



2007 MAR -1 PM 6:33

CITY HALL • 1 FRANK H. OGAWA PLAZA • OAKLAND, CALIFORNIA 94612

Office of the City Administrator  
Deborah A. Edgerly  
City Administrator

(510) 238-3301  
FAX (510) 238-2223  
TDD (510) 238-2007

March 6, 2007

Oakland City Council  
Oakland, California

**RE: Supplemental Report to Resolution Authorizing The City Administrator To Apply For, Accept And Appropriate Grant Funds In An Amount Not To Exceed One Million Two Hundred Thousand Dollars (\$1,200,000) From The State Of California Department Of Housing And Community Development Workforce Housing Reward Grant**

Dear President De La Fuente and City Council Members:

At the February 27, 2007, Community and Economic Development (CED) Committee meeting, the Committee requested that staff provide a supplemental report and modified project list which compared the capital improvement projects in need of additional funds against criteria proposed by the Committee. The Committee directed that, since the spirit of the Workforce Housing Reward Grant was to grant funds for capital projects in communities that are building very-low and low-income housing, the grant funds should be allocated to capital projects with a nexus to those communities. Following that policy directive, staff analyzed the list of capital projects and determined which projects were located within the proximity of the low income housing units.

In addition, the Committee directed staff from the Public Works Agency (PWA), Community and Economic Development Agency (CEDA) and the Office of Parks and Recreation (OPR) to work together to review the project list and grant criteria for projects that can be completed in three years for an amount not exceeding the estimated \$1.2 million grant.

#### **ANALYSIS**

The Workforce Housing Reward Grant has broad criteria. Basically, any capital project within the City of Oakland meets the grant criteria of assisting public agencies in developing amenities and infrastructure necessary for the creation of vibrant, livable communities. The only other requirement is that the projects selected must be able to expend the grant funds no later than three years from grant award.

Item: \_\_\_\_\_  
City Council  
March 6, 2007

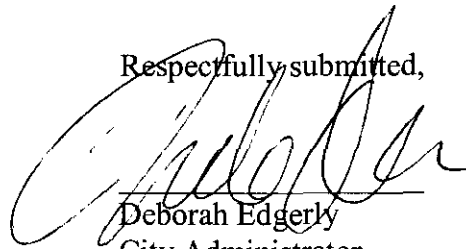
In order to provide a more workable list of projects to select from, the CED Committee requested staff to develop a short-list of projects that meet the additional criteria set forth by the CED Committee, noted below. Staff from CEDA, OPR, and PWA met and discussed the projects that meet the Committee's distinguishing criteria and should be on the short-list. Attached is a short-list of proposed Capital Improvement Projects for grant funding (Attachment A) prepared in response to the Committee's request. The projects on the short-list meet the following criteria proposed by the Committee:

- **Projects are in the neighborhood of the low-income housing units.** Staff quantified this criterion to include projects located within a ½ mile radius of the low-income housing projects. A ½ mile radius was used because it encompasses projects within relatively easy walking distance of the housing and provides a workable pool of projects with a total cost still in excess of the dollar amount of the anticipated grant award from which Council can select. A chart is provided from CEDA (Attachment B) of the names and addresses of the low-income housing developments, the number of very-low and low-income bedrooms in each project and its percentage of the total number of low-income bedrooms built. (The amount of the grant award is calculated from a formula based on the number of very-low and low-income bedrooms permitted by the City during a prescribed time period.) Maps are attached (Attachment C) illustrating the locations of the housing and the ½ mile radii.
- **Projects that have shortfalls that could be fully covered by the amount of grant funds potentially available to the City, i.e., up to \$1.2 million.** Since some of the City's capital projects would require substantially greater sums to be completed, those projects were excluded from the short list.
- **Projects that can be completed within the three years.** The grant criteria require that funds be expended (not necessarily for project completion) within three years. The Committee requested staff to include just those projects which would be made whole with the grant funds and entirely completed within a three-year time period.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff requests that Council accept the supplemental report, prioritize those projects listed in Attachment "A," and direct the City Administrator to submit for the Workforce Housing Reward Grant those selected projects and the amounts to be appropriated for each project. Since the exact amount of the grant to be received will not be known until the awards are made in June 2007 and, in case the full estimated \$1.2 million is not received, it is recommended that if more than one project is selected for funding, only projects that can be fully funded within the actual amount of the grant be submitted.

Respectfully submitted,



Deborah Edgerly  
City Administrator

Reviewed by:  
Raul Godinez, Director  
Public Works Agency

Prepared by:  
Jeanne Zastera, Project Manager  
Project Delivery Division  
Public Works Agency

Attachment A

Item: \_\_\_\_\_  
City Council  
March 6, 2007

**Workforce Housing Reward Program  
Proposed Capital Improvement Projects:**

Agency/Department: **Office of Parks and Recreation**

Council District	Project Name	Project Description	Existing Fund Sources	Current Funding Available	Additional Funding Needed
6	Carter Gilmore Sports Complex (formerly Greenman) 66 <sup>th</sup> Ave.	Renovations to site with upgrades to the existing baseball fields including the installation of new drainage, irrigation, and turf.	State Grants, Measure I, Measure K, Redevelopment Funds	\$ 1,562,000	\$ 800,000
3	Tot Lot Resurfacing – Lakeside Saturn Tot Lot	Renovate and replace out-dated tot lot surfaces with new rubberized safety surfaces.	• Prop. 12 Per Capita Block Grant	\$148,000	\$ 235,000

Agency/Department: **Library**

Council District	Project Name	Project Description	Existing Fund Sources	Current Funding Available	Additional Funding Needed
2	Asian Branch Library Improvements 388 – 9 <sup>th</sup> Street	Install two (2) Accessible unisex public restrooms; currently, no public restrooms available.	None	None	\$ 109,000
6	Martin Luther King, Jr. Library Renovation 6833 International Blvd.	Upgrade MLK Branch Library: Restrooms, ADA, Asbestos removal, New carpet, furniture, computer lab, Children's, Teen and Adult areas, etc.	CIP 5510 ADA 5500 Redevelopment NPI 7780	\$366,000	\$ 500,000

Agency/Department: **Museum**

Council District	Project Name	Project Description	Existing Fund Sources	Current Funding Available	Additional Funding Needed
2	Museum Roofing and Waterproofing 1000 Oak St.	Roofing and waterproofing work throughout Museum galleries and offices. Replacement of roofs for Great Hall and James Moore Theatre.	None	None	\$ 500,000
2	Replacement of Freight Elevator	Replace the Museum's old freight elevator.	None	None	\$ 175,000
2	Replacement of Passenger Elevator	Replace the Museum's old passenger elevator.	None	None	\$ 135,000

Agency/Department: **Department of Human Services/Community Housing Services**

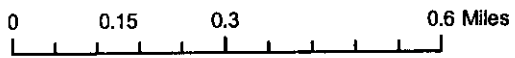
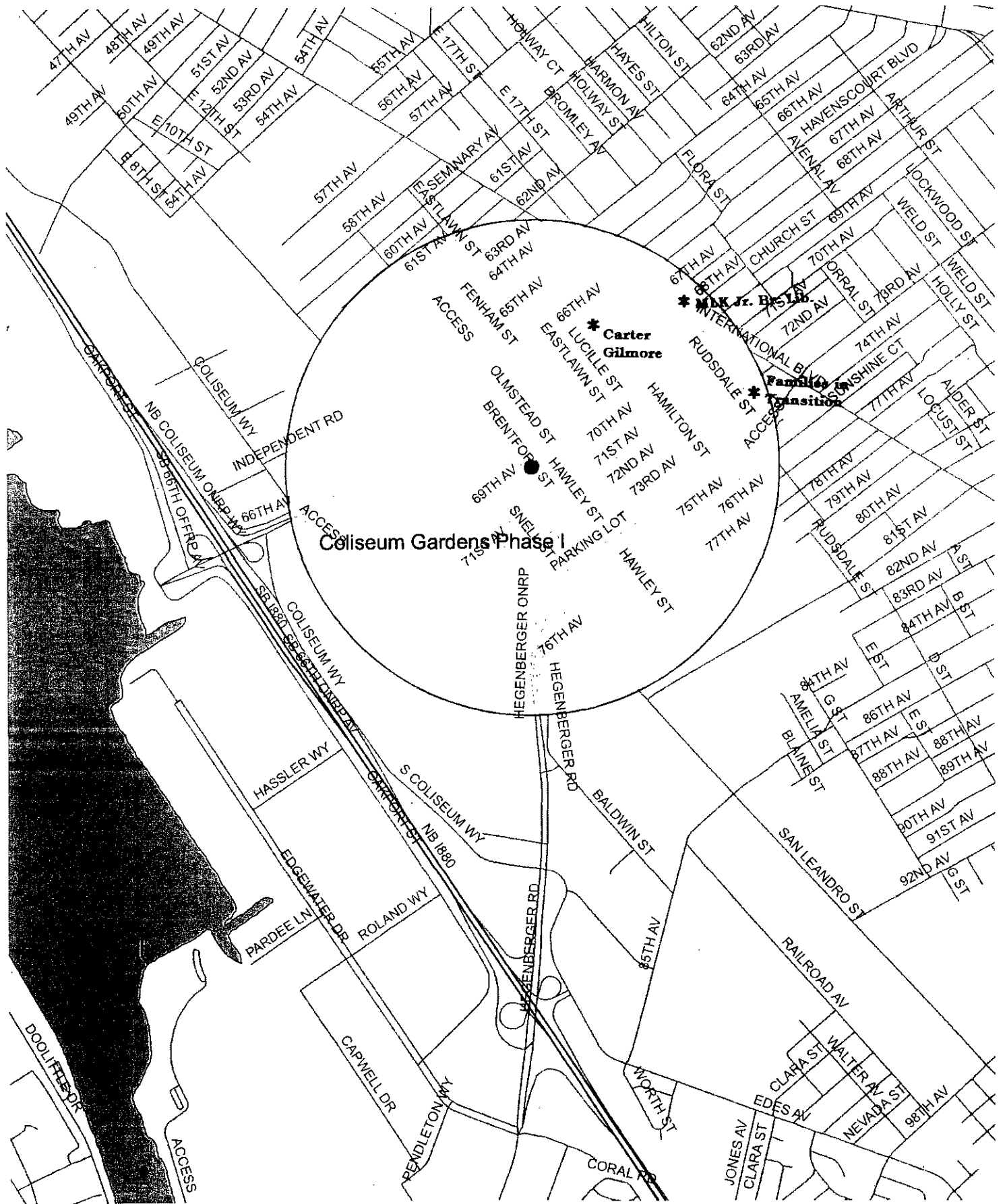
Council District	Project Name	Project Description	Existing Fund Sources	Current Funding Available	Additional Funding Needed
7	Families in Transition Housing at 1226 73 <sup>rd</sup> Avenue	Floor and roof replacement	None	None	\$ 206,000

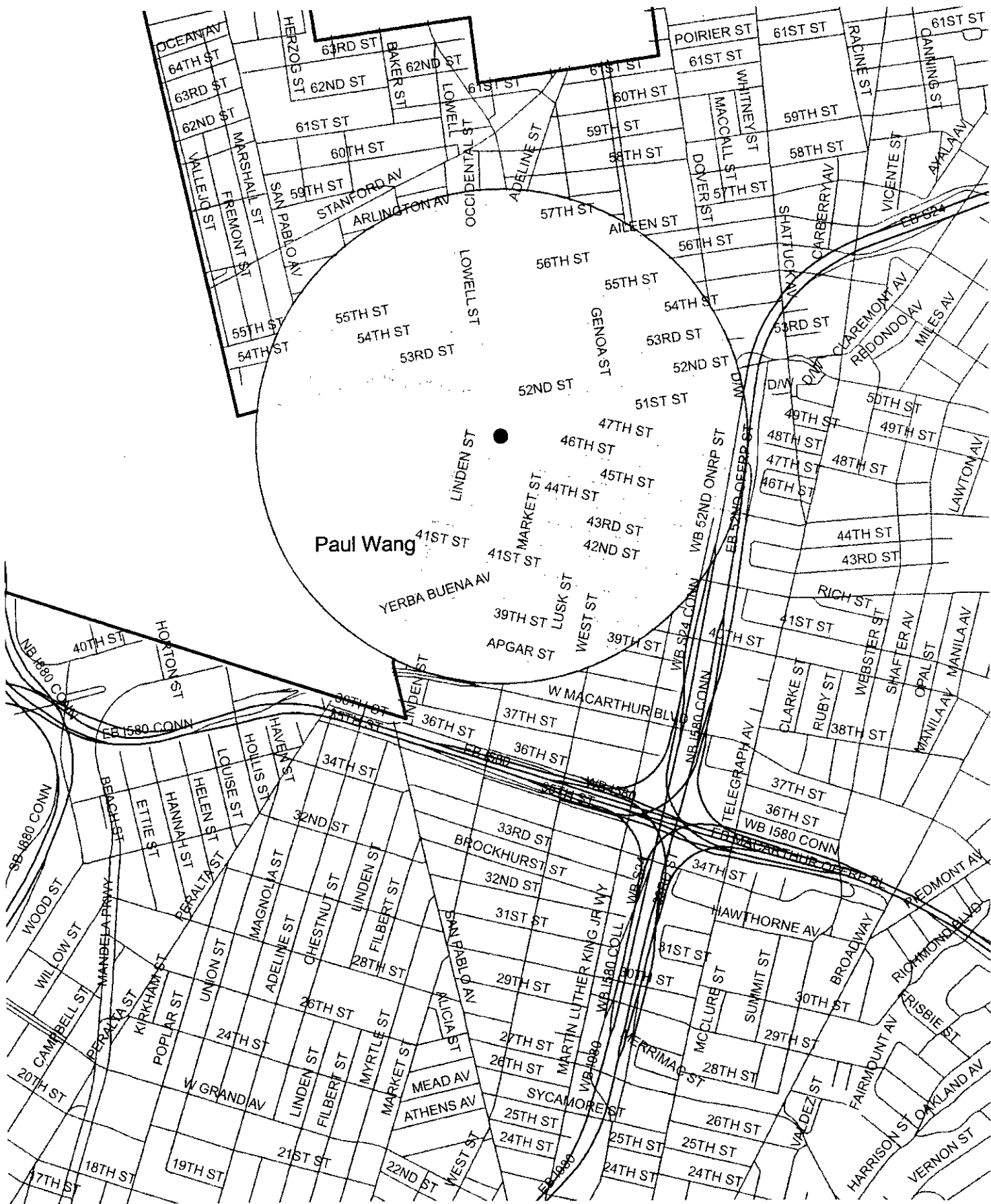
**Attachment B**  
**2006 Workforce Housing Reward Application**  
**Affordable Housing Projects that Received Building Permits in 2006.**

Project	Address	Bedrooms*			Percent of Total
		Very Low Income	Low Income	Total	
Coliseum Gardens Phase I	881 69 <sup>th</sup> Avenue, 6814-6846 Hawley Street	278	58	336	47%
Coliseum Gardens Phase III	928-998 66 <sup>th</sup> Avenue	226	46	272	38%
Madison and 14th Apartments	160 14th Street	110	0	110	15%
Paul Wang	938-940 46th Street	0	8	8	1%
<b>TOTAL</b>		<b>614</b>	<b>104</b>	<b>718</b>	<b>100%</b>

\*Please note that the Workforce Housing Reward grant funds are based on the total number of *bedrooms*, not units, of affordable housing projects that received building permits in 2006.

Source: CEDA, Housing Policy Division





Paul Wang



0 0.15 0.3 0.6 Miles



