighborhood commercial districts. In 2006-07, staff and consultants implemented an online shopper survey (over 2,300 responses), held four community meetings, and prepared detailed analysis of Oakland's retail potential. Full study which will include specific area implementation plans will be completed in spring 2008.
- Launched *Retail is Happening in Oakland* newsletter, which reports individual retailer news as well as city retail initiatives and trends.
- City staff completed work related to the \$850,000 RMDZ loan and helped locate raw material for eCullet Company.
- The Economic Gardening pilot program assisted over 60 Oakland businesses in optimizing their web marketing presence and performance. Staff is currently seeking other regional economic development partners to sustain and grow this program.
- Led in creation of the East Bay EcoMetro Guide, a new regional coupon book promoting sustainable and locally owned businesses. Guide will be launched in fall 2007.

ATTACHMENT A

- Led the development of the Business Services Organization (BSO) collaborative, launched in October 2006 to create a forum for training and networking of Oakland nonprofit business services providers. Over 2006-07, staff held four meetings in which representatives of over 50 East Bay providers attended.
- Staff participated in the development of the McKinsey Company's Taking Stock of Oakland's Economy study, sponsored by the Oakland Metropolitan Chamber of Commerce. In addition to serving as resources to the Oakland Partnership project, staff is also participating in the five industry cluster committees.
- Worked with Bay Area World Trade Center (BAWTC) to initiate the development of an international trade strategy for Oakland, including the development of an Oakland World Trade Center.

Commercial Lending

For the current reporting period, July 2006 – June 2007, City staff and community partners have worked to improve existing services and identify gaps in services offered. During this review period, the Commercial Lending staff accomplished the following by utilizing City funded commercial loan programs:

- Collected approximately \$1,015,550 in delinquent and defaulted loans
- Negotiated proposals for the restructurings of one loan
- Received \$1,807,147 in total loan payoffs
- Underwrote 24 new loans to 22 loan clients
- Created opportunities for 60 new jobs and retained 8 jobs in the Oakland economy
- Provided six clients with technical assistance in the development of business/marketing plans
- Created a Coliseum Redevelopment Area Revolving Loan Program, which currently has nine potential loan applicants
- Reconciled HUD 108 loan funds to ensure funds were in the appropriate accounts in accordance to HUD guidelines; and
- Request an EEC HUD 108 drawdown in the amount \$2.6 million from HUD to reimburse loan expenditures that have been disbursed to EEC HUD 108 loan recipients;
- Created Commercial Lending Fiscal Controls and a HUD 108 Procedure Manual

Oakland small business owners and entrepreneurs continue to have access to City services designed to assist in their establishment, growth, stability and viability.

Public Services and Infrastructure (Neighborhood Improvements)

Public Services

- Funding for public service activities were carried out through 28 sub recipient agreements with 26 private nonprofit agencies and one (1) public agency that serve low- and moderate-income persons in the seven Community Development Districts of Oakland. In addition, seven (7) City-administered programs were funded. The programs administered by the non-profits and the city are:

ATTACHMENT A

- **Anti-Crime** – Three (3) programs received funding for the provision of legal assistance, crisis counseling and support services to 1,435 individuals.
- **Employment Education and Training** – Three (3) programs received funding for the provision of employment training and counseling, career advancement opportunities and job referral and placement to 35 individuals.
- **Hunger Relief** - Two (2) programs received funding for the provision of food purchase and distribution services to 673,437 individuals. This also includes the annual Thanksgiving Dinner.
- **Senior Services** – Seven (7) programs received funding for the provision of information & referral, needs assessment, support services, in-home support, companion services, legal services, recreation and physical activities, outreach & education, medical care, hot meals and social services to 1,622 individuals.
- **Miscellaneous Public Services** – Three (3) programs received funding for the provision of computer training, family support and assistance and youth development services to 7,400 individuals.
- **Substance Abuse Intervention and Prevention** – One (1) program received funding for the provision of residential and day treatment services, support services and referral services to 54 individuals.
- **Youth Services** – Fifteen (15) programs received funding for the provision of work experience and career preparation, case management, tutoring and instruction, academic assistance, cultural and life enrichment, health care and education, housing search assistance counseling and support services, leadership development, mentor support, life skills training and safety monitoring services to 3,985 individuals and 75 families.
- **Microenterprise and Business Assistance** – Five (5) programs received funding for the provision of façade improvement, business incubation, microenterprise assistance, training, counseling, organizing and support as well as crime prevention.

Infrastructure (Neighborhood Improvements)

- There was one (1) project awarded funds from the FY 06-07 grant allocated for capital improvements to public service facilities, the project is out to bid and expected to be completed by December 2007.

ATTACHMENT A

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2006-2007)	
	Goal	Actual to Date (2005-2007 only)	Goal	Actual
Expansion of the Supply of Affordable Rental Housing				
	805 Units Built or Underway			
Rental Housing New Construction: Units Built		74	92	0
Rental Housing New Construction: Units Underway		555		555
Preservation of the Supply of Affordable Rental Housing				
	400 Units Built or Underway			
Rental Housing Preservation: Units Built		17	213	0
Rental Housing Preservation: Units Underway		358		358
Public Housing Reconstruction: Units Built		34	54	0
Public Housing Reconstruction: Units Underway		178		178
Expansion of the Supply of Affordable Ownership Housing				
	105 Units Built or Underway			
Ownership Housing Construction: Units Built		28	15	9
Ownership Housing Construction: Units Underway		229		229
Expansion of Ownership Opportunities for First-Time Homebuyers				
Mortgage and Down Payment Assistance	565 Households	89	70	49
Housing Counseling	Prepare Residents	1,249	175	1,249
Mortgage Credit Certificates	100 Households	0	0	3
Improvement of Existing Housing Stock				
	1440 Housing Units			
Owner-Occupied Housing Rehabilitation: Units Completed		472	195	226
Owner-Occupied Housing Rehabilitation: Units Underway		47		47

ATTACHMENT A

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2006)	
	Goal	Actual to Date (2005-2006 only)	Goal	Actual
Provision of Rental Assistance for Extremely Low and Low Income Families				
Tenant Based Rental Assistance	Maintain Current Level of Assistance	10	0	10
Provision of Supportive Housing for Seniors and Persons with Special Needs				
Senior Housing Development: Units Built	400 Units Built or Underway	216	217	216
Senior Housing Development: Units Underway		260		260
Special Needs Housing Development: Units Built		0	0	0
Special Needs Housing Development: Units Underway		20		20
Access Improvement: Units Completed	40 Housing Units	23	8	8
Access Improvement: Units Underway		10		10
Removal of Impediments to Fair Housing				
Referral, Information, and Counseling to Residents w/Disabilities	500 Households	1,306	230	600
Referral, Information, and Counseling to Residents	2500 Households	10,592	2,144	3,365
Discrimination Education and Investigation	100 Households	1,068	196	886

ATTACHMENT A

Housing and Homelessness Goals and Accomplishments, Five Year and Current Year

	5-Year (2005-2010)		Current Year (FY 2005-2006)	
	Goal	Actual to Date (2005-2006 only)	Goal	Actual
Prevention and Reduction of Homelessness and Elimination of Chronic Homelessness				
Outreach and Information Referral				
Homeless Mobile Outreach Program	5,000 People	1,418	1,000	747
Health Care for Homeless	500 People	96	100	96
Other Outreach Services	1,225 People	6,756	245	4,780
Information and Referral Services	4,000 People	6,438	787	5,617
Emergency Shelters and Services				
Existing Year-Round Emergency Shelter System	9,000 People	7,300	1,800	5,391
Winter Shelter	6,000 People	1,799	1,200	354
Emergency Shelter Hotel/Motel Voucher Program	2,200 People	576	441	289
Transitional Housing				
Existing Transitional Housing Facilities	750 Families	287	441	126
Transitional Housing Jobs Campus at Oakland Army Base		0		0
Supportive Services Program				
Homeless Prevention				
Rental Assistance	1,000 Individuals/Families	196	216	183
Eviction Prevention	1,000 Individuals/Families	196	216	183
Legal Assistance	1,200 Cases	4,836	240	1,728
Housing Counseling	1,700 Cases	1,339	355	335
Tenant Education Program	550 Cases	790	115	790
Linked HIV/AIDS				
Service-Rich Housing for PLWAA and Families	55 People	17	11	0
Services and Referral	3,000 People	621	600	57
Permanent Housing	300 Units	92	100	57

OFFICE OF THE CITY CLERK
OAKLAND

2008 MAR 27 AM 9:49

APPROVED AS TO FORM AND LEGALITY:

D. Bialosky
DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C. M. S.

RESOLUTION 1) AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE AND SUBMIT THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR FISCAL YEAR 2008-09 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; 2) AUTHORIZING THE CITY ADMINISTRATOR TO ACCEPT AND APPROPRIATE FUNDS TOTALING \$14,956,613 FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP, EMERGENCY SHELTER GRANT AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM AS PART OF THE OF THE CITY'S FY 08-09 BUDGET; 3) AUTHORIZE THE CITY ADMINSTRATOR TO APPROPRIATE \$1,070,478 IN PROGRAM INCOME AND ANY AMOUNTS IN EXCESS THEREOF FOR HOUSING REHABILITATION AS PART OF THE CITY'S FY 08-09 BUDGET; 4)AUTHORIZE THE REPROGRAMMING OF \$1,012,000 IN CURRENT YEAR EXCESS FUNDS TO OFFSET FY 08-09 SHORTFALLS FOR SECTION 108 LOAN REPAYMENT AND HOMELESS SERVICES AS PART OF THE CITY'S FY 08-09 BUDGET

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the City of Oakland prepare and submit a Consolidated Plan as a condition for receiving federal funds for housing and community development activities; and

WHEREAS, the Consolidated Plan should be submitted to HUD by May 15, 2008, but no later than the end of the City's current fiscal year; and

WHEREAS, the City has published a draft of the Consolidated Plan Annual Action Plan 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 as identified in the Consolidated Plan;

Community Development	
Block Grant (CDBG)	\$8,326,488
HOME	4,278,160
American Dream Downpayment	
Initiative (ADDI)	27,271
Emergency Shelter Grant	372,694
HOPWA	1,952,000

and

WHEREAS, a public hearing will be held May 6, 2008, to solicit public comment on the proposed Consolidated Plan including consideration of the categorical allocation of CDBG funds to programs and projects for FY 2008-09; and

WHEREAS, funding recommendations for the FY 2008-09 CDBG grant were made during the FY 2007-08 process; and

WHEREAS, the previous CDBG FY 2007-09 Adopted Budget included \$2.5 million in "program income," which represents funds received as repayments of loans made to low income homeowners to rehabilitate their homes; and

WHEREAS, in the past year the CDBG program income has fallen sharply due to the downturn in the housing market; and

WHEREAS, estimated revenue for FY 2008-09 from Program Income is \$1,070,478; and

WHEREAS, there is a need for funds to make up the shortfall in the program income and the cut in grant allocation to cover the Section 108 Loan Repayment and Homeless Services; and

WHEREAS, there is \$1,012,000 available in CDBG current year excess funds to make up the shortfall in the program income and the cut in grant allocation to cover the Section 108 Loan Repayment and Homeless Services; now therefore, be it

RESOLVED: That the City Council hereby authorizes and directs the City Administrator, and/or her designee, to prepare the final Consolidated Plan, consistent with the draft Action Plan 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 her 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 City's Consolidated Plan; and be it

FURTHER RESOLVED: That the City Council hereby accepts and appropriates the HUD funds totaling \$14,956,613 and authorizes the City Administrator or her designee to amend the appropriated amounts for FY 2008/09 to reflect actual grant receipts for the programs identified in the final Consolidated 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 for FY 2008-09 the City Council hereby appropriates Program Income totaling \$1,070,478 and appropriates any Program Income in excess of \$1,070,478 to Housing Rehabilitation Programs to allow for additional funding of loans or grants; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to approve any amendments to the Consolidated Plan, and any amendments, modifications or extensions of FY 2008-09 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 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 allocates \$1,012,000 of CDBG current year excess funds to make up the shortfall in the program income and the cut in grant allocation to cover the Section 108 Loan Repayment and Homeless Services; and be it further

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to conduct negotiations, execute documents, and take any other action with respect to the project and the allocation of CDBG funds 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

2008 MAR 27 AM 9:49


DEPUTY CITY ATTORNEY**OAKLAND CITY COUNCIL**

RESOLUTION NO. _____ C. M. S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO
1)NEGOTIATE AND ENTER INTO A CONTRACT WITH EDEN
INFORMATION AND REFERRAL, INC. (EDEN I&R) THE LEAD
AGENCY FOR THE HOUSING RELATED SERVICES
COLLABORATIVE TO PROVIDE HOUSING RELATED SERVICES IN
AN AMOUNT NOT TO EXCEED \$550,000 FOR THE PERIOD OF APRIL
1, 2008 TO JUNE 30, 2009; and 2) NEGOTIATE AND ENTER INTO A
CONTRACT WITH INSTITUTE OF URBAN AND REGIONAL
DEVELOPMENT (IURD) TO PROVIDE ANALYSIS AND
DEVELOPMENT ASSISTANCE TO THE CITY AND EDEN I&R
DURING THE DEVELOPMENT, IMPLEMENTATION AND
EVALUATION OF THE HOUSING RELATED SERVICES INTAKE,
REFERRAL AND DATA COLLECTION/REPORTING SYSTEM IN AN
AMOUNT NOT TO EXCEED \$80,000 FOR THE PERIOD OF APRIL 1,
2008 TO JUNE 30, 2009.

WHEREAS, the City of Oakland is required by the U.S. Department of Housing and Urban Development (HUD) to fund programs that provide rental housing related services recommended in the City's Analysis of Impediments to Fair Housing (AI) and the City's Five Year Consolidated Plan; and

WHEREAS, HUD passed a mandate effective October 1, 2006, that all HUD funded programs implement a system of Performance Outcome Measures.; and

WHEREAS, the City of Oakland would like to provide a single point of entry system that provides better customer service and allows the City to obtain data and monitor the Performance Outcomes of the housing related services provided; and

WHEREAS, on November 30, 2007, the Community Development Block Grant Program issued a Request for Proposals/Qualifications to provide housing related services; and

WHEREAS, a housing collaborative formed by Eden I&R with East Bay Community Law Center (EBCLC), Centro Legal de la Raza (Centro Legal) and the Center for Independent Living (CIL) as subcontractors submitted a comprehensive proposal and was recommended to receive funding for this contract; and

WHEREAS, the City of Oakland would like to enter into a contract with the housing collaborative formed by Eden I&R with East Bay Community Law Center (EBCLC), Centro

Legal de la Raza (Centro Legal) and the Center for Independent Living (CIL) as subcontractors to provide Information and Referral, Landlord/Tenant Dispute Resolution, Fair Housing Services and Education and Direct Legal Services; and

WHEREAS, the City of Oakland would like to enter into an agreement with the Institute of Urban and Regional Development (IURD) to provide due diligence (review contracts, HUD guidelines, etc.), interview active providers of housing related services, develop client intake flow chart, work with Eden I&R to create a database for client intake, oversee review process for providers and the City, assist in database revisions and monitor implementation of the new single point of entry/database system; and

WHEREAS, funding exists in the CDBG Administration Budget (Fund: 2108, Org 88949, Project G06250); now, therefore, be it

RESOLVED: That the City Administrator, or her designee, is hereby authorized to negotiate and enter into a contract with Eden I&R with East Bay Community Law Center (EBCLC), Centro Legal de la Raza (Centro Legal) and the Center for Independent Living (CIL) in an amount not to exceed \$550,000 for the period April 1, 2008 to June 30, 2009 for Information and Referral, Landlord/Tenant Dispute Resolution, Fair Housing Services and Education and Direct Legal Services; and be it

FURTHER RESOLVED: That the City Administrator or her designee, is hereby authorized to negotiate and enter into an agreement with IURD in an amount not to exceed \$80,000 to provide analysis and development assistance to the City and Eden I&R during the Development, Implementation and Evaluation of the Housing Related Services Intake, Referral and Data Collection/Reporting System for the period of April 1, 2008 to June 30, 2009; and be it

FURTHER RESOLVED, That funding will be provided from the CDBG Administration Budget (Fund: 2108, Org 88949, Project G06250); and be it

FURTHER RESOLVED: That the City Administrator, or her designated representative, is hereby authorized to approve any subsequent amendments, or modifications or extensions of said agreement, excepting those related to increasing the amount of the contract above the amounts authorized under this Resolution, provided that such amendments or extensions shall be approved as to form and legality by the office of the city Attorney and filed with the Office of the City Clerk.

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