

REDEVELOPMENT AGENCY

FILED
OFFICE OF THE CITY CLERK
OAKLAND

OF THE CITY OF OAKLAND

AGENDA REPORT

2010 DEC -2 PM 12:55

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: December 14, 2010

RE: **An Agency Resolution Awarding A \$100,000 Grant For Fiscal Year 2010-2011 With \$50,000 From The Coliseum Redevelopment Project And \$50,000 From The Central City East Redevelopment Project, To Rebuilding Together Oakland To Rehabilitate Homes For Low-Income Seniors And Disabled Persons And Nonprofit Facilities In The Coliseum Redevelopment Project Area And The Central City East Redevelopment Project Area**

SUMMARY

The Agency is requesting authorization to grant \$100,000 from fiscal year 2010-2011 in the following manner: 1) \$50,000 from the Coliseum Redevelopment Project Area; and 2) \$50,000 from the Central City East Redevelopment Project Area, to Rebuilding Together Oakland (RTO) for the rehabilitation of homes and/or non-profit facilities for low-income seniors and/or disabled residents within the boundaries of the aforementioned Redevelopment Project Areas. This grant will be used to fund RTO services including but not limited to fence repair/replacement, debris clearing, house painting to qualified residents within the Coliseum and Central City East Redevelopment Areas. Funding for this grant was appropriated in the 2009-11 Oakland Redevelopment Agency budget.

FISCAL IMPACT

The rehabilitation of these properties will assist with the elimination of blight within the Coliseum and Central City East Redevelopment Project Areas. This project will have no impact on the General Fund. The \$100,000 grant for Rebuilding Together Oakland will be provided as follows:

Amount	Fund	Organization	Account	Project	Program
\$50,000	9450 <i>Coliseum Area Redevelopment Project Operating</i>	88659 <i>Coliseum Area Redevelopment Project</i>	52921 <i>Miscellaneous Services</i>	S82600 <i>Coliseum Area Redevelopment</i>	0000 <i>Undetermined</i>
\$50,000	9540 <i>Central City East Redevelopment Project Operating</i>	88699 <i>Central City East Redevelopment Project</i>	52921 <i>Miscellaneous Services</i>	S233310 <i>Central City East Redevelopment</i>	0000 <i>Undetermined</i>

Item: _____
CED Committee
December 14, 2010

BACKGROUND

Rebuilding Together Oakland was founded in 1993 under the name “Christmas in April” and received its 501 (c)(3) nonprofit status in 1995. Rebuilding Together Oakland rehabilitates the homes of low-income elderly and disabled homeowners, so that they may continue to live in safety, comfort and independence. Rebuilding Together Oakland utilizes the work of skilled and unskilled volunteers, and leverages financial and in-kind donations to make these improvements at no cost to the homeowners. Rebuilding Together Oakland also rehabilitates non-profit community facilities that work directly within low-income communities.

Rebuilding Together Oakland now operates three programs: the flagship April Rebuilding Program, the October Block Building Program, and the year-round Safe-At-Home Program focusing on minor home modifications. Utilizing all volunteer labor and in-kind contributions, Rebuilding Together Oakland is able to provide a high return for the community. Every dollar donated is leveraged to produce at least \$3 of project value. Since its inception in 1993, Rebuilding Together Oakland's contribution to the Oakland community has included: 454 homes rehabilitated, 97 community facilities rehabilitated renovations valued at \$14 million, and more than 26,000 participating volunteers.

KEY ISSUES AND IMPACTS

In the spring of 2009, Rebuilding Together Oakland worked with Coliseum redevelopment staff and the Elmhurst Weed and Seed committee to identify key ways in which RTO could compliment the various redevelopment efforts within the Weed and Seed Target Area of beat 33X, a heavily impacted section of the Coliseum Redevelopment Area.

It was determined that focusing the October Block Building Program on this area would be complementary to both the blight elimination goal of the redevelopment agency as well as the community organizing efforts of the Weed and Seed Committee. Through participation in the Weed and Seed health fair and various outreach efforts, Rebuilding Together Oakland identified many properties, but was able to service only eight home owners and four community facilities within Beat 33x for rehabilitation as part of the October Block Building Program. The remaining qualifying applicants, some of which reside just outside of Beat 33x but still within the Coliseum Redevelopment Area, were placed on a waiting list to receive the needed improvements at another time throughout the year whenever funding becomes available. With the support of the \$50,000 grant, Rebuild Together Oakland can offer assistance to another five to ten owner occupied homes within the Coliseum Redevelopment Area.

Rebuilding Together Oakland has also assisted homes with minor and major repairs and one non-profit with repairs. In 2009, RTO assisted twenty three low-income homeowners in the repair of their homes. This included modifications to the home for disabled accessibility (a table with the numbers is listed in the evaluation section). RTO will again undertake outreach in the Central City East Redevelopment area to identify an additional five to ten owner-occupied homes in the Central City East Redevelopment area for the use of the \$50,000.

Fifty percent of the redevelopment funds allocated to the organization are utilized toward capital expenses of materials, supplies, and volunteer support for the rehabilitation projects. The other fifty percent will be used to cover the allocation of staff time for project management and a proportionate share of general and administrative expenses. This level of administrative cost is justified due to the significant level of staff time required to coordinate the recruiting and management of volunteers, soliciting donations, and procurement and delivery of the required materials, and the completion of preliminary evaluations of each property. The funding would be allocated to the properties based on the need and scope of work for each project. Rebuilding Together Oakland leverages the funds by utilizing discounts, and even occasional donations of materials from their vendors or other donors.

PROJECT DESCRIPTION

Rebuilding Together Oakland plans to pair the selected rehabilitation sites within the Project Area with organizations that have the right match of skills and number of volunteers to complete the project, but do not have the funding to sponsor such a project. The types of organizations that will be approached for volunteers include community and civic groups, faith-based groups, and/or labor unions.

The use of redevelopment funds for blight elimination and the rehabilitation of low-income senior and/or disabled housing and community facilities is consistent with the Coliseum and Central City East Redevelopment Plans and the Five Year Implementation Plans.

EVALUATION OF PAST PERFORMANCE

Rebuilding Together Oakland (RTO) provides housing rehabilitation and residential safety upgrade services to low-income seniors and/or disabled persons. Utilizing a broad base of community volunteers, RTO leverages about \$3 value for every dollar spent.

In FY 2008-2009, RTO received two \$50,000 grants, one from each the Coliseum and Central City East Redevelopment Areas, to rehabilitate and/or improve accessibility to 22 homes. An evaluation of the contractors work was completed and both Coliseum and Central City East staff believe that they completed the work on time and in a satisfactory manner. A copy of the evaluation is attached as well as the close out reports for each Redevelopment Area. The community building opportunity offered through the use of volunteer labor was a very strong benefit of RTO's program.

Below is a matrix listing the number of Projects completed in the Central City East Redevelopment Area.

Area	Number of Homes	Number of Non-Profit Facilities	How much \$ per project (average)*	Leveraging \$ per project (average)*	Number of Volunteers, Corporations
CCE – 2009	9 homes w/major repairs	1 w/ major repair	\$5,109	\$34,500	282 volunteers; 6 private entities
CCE - 2009	14 homes w/ minor repairs & accessibility modifications	n/a	\$500	\$1,000	2 volunteers; 3 private entities
Coliseum – 2009	8 homes w/ major repairs	4 w/ major work	\$4,500	\$17, 789	633 volunteers; 4 private entities

SUSTAINABLE OPPORTUNITIES

Economic: The rehabilitation of several low-income properties within the Project Area will improve the economic health of the Redevelopment Project Areas through the elimination of blight.

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

Social Equity: The goal of Rebuilding Together Oakland is to provide assistance to low-income seniors and/or disabled residents so that they can continue to live independently in their homes.

DISABILITY AND SENIOR CITIZEN ACCESS

Rebuilding Together Oakland makes accessibility improvements to homes and facilities occupied by seniors and/or disabled people so that they can continue to live independently in their homes.

RECOMMENDATION AND RATIONALE

Staff recommends that the Council approve a \$100,000 grant during the fiscal year 2010-11 to Rebuilding Together Oakland to rehabilitate homes occupied by low-income seniors and/or disabled persons and nonprofit facilities in the Coliseum and Central City East Redevelopment Areas. This work will assist with the elimination of blight within the Project Areas and will provide much needed rehabilitation assistance to low-income homeowners.


ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY

It is requested that the attached Agency resolution be approved providing a \$100,000 grant for fiscal year 2010-11 from the Coliseum and Central City East Redevelopment Project Areas to Rebuilding Together Oakland.

Respectfully submitted,



Walter S. Cohen, Director
Community and Economic Development Agency

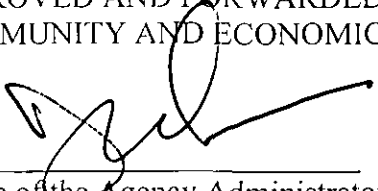
Reviewed By: 
Gregory Hunter,
CEDA Deputy Director
Redevelopment Division

Reviewed By:
Larry Gallegos,
East Oakland Redevelopment Area Manager
Redevelopment Division

Prepared by:
Tanya Boyce
Coliseum, Redevelopment Division

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 Agency Administrator

Item: _____
CED Committee
December 14, 2010

CONTRACTOR PERFORMANCE EVALUATION

ATTACHMENT A

Assessment Guidelines

Outstanding	Performance exceeds contractual requirements.
Satisfactory	Performance meets contractual requirements.
Needs Improvement	Performance meets contractual requirements only after extensive corrective action was taken.
Unsatisfactory	Performance does not meet contractual requirements. The contractual performance being assessed reflects serious problems for which corrective actions were ineffective.

Section 1: General Evaluation

Contractor

Contractor Type

If Other

Contract Amount
(Amount must be \$5,000 or more)

Date of Notice to Proceed

Date of Projected Completion

Date of Final Completion

Evaluator Name

Evaluator Title

Type of Contract

If Other

Amend Amount YES NO

Amend Time YES NO

SCOPE OF WORK AND PERFORMANCE		Unsatisfactory	Needs Improvement	Satisfactory	Outstanding
1	How would you describe the overall quality of the Contractor's performance based upon the contract's scope of work?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
1a	Was there a need to take corrective actions? ☞If "Yes", please specify date(s) and reason(s) for the correction(s) and proceed to 1B. If "No", Skip to Question 2 <input type="text"/>			<input type="radio"/> YES	<input checked="" type="radio"/> NO
1b	If corrective actions were required, how would you rate the quality of the Contractor's corrections?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2	How would you rate the organization, presentation, clarity and conciseness of the work/reports prepared by the Contractor? Please use Section 2: Contract-Specific Criteria to provide more detailed information.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3	How would you rate the expertise and skills of the personnel assigned by the Contractor to satisfactorily perform the work required under the contract?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4	How would you rate the coordination of the Contractor with sub-contractors and others involved in the project? If N/A, Skip to Question 5 Please use Section 2: Contract-Specific Criteria to provide more detailed information.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5	Were there other issues related to "Work Performance"? ☞If "Yes", please explain. <input type="text"/> Would be beneficial to do in-house signage/graphic design		<input type="radio"/> YES, Major Issues	<input type="radio"/> YES, Minor Issues	<input checked="" type="radio"/> NO
6	Would you select this firm again for this type of project or program? ☞If "No", please explain. <input type="text"/>			<input checked="" type="radio"/> YES	<input type="radio"/> NO

	TIMELINESS	Unsatisfactory	Needs Improvement	Satisfactory	Outstanding
7	How would you rate the Contractor's performance in completing the work/services within the time required by the contract?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
8	How would you rate the timeliness of any Contractor requests for amendments extending the time of the contract? If N/A, Skip to Question 9	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9	Were there other issues related to timeliness? ☛ If "Yes", please explain. <input type="text"/>		<input type="radio"/> YES, Major Issues	<input type="radio"/> YES, Minor Issues	<input checked="" type="radio"/> NO

	FINANCIAL ADMINISTRATION	Unsatisfactory	Needs Improvement	Satisfactory	Outstanding
10	How would you rate the accuracy and completeness of the Contractor's billings?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
11	Did the contractor request any increase to the contract amount based on the <u>original</u> scope of work? ☛ If "Yes", please list the requested increase in contract amount Number of Requests <input type="text"/> Total Requested Amounts <input type="text"/> Total Settlement Amount: <input type="text"/>		<input type="radio"/> YES, Major Requests	<input type="radio"/> YES, Minor Requests	<input checked="" type="radio"/> NO
12	How would you rate the reasonableness of the Contractor's price quotes for changed or additional work? If N/A, Skip to Question 13	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
13	Were there any billing disputes? ☛ If "Yes", please explain. <input type="text"/>		<input type="radio"/> YES Major Disputes	<input type="radio"/> YES Minor Disputes	<input checked="" type="radio"/> NO
14	Were there any other financial issues? ☛ If "Yes", please explain. <input type="text"/>		<input type="radio"/> YES, Major Issues	<input type="radio"/> YES, Minor Issues	<input checked="" type="radio"/> NO

COMMUNICATION		Unsatisfactory	Needs Improvement	Satisfactory	Outstanding
15	How would you rate the Contractor's responsiveness to the Project Manager's questions, requests, changes, etc.?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
16	Please rate whether the Contractor communicated with the <u>Project Manager</u> in a timely manner regarding the following items:				
	16a. Notification of any significant issues that arose? If N/A, Skip to Question 16b	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
	16b. Critical staffing issues (changes, replacements, additions, etc.)? If N/A, Skip to Question 16c	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	16c. Periodic progress reports if required by the contract (both verbal and written)? If N/A, Skip to Question 17	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
17	How would you rate the Contractor's interaction, courtesy and helpfulness in dealing with: <ul style="list-style-type: none"> • City/ ORA Staff • General public • Partners/ Stakeholders • Other public agencies 	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
18	Please rate the quality of the contractor's public presentation(s). If N/A, Skip to Question 19	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
19	Were there any other issues related to communication issues? ☞ If "Yes", please explain. <div style="border: 1px solid black; height: 15px; width: 50%; margin-top: 5px;"></div>		<input type="radio"/> YES, Major Issues	<input type="radio"/> YES, Minor Issues	<input checked="" type="radio"/> NO

Based on the weighting factors below, the Contractor's overall score has been calculated from the four categories above.

RATING - SECTION 1	Possible Score	Actual Score
1. Score for Scope of Work and Performance	35	33
2. Score for Timeliness	10	9
3. Score for Financial Administration	25	23
4. Score for Communication	30	26

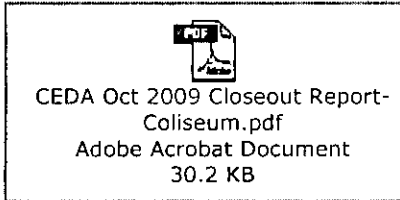
TOTAL SCORE	100	91
PERCENTAGE	91	

Outstanding:	100% to 90%
Satisfactory:	89% to 70%
Needs Improvement:	69% to 60%
Unsatisfactory:	59% or less

Section 2: Contract-Specific Criteria

Use this section to highlight contract-specific information and any other performance criteria not covered in Section 1.

- Click the 'File Attachment' icon to attach applicable documentation (scope of work, evaluation matrices, deliverable tracking templates, etc.).



- Enter comments summarizing/explaining your attachments in the blank field provided.

This grant was for general enhancement of RTO services, such as but not limited to accessibility ramp repair/replacement, debris clearing, and house painting, to qualified residents within the Coliseum Redevelopment Area.
As a result 8 private homes and 4 community facilities were renovated.

- Rate the Contractor based on the information and comments submitted.

RATING - SECTION 2	Unsatisfactory	Needs Improvement	Satisfactory	Outstanding
Rate your Contractor's overall performance in relation to information provided in Section 2.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Section 3: Sub-contractors Evaluation

Use this optional section to highlight Sub-contractor performance.

Sub contractor's name:

Sub contractor's type:

- Click the 'File Attachment' icon to attach applicable documentation (scope of work, evaluation matrices, deliverable tracking templates, etc.).

- Enter comments summarizing/explaining your attachments in the blank field provided.

- Rate the Sub-contractor based on the information and comments submitted.

RATING - SECTION 3	Unsatisfactory	Needs Improvement	Satisfactory	Outstanding
Rate your Sub-contractor's overall performance in relation to information provided in Section 3.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Overall Rating

RATING - FINAL	Unsatisfactory	Needs Improvement	Satisfactory	Outstanding
Rate overall Contractor's performance	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

- (1) Submit evaluation to Unit Supervisor for review.
- (2) Save Evaluation Form to shared drive: \Library2\redvelopment/ScheduleL2\Completed Evaluation Forms.

Project Manager **Print Name** **Date**

Supervisor **Print Name** **Date**



CEDA Project 2009 Closeout Report – Central Cities East Area

Rebuilding Together Oakland is pleased to report the completion of 23 projects (nine major repairs and 14 accessibility modifications) in the Central Cities East redevelopment area.

Listed below are the projects completed with the support of the CCE CEDA Redevelopment grant of \$50,000. Rebuilding Together Oakland was able to complete these projects utilizing dozens of volunteers, in-kind and purchased materials.

At the conclusion of our rebuild and repair activities, Rebuilding Together Oakland estimates the value created and provided to the Oakland community. On average, Rebuilding Together Oakland generates about \$3 - \$4 of project value for every dollar raised. The multiplier increases with the skill level of volunteers and the resources available to them.

The project value created in the Central Cities East redevelopment district is estimated at \$332,000

Project 2009-16: 6908 Halliday Ave (H/O: McGlothen-Williams)

- Replace back porch
- Repair back fence
- Repair interior walls
- Interior Painting
- Exterior Power Wash/Paint
- Repair & replace front and back exterior steps
- Debris box
- Remove debris
- Remove and replace kitchen countertops & cabinets

Project 2009-21: 2357 East 20th Street (H/O: Dewberry)

- Repair fence
- Repair interior walls
- Interior Painting
- Exterior Power Wash/Paint
- Scaffolding
- Toilets in both bathrooms
- Debris box
- Remove debris
- Flooring in kitchen and bath
- Light fixtures
- Interior sheetrock
- Built gate
- Landscaping
- Drapery replacement
- Repair doors

Project 2009-22: 1516 77th Avenue (H/O: Battle)

- Repair interior walls
- Debris box
- Interior Painting
- Exterior Power Wash/Paint
- Kitchen cabinet & counter replacement
- Repair ceilings

Replace wall heater

Project 2009-27: 1501 67th Ave (H/O: Russell)

Roof replacement

Project 2009-28: 2482 67th Ave (H/O: Spence)

Roof replacement

Project 2009-29: 1832-99th Ave (H/O: Walker)

Roof replacement

Project 2009-30: 1717 94th Ave (H/O: Lincoln)

Roof replacement

Project 2009-31: 2753 Parker Ave (H/O: Ferguson)

Roof replacement

Project 2009-32: 1822 106th Ave (H/O: Riley)

Roof replacement

Project 2009-F5: 8200 Internat'l Blvd (EOYDC)

Electrical Fixtures - repair and replacement

HVAC maintenance & repair

Exterior Power Wash

Interior and exterior painting

Debris box

Landscaping

Wall & ceiling repair

Roof repair

Glass enhancement to weight room

Doors & hardware

Safety & Accessibility Modifications

Accessibility modifications

Grab bars, tub/shower applicances, safety mods

Thomas - 9026 Sunnyside Street

Davis - 1721 103rd Ave

Stewart - 18009 109th Ave

Stewart - 10619 Beverly Ave

Haley - 10900 Beverly Ave

McClendon - 5721 E. 17th Street, Unit A

Pateron - 1615 72nd Ave

Manson - 2658 Havenscourt Ave

Henderson - 2535 78th Ave

Turner - 1706 E. 22nd Street

Ealy - 1470 87th Ave

Boatwright - 1601 72nd Ave

Wright - 6914 Lockwood St.

Thompson - 1612 80th Avenue



CEDA October Block Building Project 2009 Closeout Report – Coliseum District

Rebuilding Together Oakland is pleased to report the completion of our 2009 October Block Building event. Block Building is an annual event when our home and community center rehabilitation projects are concentrated in a specific neighborhood. Earlier this month, Rebuilding Together Oakland and its volunteers completed eleven (11) projects in the Coliseum district. Specifically, the projects were in the neighborhood bound north and south by 85th and 89th avenues; and International Blvd to the east and "D" street to the west. The projects included eight (8) single family homes, two (2) schools and the facility of the Allen Temple Housing and Economic Development Corporation (ATHEDCO).

Listed below are the projects completed with the support of the Coliseum CEDA Redevelopment grant of \$50,000. Rebuilding Together Oakland was able to complete these projects utilizing over 600 volunteers, in-kind and purchased materials.

Project BB2009-1: 1059 – 86th Ave (H/O: Black)

- Prime and Paint interior of home
- Prime and Paint exterior of home
- Debris box- clean up yard and home
- Exterior Power Wash
- Interior Painting

Project BB2009-2: 1224 – 86th Ave. (H/O: Bradford)

- Powerwash exterior
- Prime and Paint interior
- Prime and Paint exterior
- Replace window coverings
- Debris box
- Debris removal

Project BB2009-3: 8800 B Street (H/O: Chaney)

- Repair bathroom fixtures
- Interior Prime and Painting
- Exterior Power Wash, prime and Paint
- Replace bathroom flooring and subfloor
- Debris box
- Repair roof decking
- Repair fence

Project BB2009-4: 1152 89th Ave (H/O: Dickerson)

- Debris box and green box
- Prune trees
- Weed lot and remove debris
- Power wash exterior
- Prime and paint exterior
- Repair fence
- Repair brick façade on home
- Remove old turf and lay new sod
- Lay pavers in front yard for patio area



CEDA October Block Building Project 2009 Closeout Report – Coliseum District

Project BB2009-5: 1132 85th Ave (H/O: Duffy)

Replace roof
Repair front porch
Lay cement pad in front yard to accommodate wheelchair lift
Pre-installation requirements for wheelchair lift

Project BB2009-6: 1107 87th Ave. (H/O: Hale)

Powerwash exterior
Prime and paint exterior
Remove debris from yard
Debris and green box
Remove huge blackberry bush from yard
Install gate

Project BB2009-7: 8833 A Street (H/O: Smith)

Repair front steps
Powerwash exterior
Prime and paint exterior
Seal windows and doors
Replace front door locks
Prime and Paint interior
Prune/remove plants
Repair front and back fences
Replace rear door locks
Repair rear stair railings
Replace interior door handles
Rebuild toilet

Project BB2009-8: 8817 A Street (H/O: Wise)

Powerwash exterior
Prime and paint exterior
Remove debris from yard
Debris and green box
Prime and paint the living room, dining room & kitchen
Re-grout kitchen sink and countertops

Project BB2009-F1: 8501 International Blvd (ATHEDCO)

Prime and paint community kitchen
Prime and paint hallways
Prime and paint office area

Project BB2009-F2: 8521 A St. (Highland Middle School)

Landscape exterior areas
Paint classrooms and teacher rooms

Project BB2009-F3: 8521 A St. (Rise Academy)

Landscape exterior areas
Paint classrooms and teacher rooms

Project BB2009-F4: 1311 83rd Ave (Alpha Omega)

Remove tile flooring in foyer, living room and dining
Install new pad and carpet in foyer, living and dining



CEDA Project 2010 Closeout Report – Central Cities East Area

Rebuilding Together Oakland is pleased to report the completion of seven (7) major repair projects and 23 home safety modification projects in the Central Cities East redevelopment area. In all, funding from Redevelopment for CCE supported the completion of 30 homes.

Listed below are the projects completed with the support of the CCE CEDA Redevelopment grant of \$50,000. Rebuilding Together Oakland was able to complete these projects utilizing dozens of volunteers, in-kind and purchased materials.

At the conclusion of our rebuild and repair activities, Rebuilding Together Oakland estimates the value created and provided to the Oakland community. On average, Rebuilding Together Oakland generates about \$3 - \$4 of project value for every dollar raised. The multiplier increases with the skill level of volunteers and the resources available to them.

The project value created in the Central Cities East redevelopment district is estimated at \$209,000

The following projects were performed and completed from July 1, 2009 – May 28, 2010.

- 4.1 **Project 2010-1 (H/O: J.Williams)**
 - Total Roof Replacement
- 4.2 **Project 2010-2: (H/O: M.Paul)**
 - Total Roof Replacement
- 4.3 **Project 2010-3: (H/O: Alford)**
 - Total Roof Replacement
- 4.4 **Project 2010-17: 2633 66th Ave (H/O: F.Dickerson)**
 - Paint - Exterior of House
 - Paint - Interior of House
 - Hallway Repairs
 - Bathroom Repairs & Mods
 - Debris Removal
 - New flooring and carpet throughout house
 - Kitchen Cabinets & Countertops
 - New Front Door, and doorbell
 - Appliances
- 4.5 **Project 2010-18: 1827 88th Ave (H/O: A. Harris)**
 - Paint - Exterior of House - touch up
 - Paint - Interior of House
 - Bathroom Repairs & Mods
 - Debris Removal
 - Landscaping - front and back
 - Backyard cement pad
 - Back porch/step
- 4.6 **Project 2010-24: 2624 79th Ave (H/O: I.Dutton)**
 - Total Roof Replacement
- 4.7 **Project 2010-F2: 2221 90th Avenue (Teen Challenge)**
 - Total Roof Replacement

4.8 Home Safety Modifications

D.Riley:1822 106th Avenue - 07/17/2009
G. Madden - 2127 27th Ave - 09/24/2009
S. Hall - 1562 78th Avenue - 07/10/2009
D. Webb - 7506 Krause Street - 07/06/2009
C. Mayes - 10615 Breed Avenue - 07/22/2009
E. Trotter - 2207 64th Ave - 07/31/2009
J. Bell - 5627 Walnut Street - 07/28/2009
M. Paul - 2465 64th Ave - 08/05/2009
I. York - 1769 87th Avenue - 08/04/2009
S. Hopkins - 2218 64th Ave - 08/06/2009
C. Stuart - 2540 Havenscourt Blvd - 08/07/2009
L. Stafford - 2512 60th Avenue - 08/11/2009
E Deshotel - 10524 Voltaire Ave - 08/19/2009
D. Moss - 2546 65th Avenue - 09/22/2009
R. Martinez - 2400 65th Avenue - 09/23/2009
J. Brown - 2706 67th Avenue - 09/29/2009
K. & P. Hill - 1727 69th Ave - 10/01/2009
E. Walker - 2350 Church Street - 11/25/2009
J.Smith - 2458 65th Ave - 11/24/2009
R.Lyons - 1824 74th Avenue - 02/12/2010
I. Dutton - 2624 - 79th Ave - 01/05/2010
E.Allen - 10521 Breed Avenue - 03/02/2010
D. & R. – Kearns - 6915 Lacey Avenue - 03/25/2010

Respectfully submitted,



Kym Luqman
Executive Director



CEDA Project 2010 Closeout Report – Central Cities East Area

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- 4.1 **Project 2010-1 (H/O: J.Williams)**
 - Total Roof Replacement
- 4.2 **Project 2010-2: (H/O: M.Paul)**
 - Total Roof Replacement
- 4.3 **Project 2010-3: (H/O: Alford)**
 - Total Roof Replacement
- 4.4 **Project 2010-17: 2633 66th Ave (H/O: F.Dickerson)**
 - Paint - Exterior of House
 - Paint - Interior of House
 - Hallway Repairs
 - Bathroom Repairs & Mods
 - Debris Removal
 - New flooring and carpet throughout house
 - Kitchen Cabinets & Countertops
 - New Front Door, and doorbell
 - Appliances
- 4.5 **Project 2010-18: 1827 88th Ave (H/O: A. Harris)**
 - Paint - Exterior of House - touch up
 - Paint - Interior of House
 - Bathroom Repairs & Mods
 - Debris Removal
 - Landscaping - front and back
 - Backyard cement pad
 - Back porch/step
- 4.6 **Project 2010-24: 2624 79th Ave (H/O: I.Dutton)**
 - Total Roof Replacement
- 4.7 **Project 2010-F2: 2221 90th Avenue (Teen Challenge)**
 - Total Roof Replacement

4.8 Home Safety Modifications

D.Riley:1822 106th Avenue - 07/17/2009
G. Madden - 2127 27th Ave - 09/24/2009
S. Hall - 1562 78th Avenue - 07/10/2009
D. Webb - 7506 Krause Street - 07/06/2009
C. Mayes - 10615 Breed Avenue - 07/22/2009
E. Trotter - 2207 64th Ave - 07/31/2009
J. Bell - 5627 Walnut Street - 07/28/2009
M. Paul - 2465 64th Ave - 08/05/2009
I. York - 1769 87th Avenue - 08/04/2009
S. Hopkins - 2218 64th Ave - 08/06/2009
C. Stuart - 2540 Havenscourt Blvd - 08/07/2009
L. Stafford - 2512 60th Avenue - 08/11/2009
E Deshotel - 10524 Voltaire Ave - 08/19/2009
D. Moss - 2546 65th Avenue - 09/22/2009
R. Martinez - 2400 65th Avenue - 09/23/2009
J. Brown - 2706 67th Avenue - 09/29/2009
K. & P. Hill - 1727 69th Ave - 10/01/2009
E. Walker - 2350 Church Street - 11/25/2009
J.Smith - 2458 65th Ave - 11/24/2009
R.Lyons - 1824 74th Avenue - 02/12/2010
I. Dutton - 2624 - 79th Ave - 01/05/2010
E.Allen - 10521 Breed Avenue - 03/02/2010
D. & R. – Kearns - 6915 Lacey Avenue - 03/25/2010

Respectfully submitted,



Kym Luqman
Executive Director

FILED
OFFICE OF THE CITY CLERK
OAKLAND

OAKLAND CITY COUNCIL

Approved as to Form and Legality

DRAFT

City Attorney

2010 DEC -2 ~~RESOLU~~TION No. _____ C.M.S.

Introduced by Council President Brunner

A RESOLUTION HONORING THE CITY AND PORT OF OAKLAND EMPLOYEES' CHORUS FOR OVER SEVENTY YEARS OF ANNUAL HOLIDAY CONCERTS

WHEREAS, the City of Oakland Holiday Choir was founded in 1940 by City of Oakland employee, Elsie Giani, who served as official Chairperson of the City of Oakland Holiday Choir until her retirement in 1983, and still continues her enthusiastic support, guidance and direction to maintain and nourish the life of the choir; and

WHEREAS, the first concert of the City of Oakland Holiday Choir was performed in December 1941 beneath the beautifully decorated holiday tree on the marble staircase in Oakland's City Hall Rotunda by Elsie, her sister Albina, and three women from Elsie's church choir, accompanied by City employee Hilda Brandt on the organ; and

WHEREAS, for over seven decades, the City of Oakland Holiday Choir has provided numerous concerts every Holiday Season and has also performed at many City functions including Employee Recognition Ceremonies, the Tree Lighting Ceremony at the Port of Oakland, The Christmas Pageant, Lake Merritt Caroling Boat Rides, the 150th Anniversary Celebration of the City of Oakland, the passing of the Olympic Torch when it came to Oakland and for many years sang daily on the popular local radio station KLX; and

WHEREAS, the City of Oakland Holiday Choir, now known as The City and Port of Oakland Employees' Chorus, has continued to prosper and thrive, having grown to over twenty five members, now therefore, be it

RESOLVED, that the city council hereby honor the City and Port of Oakland Employees' Chorus for over seventy years of annual holiday concerts.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20____

PASSED BY THE FOLLOWING VOTE:

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

NOES -

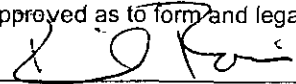
ABSENT -

ABSTENTION -

ATTEST: _____

LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2010 DEC -2 PM 12:55

Approved as to form and legality

Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. _____ C.M.S.

AN AGENCY RESOLUTION AWARDING A \$100,000 GRANT FOR FISCAL YEAR 2010-2011, WITH \$50,000 FROM THE COLISEUM REDEVELOPMENT PROJECT AND \$50,000 FROM THE CENTRAL CITY EAST REDEVELOPMENT PROJECT, TO REBUILDING TOGETHER OAKLAND TO REHABILITATE HOMES FOR LOW-INCOME SENIORS AND DISABLED PERSONS AND NONPROFIT FACILITIES IN THE COLISEUM REDEVELOPMENT PROJECT AREA AND THE CENTRAL CITY EAST REDEVELOPMENT PROJECT AREA

WHEREAS, the Coliseum and Central City East Redevelopment Project Areas contain many properties in need of revitalization and physical improvements; and

WHEREAS, Rebuilding Together Oakland rehabilitates properties that house or serve low-income seniors and/or disabled persons and non-profit facilities that serve the local community; and

WHEREAS, Rebuilding Together Oakland has made a commitment to compliment the recent ongoing redevelopment and Weed and Seed blight elimination strategies in and around the Beat 33x area, and is requesting a grant of \$50,000 to fund the rehabilitation of several properties within the Coliseum Redevelopment Project Area; and

WHEREAS, the rehabilitation of low-income housing is consistent with and will further the purposes of the Coliseum and Central City East Redevelopment Plans and Five-Year Implementation Plans; and

WHEREAS, a grant of \$100,000 to Rebuilding Together Oakland was budgeted in the FY 2010-11 Redevelopment Agency approved budget, with \$50,000 budgeted from the Coliseum Redevelopment Project and \$50,000 budgeted from the Central City East Redevelopment Project; and

WHEREAS, the Agency wishes to support Rebuilding Together Oakland by providing a grant of \$100,000 from Coliseum and Central City East redevelopment funds to

Rebuilding Together Oakland for use on properties within the boundaries of the Coliseum and Central City East Redevelopment Project Areas; now, therefore, be it

RESOLVED: That the Agency hereby authorizes a grant to Rebuilding Together Oakland of \$50,000 from the Coliseum Redevelopment Area Operations Fund (9450), Coliseum Area Redevelopment Project Org. (88659), Miscellaneous Operating Account (52921), and Coliseum Area Redevelopment Project (S82600), and \$50,000 from the Central City East Redevelopment Area Operations Fund (9540), Central City Area Redevelopment Project Org. (88699), Miscellaneous Operating Account (52921), and Central City East Redevelopment Project (S233310), to rehabilitate houses for low-income seniors or disabled persons and nonprofit facilities within the Coliseum and Central City East Redevelopment Project Areas; and be it

FURTHER RESOLVED: That the making of this grant shall be contingent on and subject to such other appropriate terms and conditions as the Agency Administrator or his designee may establish; and be it

FURTHER RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with the California Environmental Quality Act ("CEQA") because the project is exempt from CEQA pursuant to Section 15301 (minor alterations to existing facilities) and Section 15302 (replacement or reconstruction of existing structures) of the CEQA Guidelines; and be it

FURTHER RESOLVED: That the Agency Administrator or his designee is authorized to conduct negotiations, execute grant agreements, and take any other actions with respect to the grant consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

ATTEST:

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