

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

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 APR 13 PM 6:20

TO: Office of the City/Agency Administrator  
ATTN: P. Lamont Ewell, Interim City Administrator  
FROM: Community and Economic Development Agency  
DATE: April 26, 2011

RE: An Agency Resolution Authorizing a Contribution of \$100,000 from Central City East Redevelopment Funds To The City of Oakland Under the Cooperation Agreement To Undertake Disabled Access Improvements To The Facility Located at 655 International Boulevard in Clinton Park; and

A City Resolution Accepting a Contribution of \$100,000 From the Redevelopment Agency Under the Cooperation Agreement To Undertake Disabled Access Improvements To The Facility Located at 655 International Boulevard in Clinton Park

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**SUMMARY**

The Redevelopment Agency staff request approval of a resolution authorizing the Agency Administrator to contribute \$100,000 of redevelopment funds to the City of Oakland for improvements to address the American with Disabilities Act (ADA) requirements to a City-owned building located in Clinton Park in the Central City East Redevelopment (CCE) area. CEDA staff also requests approval of a City Resolution accepting a contribution of \$100,000 of Central City East Redevelopment funds to undertake the ADA improvements to the facility located at 655 International Boulevard in Clinton Park.

The Clinton Park building was constructed in 1949 and is in fair condition. The funds will pay for access improvements to the single story facility in order to comply with ADA regulations. The scope of work consists of renovation of one men's and one women's restroom, the addition of a shallow ramp to the interior courtyard, hazardous materials assessment, replacement of door knobs with lever handles, relocation of fire extinguishers, and minor associated work.

**FISCAL IMPACT**

The \$100,000 will come from Central City East Tax Increment Funds Entity 5, Fund 9540, Project S233310, and Program 0000 to fund the ADA improvements to the facility. The project will be supplemented by \$50,000 from ADA funds, also known as 5200 funds, from the City of Oakland's ADA Programs Division for the renovation. The use of Central City East funds for this project will not impact the General Fund.

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CED Committee  
April 26, 2011

## BACKGROUND

The American with Disabilities Act (ADA) improvements to the building will meet the ADA improvements required by Federal and State grants. The tenant, the Vietnamese American Community Center of the East Bay, provides many services to the community including services to seniors and anti-crime programs available to the community.

If the ADA improvements are not met, the existing organization will not be able to receive Federal grants. The City of Oakland's goal is to keep the facility occupied. When the facility is not occupied it becomes blight to Clinton Park and the immediate community. In the past, when it was vacant, the property was damaged and boarded up. With a tenant in the property less crime occurs in the Park, since the users of the facility can keep an eye on Clinton Park and maintain the building.

## KEY ISSUES AND IMPACTS

If the \$100,000 is not awarded and the Agency does not make a contribution to the City for the ADA improvements, the Vietnamese American Community Center of the East Bay may not be eligible to receive a grant from the Community Development Block grant program to pay for services. The District 2 Community Development Block Grant advisory board has recommended that the current tenant of the Clinton Park Building, the Vietnamese American Community Center of the East Bay (VACCEB), be awarded \$65,000 in each of the next two fiscal years (FY 2011-12 and FY 2012-13) for its anti-crime program and senior services. VACCEB moved its program into the building last summer when the Oakland Unified School District's Adult Education Program lost its funding and no longer needed the space, which it had leased since the 1990s. Merchants surrounding the park are very pleased that the building is being used. Activity in the building and added eyes on the park increase safety in the area. They are concerned that the building not become vacant and the park a vector for problem behavior. Vietnamese seniors are particularly pleased as they were quite cramped in their previous location, a storefront on International Boulevard and 1<sup>st</sup> Ave.

In addition, in the past, this building has been subject to vandalism and crime; having the community center occupied has proven to be an effective deterrent to these occurrences. The ADA improvements will assist in addressing blight in the Clinton Park area by allowing a tenant to remain in the property and prevent the recurrence of vandalism and crime in the park and surrounding area.

## PROJECT DESCRIPTION

The Clinton Park building was constructed in 1949 and is in fair condition. The funds will pay for access improvements to the single story facility so that it will be compliant with ADA regulations. The scope of work consists of renovation of one men's and one women's restroom, the addition of a shallow ramp to the interior courtyard, hazardous materials assessment, replacement of door knobs with lever handles, relocation of fire extinguishers, and minor associated work.

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April 26, 2011

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** The funds will pay for the ADA improvements to the building located in Clinton Park. This will allow the existing tenant to remain in the facility which may prevent vandalism and crime in the park. Clinton Park is located in the middle of the EastLake commercial corridor, a major commercial and retail area in this neighborhood. Maintaining Clinton Park clean and without crime has a positive impact on the commercial corridor and the businesses located in the area.

**Environmental:** This project will have no impact on the environment.

**Social Equity:** The funds will pay for ADA improvements which will assist low-income seniors and/or disabled residents to access services provided by the Vietnamese American Community Center of the East Bay (VACCEB).

## **DISABILITY AND SENIOR CITIZEN ACCESS**

The funds will pay for ADA improvements to the facility located in Clinton Park. The improvements will serve seniors and/or disabled people so that they can have access to the facility and the services provided by the organization at the site.

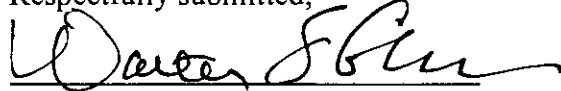
## **RECOMMENDATION AND RATIONALE**

Staff recommends that the Council approve a contribution of \$100,000 from Central City East Redevelopment funds to the City of Oakland to pay for American with Disabilities Act improvements to the facility located in Clinton Park in Central City East Redevelopment Area. This work will assist with the elimination of blight within the Project Area and will provide much needed rehabilitation assistance to the building for ADA improvements.

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

Staff request approval of Agency and City resolutions to provide \$100,000 to the City of Oakland for ADA improvements to the facility located in Clinton Park.

Respectfully submitted,



Walter S. Cohen, Director  
Community and Economic Development Agency

Reviewed By:  
Gregory Hunter, Deputy Director  
Economic Development and Redevelopment

Reviewed By:  
Larry Gallegos,  
East Oakland Redevelopment Area Manager

Prepared by:  
Theresa Navarro-Lopez, Urban Economic Analyst IV  
Central City East Redevelopment Division

**APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:**




Office of the City/Agency Administrator

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

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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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**AN AGENCY RESOLUTION AUTHORIZING A CONTRIBUTION OF \$100,000 FROM CENTRAL CITY EAST REDEVELOPMENT FUNDS TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT TO UNDERTAKE DISABLED ACCESS IMPROVEMENTS TO THE FACILITY LOCATED AT 655 INTERNATIONAL BOULEVARD IN CLINTON PARK**

**WHEREAS**, the Clinton Park facility is a public facility owned and operated by the City of Oakland, and located within the Central City East Redevelopment Project Area at 655 International Boulevard; and

**WHEREAS**, the Clinton Park facility is in need of disabled access improvements to meet federal and state requirements; and

**WHEREAS**, the proposed disabled access improvements to the Clinton Park facility funded by the Redevelopment Agency are consistent with and will further the purposes of the Central City East Redevelopment Plan and its Five-Year Implementation Plan, including but not limited to the elimination of blight; and

**WHEREAS**, the City and Agency agree that improving public facilities is one of the goals of the Central City East Redevelopment Project and that the proposed project will improve the quality of life for residents and businesses throughout the Project Area and will complement and enhance other economic development and redevelopment efforts along the International Boulevard commercial corridor; and

**WHEREAS**, the City and 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 Redevelopment Agency financial contributions and other assistance to support City public improvements; and

**WHEREAS**, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency to pay for the installation cost or construction of publicly-owned facilities, if the legislative body has consented to such funding and has made certain findings; and

**WHEREAS**, Section 33679 of the California Health and Safety Code provides that, prior to the use of tax increment funds for improvements to a public building, the legislative

body must hold a noticed public hearing and make available to the public a summary of the proposed funding; and

**WHEREAS**, the City Council has held a public hearing and is consenting to the use of Agency funding for the project pursuant to Sections 33445 and 33679 of the California Health and Safety Code; now, therefore, be it

**RESOLVED**: That the Agency hereby authorizes and allocates a contribution of Redevelopment Agency funds to the City under the Cooperation Agreement in an amount up to \$100,000 for the Clinton Park improvements project, and appropriates such funds to the Clinton Park Improvements project; and be it further

**RESOLVED**: That Agency funds in an amount not to exceed \$100,000 are allocated and appropriated to the project from the Oakland Redevelopment Agency Entity (5), Central City East Operations (9540), Central City East Redevelopment Organization (88699), and Central City East Operations Project (S233310); and be it further

**RESOLVED**: That the Agency hereby finds and determines as follows:

1. That the funding of the Clinton Park improvements will benefit the Central City East Redevelopment Project Area by improving physical conditions at a public facility that prevent or substantially hinder the viable use of the facility and that is a blighting influence in the Central City East Project Area, complementing and enhancing other economic development and redevelopment efforts along the International Boulevard commercial corridor within the Project Area, and enhancing recreational and service facilities for residents of the Project Area;
2. That due to fiscal constraints on the City's general fund and the high number of capital projects competing for limited City funds, the City's Capital Improvement Program budget is unable to provide financing for the Clinton Park facility and therefore no other reasonable means of financing are available to the City other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Central City East Project Area for the Clinton Park project is consistent with the implementation plan adopted for the Central City East Project Area; and be it further

**RESOLVED:** That the Agency Administrator or his or her designee is hereby authorized to take whatever actions are necessary with respect to this project consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

AYES-            BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAFF, AND  
                      CHAIRPERSON REID

NOES-


ABSENT-

ABSTENTION-

Attest: \_\_\_\_\_

LATONDA SIMMONS  
Secretary of the Redevelopment Agency  
of the City of Oakland

2011 APR 13 PM 6:20

  
DEPUTY CITY ATTORNEY

## OAKLAND CITY COUNCIL

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

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**A RESOLUTION ACCEPTING A CONTRIBUTION OF \$100,000 FROM THE REDEVELOPMENT AGENCY UNDER THE COOPERATION AGREEMENT TO UNDERTAKE DISABLED ACCESS IMPROVEMENTS TO THE FACILITY LOCATED AT 655 INTERNATIONAL BOULEVARD IN CLINTON PARK**

**WHEREAS**, the Clinton Park facility is a public facility owned and operated by the City of Oakland, and located within the Central City East Redevelopment Project Area at 655 International; and

**WHEREAS**, the Clinton Park facility if not improved for accessibility improvements may become blighted and in need of other improvements; and

**WHEREAS**, the City wishes to make disabled access improvements to the single story facility so that it will be compliant with federal and state regulations, including renovation of one men's and one women's restroom, the addition of a shallow ramp to the interior courtyard, hazardous materials assessment, replacement of door knobs with lever handles, relocation of fire extinguishers, and minor associated work; and

**WHEREAS**, the City and Agency agree that improving public facilities is one of the goals of the Central City East Redevelopment Project and that the proposed Clinton Park improvements will improve the quality of life for residents and businesses throughout the Project Area and will complement and enhance other economic development and redevelopment efforts along the International Boulevard commercial corridor; and

**WHEREAS**, the City and 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 Redevelopment Agency financial contributions and other assistance to support City public improvements; and

**WHEREAS**, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency to pay for the installation cost or construction of publicly-owned facilities, if the legislative body has consented to such funding and has made certain findings; and

**WHEREAS**, Section 33679 of the California Health and Safety Code provides that, prior to the use of tax increment funds for improvements to a public building, the legislative body must hold a noticed public hearing and make available to the public a summary of the proposed funding; and



**WHEREAS**, the Redevelopment Agency has approved a contribution of \$100,000 in Central City East funds to the Clinton Park project; and

**WHEREAS**, the City Council has held a public hearing on the proposed use of Agency funding for the Clinton Park project; now, therefore, be it

**RESOLVED**: That the City Council hereby consents to and accepts a contribution of Redevelopment Agency funds under the Cooperation Agreement in an amount up to \$100,000 for the Clinton Park improvements project, and appropriates such funds to the Clinton Park improvements project; and be it further

**RESOLVED**: That the City Council hereby finds and determines as follows:

1. That the funding of the Clinton Park improvements will benefit the Central City East Redevelopment Project Area by improving physical conditions at a public facility that prevent or substantially hinder the viable use of the facility and that is a blighting influence in the Central City East Project Area, complementing and enhancing other economic development and redevelopment efforts along the International Boulevard commercial corridor within the Project Area, and enhancing recreational and service facilities for residents of the Project Area;

2. That due to fiscal constraints on the City's general fund and the high number of capital projects competing for limited City funds, the City's Capital Improvement Program budget is unable to provide financing for the Clinton Park facility and therefore no other reasonable means of financing are available to the City other than Redevelopment Agency funding;

3. That the use of tax increment funds from the Central City East Project Area for the Clinton Park improvements project is consistent with the implementation plan adopted for the Central City East Project Area; and be it further

**RESOLVED**: That the City Administrator or his or her designee is hereby authorized to take whatever actions are necessary with respect to this project consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

**PASSED BY THE FOLLOWING VOTE:**

**AYES-** BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF, AND COUNCIL PRESIDENT REID

**NOES-**

**ABSENT-**

**ABSTENTION-**

Attest: \_\_\_\_\_

LATONDA SIMMONS  
City Clerk and Clerk of the Council  
Of the City of Oakland, Califor