

**CITY OF OAKLAND
COUNCIL AGENDA REPORT**

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2005 APR 28 PM 8:00

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Department of Human Services
DATE: May 10, 2005

RE: AN ORDINANCE AUTHORIZING LEASE AGREEMENTS WITH EAST OAKLAND COMMUNITY PROJECT FOR THE FAMILIES IN TRANSITION/SCATTERED SITES PROPERTIES FROM JUNE 1, 2005 THROUGH FEBRUARY 28, 2006 AND THE MATILDA CLEVELAND TRANSITIONAL HOUSING PROPERTY FROM JUNE 1, 2005 THROUGH SEPTEMBER 30, 2006; AND A REDEVELOPMENT AGENCY RESOLUTION AUTHORIZING A LEASE AGREEMENT WITH PHOENIX PROGRAMS, INC. FOR THE HENRY ROBINSON MULTI-SERVICE CENTER (TOURAINÉ HOTEL) FROM JUNE 1, 2005 THROUGH FEBRUARY 28, 2006; SAID ORDINANCE AND RESOLUTION FURTHER AUTHORIZE THE CITY/AGENCY ADMINISTRATOR TO EXTEND SAID LEASES, OR ENTER INTO NEW LEASE AGREEMENTS WITH FUTURE TRANSITIONAL HOUSING PROVIDERS AS NECESSARY, FOR AS LONG AS HUD SUPPORTIVE HOUSING PROGRAM FUNDING REMAINS AVAILABLE WITHOUT RETURNING TO COUNCIL

SUMMARY

A City Ordinance has been prepared authorizing the City Administrator to enter into lease agreements that allow East Oakland Community Project (EOCP) to lease the Families in Transition Scattered Sites properties for the period of June 1, 2005 through February 28, 2006 and the Matilda Cleveland Transitional Housing property for the period of June 1, 2005 through September 30, 2006 for the provision of transitional housing and support services to homeless families. The City owns the nine scattered sites properties and the City currently leases the Matilda Cleveland property from HOPE Housing Development Corporation for one dollar (\$1.00) per year. No rent would be charged to EOCP for the use of these sites to administer the programs on the City's behalf as the City owns most of the properties and there is no funding in the Supportive Housing Program (SHP) grants that fund these programs for rent. The SHP grants do provide funds for maintenance and operations costs, however, and client rents help to offset a small percentage of the maintenance costs.

Additionally, a Redevelopment Agency resolution has been prepared authorizing the Agency Administrator to enter into an agreement that allows Phoenix Programs, Inc. to lease the Henry Robinson Multi-Service Center (Touraine Hotel) for the provision of transitional housing and support services to homeless families under the City's Homeless Families Support Network (HFSN) program for the period of June 1, 2005 through February 28, 2006. Terms of the lease require the tenant, Phoenix Programs, Inc. to pay rent for the building at the rate of \$8,177 per month for a total cost of \$73,593 over the term of the lease. Funding for the lease payments as well as the major portion of the transitional housing program costs is provided by a Supportive

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Housing Program (SHP) grant from the U.S. Department of Housing and Urban Development (HUD). Lease funds are used solely for the upkeep and maintenance of the Henry Robinson Multi-Service Center (HRMSC).

On June 15, 2004 the Oakland City Council authorized a grant agreement with Phoenix Programs for the HUD SHP grant. This report is a follow up to that action, bringing the lease into alignment with the term of the SHP grant's program year and specifying Phoenix Programs, Inc. as the tenant at HRMSC. On December 20, 2004, East Oakland Community Project assumed responsibility for the provision of services and management of the Families in Transition/Scattered Sites (FIT/Scattered Sites) program and Matilda Cleveland Transitional Housing Program (MCTHP) from Travelers Aid Society, the previous provider. This report is a follow up to bring the lease agreements into alignment with the term of the FIT/Scattered Sites grant; program year ending February 28, 2006, and the MCTHP grant program year ending September 30, 2006.

HUD has become more stringent in its requirements for evidencing site control and documentation of legal relationships with Sponsor agencies as part of the Continuum of Care SuperNOFA renewal grant application process. This, in large part is due to HUD's uncertainty of its funds availability from year to year. However, in the past several years, Alameda County has done well in the national competition and has received the highest level of funding in California, second only to Los Angeles County. The City of Oakland has competed well, having all three of our SHP grants renewed each year. But we have seen that HUD has raised the requirements for response each year and anticipate that upcoming renewals will require a higher level of efficiencies in documentation of program supports.

Unlike in previous years, HUD no longer issues multi-year renewal grants, but awards renewals for only one year, renewable on an annual basis. In order to be able to successfully compete and rank highly in this annual competitive process, the City must be able to demonstrate, at the time of the renewal grant applications, its legal relationship with its Sponsor agencies to manage the properties associated with these grants. It is therefore, not only critical that the lease agreements be on cycle with the grants' program years, but that the City/Agency Administrator have the authority to enter into and extend these lease agreements as required in order to appropriately respond to the annual SHP SuperNOFA renewal grant application process.

In addition to authorizing the lease agreements, the proposed ordinance and resolution also authorize the Agency Administrator/City Administrator to extend the term of the leases to run concurrent with the HUD renewal grant funding for program operations at the HRMSC, FIT/Scattered Sites and MCTHP, and/or enter into a lease with providers of future renewal grants for the provision of transitional housing and support services under these three Supportive Housing Program grants, without returning to Council. This is consistent with Council action authorized in Resolution No. 78637 C.M.S on June 15, 2004 wherein the Council authorized the City Administrator to enter into agreements with providers in future program years for the provision of transitional housing under these three SHP renewal grants without returning to Council. This will facilitate the efficiency of the SuperNOFA renewal grant application process. Staff has an established protocol for programmatic and fiscal monitoring of the Sponsor agencies

to assess their adherence with the requirements of the grants and meeting goals and objectives. Staff will update the Council annually on program performance and outcomes.

FISCAL IMPACT

The lease payments for the Henry Robinson Multi-Service Center (Homeless Families Support Network), in the amount of \$73,593, are used for maintenance and upkeep of the building and are under Project G257610, Fund 2103, Organization 78111 (Community Housing Services). There is no additional fiscal impact.

There is no fiscal impact for the Families In Transition/Scattered Sites Program (Project No.G258010) or the Matilda Cleveland Transitional Housing Program (Project No. G257510) and there are no lease costs associated. Other building operating and maintenance costs are part of the grant's operating baseline under Fund 2103, Organization 78111.

BACKGROUND

Henry Robinson Multi-Service Center

The Henry J. Robinson Multi-Service Center (HRMSC), located at 559 Sixteenth Street, was created in response to the Loma Prieta Earthquake of 1989 that destroyed approximately 1,000 low-income housing units and displaced 1,600 people. The City of Oakland's Redevelopment Agency, in conjunction with the County of Alameda, utilized Red Cross and Federal Emergency Management Agency (FEMA) disaster relief funds to acquire the Touraine Hotel, a single room occupancy (SRO) hotel that had been closed by the quake. In 1995, HUD Supportive Housing Program funds were awarded to the City of Oakland to establish and operate the Homeless Families Support Network (HFSN); the Henry Robinson Multi-Service Center served as its housing component.

HFSN operates with a core mandate to provide transitional housing with a full range of support services inside a case management model. The program delivers 54 units (133 beds) of transitional housing, 8 units of emergency shelter (33 beds) and a drop-in center for homeless persons that provides meals, shower facilities, mail and phone message center.

Over the years, several community based non-profit agencies have served as housing provider for the HRMSC's programs. In 1992 the Agency entered into a three-year lease of the HRMSC/Touraine Hotel with Dignity Housing West and Traveler's Aid Society. In 1995, the Homeless Empowerment Lifeline Program, Inc. (HELP, Inc.) was established to operate the HRMSC, and the lease was assigned to HELP, Inc. The original lease was then extended several times through 2001. In that year, due to internal operational difficulties, HELP, Inc. requested that the City identify another provider to administer the program at HRMSC. Operation Dignity, Inc. (O.D.) became the interim provider through May 2004 at which time O.D. gave notice of termination of its SHP grant agreement and lease, and after an extensive RFQ process, the grant agreement and lease were assigned to a new provider, Phoenix Programs, Inc. (PPI) on June 1, 2004. The lease assumed by PPI expired on June 30, 2004. It was extended administratively on

a month-to-month basis until a new lease agreement is authorized by the Redevelopment Agency.

On June 15, 2004, the Oakland City Council approved Resolution 78637 C.M.S., which authorized a program agreement with Phoenix Programs, Inc. as lead agency to operate the Homeless Families Support Network, which includes the transitional housing at the HRMSC.

The proposed Redevelopment Agency Resolution seeks authorization for the Agency to enter into a new lease agreement with Phoenix Programs, Inc. for the HRMSC/Touraine Hotel for the period of June 1, 2005 through February 28, 2006, concurrent with the HUD/SHP renewal grant funding. In addition, the resolution seeks authority to extend the term of the lease for extended terms, set to run concurrently with future SHP renewal grant program years, and also seeks authorization to enter a lease agreement with any future SHP provider for the Henry Robinson Multi-Service Center.

Families In Transition/Scattered Sites Program and Matilda Cleveland Transitional Housing Program

Since 1991, the City of Oakland has operated a scattered sites transitional housing program, funded through HUD Supportive Housing Program (SHP) and City Emergency Housing Program (EHP) funds. This program, Families in Transition/Scattered Sites (FIT/SS) program, serves homeless families with housing and support services at nine units throughout the City: 3824 West Street, 3501 Adeline Street, 5239A, 5239B and 5241 Bancroft Avenue, 173 Hunter Avenue, 1936 – 84th Avenue, 2400 Church Street and 6850 Halliday Avenue. This program provides a total of 50 beds for families with children in their custody for up to 24 months and includes support services provided on a case management model.

The Matilda Cleveland Transitional Housing Program (MCTHP), located at 8314 MacArthur Boulevard, originally opened its doors in 1991 under a grant from HUD to HOPE Housing Development Corporation. In 1997, due to internal difficulties at HOPE Housing, HUD requested that the City take over this grant in order that the funds and housing not be lost to Oakland and the Alameda County Continuum of Care. With Council approval of Resolution No.73764 C.M.S., the City assumed the grant for this 14 unit, 44 bed facility serving single women and their children. HOPE Housing transferred site control of the property, committing in writing that the property would continue in use as the MCTHP. The City compensates HOPE Housing \$1.00 per year for that use. Because of HOPE Housing's default under the HUD grant as well as its ongoing tax default status, which puts the property and the program in jeopardy, it is the City's intention to assume the deed to this property in lieu of foreclosure based on the City's authority under the terms of a 1990 development loan agreement between the Redevelopment Agency and HOPE Housing Development Corporation. Staff will bring this matter to the Council in the near future.

Until December 2004, both the FIT/Scattered Sites and MCTHP were managed by Travelers Aid Society of Alameda County, a non-profit provider with which the City had had a long and successful track record. Due to observable infrastructure difficulties that developed within the agency, staff determined it to be prudent to transition these grants to an agency with more fiscal

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and administrative stability, capable of providing the necessary elements of these grant programs. On December 20, 2004 the City Administrator, under authority of Resolution No. 78637 C.M.S., entered into agreements with East Oakland Community Project to provide transitional housing, case management and support services for the FIT/Scattered Sites and Matilda Cleveland Transitional Housing Programs.

This proposed Ordinance seeks authorization for the City Administrator to enter into a new lease agreement with East Oakland Community Project for the Families in Transition/Scattered Sites program for the period of June 1, 2005 through February 28, 2006, and the Matilda Cleveland Transitional Housing Program for the period June 1, 2005 through September 30, 2006, bringing the leases concurrent with the HUD/SHP renewal grant funding cycle. In addition, the Ordinance seeks authority to extend the term of the leases for extended terms, set to run concurrently with future SHP renewal grant program years, and also seeks authorization to enter a lease agreement with any future SHP provider for the FIT/Scattered Sites and Matilda Cleveland Transitional Housing Programs, which is consistent with Council's earlier action.

KEY ISSUES AND IMPACTS

As Grantee for the three Supportive Housing Program grants detailed herein, the City has a responsibility to demonstrate to HUD in the SuperNOFA renewal process and during our annual program monitoring and audits, that it has the appropriate documents and agreements in effect that create the legal relationship between the Grantee and its providers, also known as Sponsors. In prior years, the lease agreements between the city as Grantee and its sponsors were not in sync with the renewal grant agreements and created a somewhat cumbersome process for renewing the leases. By getting the leases on the same schedule as the renewal grant program years, and authorizing the leases to be extended or let administratively, allows for a more efficient process which assures that the City will consistently be in compliance with the requirements that govern these grants.

PROGRAM DESCRIPTION

HFSN, FIT/Scattered Sites and MCTHP are innovative direct service, supportive housing programs for which the City serves as the grantee. HFSN is now in its tenth year of operations; FIT/Scattered Sites is in its fourteenth year and Matilda Cleveland is in its thirteenth year of operations. These programs provide a non-duplicative and seamless system of care for homeless families in Alameda County that provide a foundation that will build upon the assets of each family as they strive to improve their circumstances by getting them off the street, identify causes of their homelessness, establish goals that will assist them through temporary housing, emergency shelter, transitional housing, and continue to support the families in their effort to find and maintain decent, affordable permanent housing. All three of these programs seek to foster self-sufficiency, eliminate homelessness, promote personal growth, and strengthen families to become more productive and self-sufficient. Through a strong case management model, service plans are developed not only with the adult members of the family, but also with each child in order to encourage success and foster educational growth and mental health during

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their childhood/school aged years. The programs provide an array of support services that are comprehensive, occur through all phases of the homeless continuum, and are designed to assist the participant in addressing the issues that caused and/or perpetuated their homelessness. Our wide-ranging transitional housing service delivery system includes outreach/intake, family service plans, comprehensive psychosocial assessment with case management, children and youth services, transitional and permanent housing assistance and support services.

SUSTAINABLE OPPORTUNITIES

Economic: Programs that provide services for homeless and low-income persons afford an environment that fosters education and training, encourages more self-sufficiency, develops marketable skills, opens possibilities for access to employment opportunities and the chance to stabilize into permanent housing.

Environmental: The transitional housing programs are intended to provide housing for people who otherwise would be living on the streets or in other places not intended for human habitation. By providing people with transitional housing they have an alternative and safe place to live as they work on creating consistency in their lives.

Social Equity: The expenditure of City funds on the most needy in the community provides for the most basic of human needs and assists families and individuals in participating more fully and actively in society.

DISABILITY AND SENIOR ACCESS

The transitional housing program serves and is accessible to persons with disabilities. Senior citizens and citizens with disabilities are welcomed into the THP. Seniors and citizens with disabilities participating in the City's Supportive Housing Programs must have custody of minor children in order to qualify for the programs. The transitional housing facilities are handicap accessible, however access to referral services for comparable housing and/or services is offered to any senior citizens and persons with disabilities for whom the facilities present too great a challenge.

RECOMMENDATIONS

Staff recommends that the Redevelopment Agency authorize the Agency Administrator to enter into a lease agreement with Phoenix Programs, Inc. for the Henry Robinson Multi-Service Center (Touraine Hotel) for the period of June 1, 2005 through February 28, 2006. Staff recommends that the City Council authorize the City Administrator to 1) enter into a lease agreement with East Oakland Community Project for the Families in Transition/Scattered Sites properties for the period June 1, 2005 through February 28, 2006, and 2) enter into a lease agreement with East Oakland Community Project for the Matilda Cleveland Transitional Housing property for the period June 1, 2005 through September 30, 2006. Staff foresees no negative impact on the City/Agency as a result of these actions.

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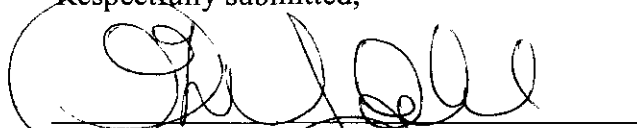
ACTION REQUESTED OF THE CITY COUNCIL

Authorize the Agency Administrator to enter into a lease agreement with Phoenix Programs, Inc. for the Touraine Hotel (Henry J. Robinson Multi-Service Center) for the period of June 1, 2005 through February 28, 2006.

Authorize the City Administrator to enter into lease agreements with East Oakland Community Project for the Families in Transition/Scattered Sites properties for the period of June 1, 2005 through February 28, 2006, and for the Matilda Cleveland Transitional Housing property for the period of June 1, 2005 through September 30, 2006.

In addition to authorizing the initial lease terms, the proposed ordinance and agency resolution also authorize the Agency Administrator/City Administrator to extend the lease terms in order that the leases run concurrent with HUD renewal grant program years with the same provider, or enter into a new lease with any future provider agency operating as Sponsor for future years renewals of these three HUD Supportive Housing Program grants, without returning to Council.

Respectfully submitted,



ANDREA YOUNGDAHL
Director, Department of Human Services



DAN VANDERPRIEM
Director, Oakland Redevelopment Agency

Prepared by:
C. Dupsi Brown-Kuria,
Housing Development Coordinator

Reviewed by:
Susan R. Shelton, Acting Manager
Community Housing Services

APPROVED FOR FORWARDING TO
LIFE ENRICHMENT COMMITTEE:


OFFICE OF THE CITY ADMINISTRATOR

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NOTICE AND DIGEST

AN ORDINANCE AUTHORIZING LEASE AGREEMENTS WITH EAST OAKLAND COMMUNITY PROJECT FOR THE FAMILIES IN TRANSITION/SCATTERED SITES PROPERTIES FROM JUNE 1, 2005 THROUGH FEBRUARY 28, 2006 AND THE MATILDA CLEVELAND TRANSITIONAL HOUSING PROPERTY FROM JUNE 1, 2005 THROUGH SEPTEMBER 30, 2006; AND AUTHORIZING THE CITY ADMINISTRATOR TO EXTEND SAID LEASES, OR ENTER INTO NEW LEASE AGREEMENTS WITH FUTURE TRANSITIONAL HOUSING PROVIDERS AS NECESSARY, FOR AS LONG AS HUD SUPPORTIVE HOUSING PROGRAM FUNDING REMAINS AVAILABLE WITHOUT RETURNING TO COUNCIL

This Ordinance authorizes lease agreements with East Oakland Community Project for the Families in Transition/Scattered sites properties from June 1, 2005 through February 28, 2006, and the Matilda Cleveland Transitional Housing property from June 1, 2005 through September 30, 2006 and authorizes the City Administrator without returning to the City Council to extend said leases, or enter into new lease agreements with future transitional housing providers as necessary for as long US Department of Housing and Urban Development (HUD) Funding remains available.

OFFICE OF THE CITY CLERK
C.M.S.
2005 APR 28 PM 8:00
City Attorney

ORDINANCE No. _____

AN ORDINANCE AUTHORIZING LEASE AGREEMENTS WITH EAST OAKLAND COMMUNITY PROJECT FOR THE FAMILIES IN TRANSITION/SCATTERED SITES PROPERTIES FROM JUNE 1, 2005 THROUGH FEBRUARY 28, 2006 AND THE MATILDA CLEVELAND TRANSITIONAL HOUSING PROPERTY FROM JUNE 1, 2005 THROUGH SEPTEMBER 30, 2006; AND AUTHORIZING THE CITY ADMINISTRATOR TO EXTEND SAID LEASES, OR ENTER INTO NEW LEASE AGREEMENTS WITH FUTURE TRANSITIONAL HOUSING PROVIDERS AS NECESSARY, FOR AS LONG AS HUD SUPPORTIVE HOUSING PROGRAM FUNDING REMAINS AVAILABLE WITHOUT RETURNING TO COUNCIL

WHEREAS, in 1991 the City of Oakland began operating a scattered sites transitional housing program, Families In Transition/Scattered Sites Program, funded through the U.S. Department of Housing and Urban Development (HUD) Supportive Housing Program (SHP) grant and City Emergency Housing Program (EHP) funds; and

WHEREAS, the Families in Transition /Scattered Sites (FIT/SS) program consists of 9 unit (50 beds) of housing and support services for homeless families with children for up to 24 months; and

WHEREAS, in 1997, at the request of HUD, the City assumed control of the HUD SHP grant funded Matilda Cleveland Transitional Housing Program (MCTHP), a 14 unit, 44 bed facility serving single women and their children with housing and support services; and

WHEREAS, on December 20, 2004, East Oakland Community Project entered into agreements with the City to provide transitional housing, case management and support services for both the FIT/SS and MCTHP, as provided by Council Resolution No. 78637; and

WHEREAS, the City has entered into lease agreements with each successive non profit agency serving as the FIT/SS and MCTHP housing providers; and

WHEREAS, it is a condition of the HUD Supportive Housing Program grants that the recipients of SHP grant funding maintain appropriate agreements in effect that create the legal relationship between the parties participating in the grant; and

WHEREAS, it is in the City's interest to have the lease agreement run concurrently with the term of the FIT/SS and MCTHP program renewal grant funding periods; and

WHEREAS, the City wishes to enter into lease agreements with East Oakland Community Project., the current housing provider for the FIT/SS, for a term June 1, 2005 through February 28, 2006, and the current housing provider for the MCTHP, for a term June 1, 2005 through September 30, 2006, which run concurrent with the terms of the renewal grant funding allocated from HUD currently in effect; and

WHEREAS, the City desires, when necessary, to execute additional lease agreements with appropriate housing providers under the existing and renewal of these HUD Supportive Housing Program grants without returning to Council;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF OAKLAND DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Administrator is hereby authorized and empowered to negotiate and enter into an appropriate lease agreements with East Oakland Community Project for the balance of the term of the FIT/SS grant program year, June 1, 2005 through February 28, 2006; and the term of the MCTHP program years June 1, 2005 through September 30, 2006.

SECTION 2. The City Administrator or her designee is hereby authorized to enter into and amend lease agreements with SHP providers as succeeding SHP renewal grants are awarded by HUD in future years.

SECTION 3. The City Administrator or her designees is authorized to conduct all negotiations, execute and submit all documents necessary for the effective implementation and execution of these lease agreements, including but not limited to amendments, modifications, reprogramming funds and related actions which may be necessary in accordance with the contract governing East Oakland Community Project's basic purpose under these grants.

SECTION 4. No lease payments are required from East Oakland Community Project during the term of these leases.

SECTION 5. The City Attorney shall review and approve all documents with respect to the lease and all other related documents as to form and legality prior to execution.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20_____

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LATONDA SIMMONS
Interim City Clerk and Clerk of the Council
of the City of Oakland, California

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

OFFICE OF THE CITY CLERK
Agency Counsel

RESOLUTION No. _____

2005 APR 23 PM 8:00
C.M.S.

RESOLUTION AUTHORIZING A LEASE AGREEMENT WITH PHOENIX PROGRAMS, INC. FOR THE HENRY ROBINSON MULTI-SERVICE CENTER (TOURAINÉ HOTEL) FROM JUNE 1, 2005 THROUGH FEBRUARY 28, 2006 AND AUTHORIZING THE AGENCY ADMINISTRATOR TO EXTEND SAID LEASES, OR ENTER INTO NEW LEASE AGREEMENTS WITH FUTURE TRANSITIONAL HOUSING PROVIDERS AS NECESSARY, FOR AS LONG AS HUD SUPPORTIVE HOUSING PROGRAM FUNDING REMAINS AVAILABLE WITHOUT RETURNING TO COUNCIL

WHEREAS, in 1991 the Agency acquired the Touraine Hotel, to be known as the Henry Robinson Multi Service Center, located at 559 – Sixteenth Street (1529 Clay Street) in conjunction with the County of Alameda using Agency, Red Cross and Federal Emergency Management Agency (FEMA) disaster relief funds; and

WHEREAS, these funds were used to rehabilitate the Hotel for the purpose of providing housing for people displaced after the Loma Prieta Earthquake; and

WHEREAS, in 1995 the Henry Robinson Multi-Service Center (HRMSC) became the housing component for the Homeless Families Support Network (HFSN), a program serving homeless families funded through a grant from HUD's Supportive Housing Program (SHP); and

WHEREAS, the Agency has entered into lease agreements with each successive non profit agency serving as the HRMSC housing provider; and

WHEREAS, on June 1, 2004, Phoenix Programs, Inc. became the housing provider for the HRMSC and lead agency for the Homeless Families Support Network, as approved by Council Resolution No. 78637; and

WHEREAS, it is a condition of the HUD SHP grants that the recipients of SHP grant funding maintain appropriate agreements in effect that create the legal relationship between the parties participating in the grant; and

WHEREAS, it is in the Agency's interest to have the lease agreement run concurrently with the term of the HFSN program renewal grant funding period; and

WHEREAS, the Agency wishes to enter into a lease agreement with Phoenix Programs, Inc., the current housing provider for the HRMSC, for a term June 1, 2005 through February 28, 2006, which runs concurrent with the term of the renewal grant funding allocated from HUD currently in effect; and

WHEREAS, the agency desires, when necessary, to execute additional lease agreements with appropriate housing providers under the existing and renewal of the HUD Supportive Housing Program grant without returning to Council; now therefore be it

RESOLVED: That the Agency Administrator is hereby authorized and empowered to negotiate and enter into an appropriate lease agreement with Phoenix Programs, Inc. for the balance of the term of the grant program year, June 1, 2005 through February 28, 2006; and be it

FURTHER RESOLVED: That the Agency Administrator or her designee is hereby authorized to enter into and amend lease agreements with SHP providers as succeeding SHP renewal grants are awarded by HUD in future years, without returning to Council; and be it

FURTHER RESOLVED: That the Agency Administrator or her designees is authorized to conduct all negotiations, execute and submit all documents necessary for the effective implementation and execution of this lease agreement, including but not limited to amendments, modifications, reprogramming funds and related actions which may be necessary in accordance with the contract governing Phoenix Programs' basic purpose under the grant; and be it

FURTHER RESOLVED: That the lease payments during the term of the lease be \$8,177 per month received in Project Number G257610, Fund 2103, Organization 78111), and be it

FURTHER RESOLVED: That Agency Counsel shall review and approve all documents with respect to the lease and all other related documents as to form and legality prior to execution.

IN REDEVELOPMENT AGENCY, OAKLAND, CALIFORNIA, _____, 20_____

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

LATONDA SIMMONS
Interim City Clerk and Clerk of the Redevelopment Agency
of the City of Oakland, California