

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

FILED
OF THE CITY CLERK
OAKLAND
2008 APR 10 PM 4:39

To: Office of the City/Agency Administrator
Attn: Deborah Edgerly
From: Community and Economic Development Agency
Date: April 22, 2007

RE: **An Agency Resolution Authorizing a \$20,000 Grant from Broadway/MacArthur/San Pablo Redevelopment Funds to GRID Alternatives, a Nonprofit Organization Dedicated to Promoting Renewable Energy, to Install Solar Panels on Low-Income Housing Units within the Project Area.**

SUMMARY

This is a request for Redevelopment Agency approval of a resolution authorizing a \$20,000 grant from the Broadway/MacArthur/San Pablo Redevelopment Project Area to GRID Alternatives to install solar electric systems on low-income housing units within the boundaries of the Broadway/MacArthur/San Pablo Project Area. Installation of the solar systems would occur in 2008.

The installation of solar electric systems on these properties will reduce housing costs for low-income households within the Redevelopment Project Area. This project will have no impact on the General Fund. Staff recommends that the Redevelopment Agency approve this resolution.

FISCAL IMPACTS

The \$20,000 grant to GRID Alternatives will be provided from the Broadway/MacArthur/San Pablo Redevelopment Operations Fund (9529), Redevelopment Projects Organization (88669), Broadway/MacArthur/San Pablo Redevelopment Project (P187510). This project will have no impact on the General Fund.

BACKGROUND

GRID Alternatives is a nonprofit organization dedicated to promoting renewable energy. Since 2001, GRID Alternatives worked to bring the power of solar electricity and energy efficiency to low-income homeowners, and to provide community members with training and hands-on experience with renewable energy technologies. Their mission is to empower communities in need by providing renewable energy and energy efficiency services, equipment, and training. GRID Alternatives works collaboratively with communities and local organizations to identify specific needs and to develop renewable energy solutions that are environmentally, socially, and economically sustainable.

Item: _____
CED Committee
April 22, 2008

GRID Alternatives was founded during the 2001 California energy crisis by Erica Mackie, P.E., and Tim Sears, P.E., two engineering professionals who were implementing renewable energy systems for the private sector. They wanted to develop a model to make this technology practical for low-income communities, where households were most adversely affected by high energy prices and utility rate shocks and whose neighborhoods were often the location of polluting fossil-fuel power plants. This model became GRID Alternatives' flagship Solar Affordable Housing Program, which trains and leads teams of volunteers from the community to install solar electric systems with both affordable housing providers and individual low-income homeowners in Northern and Southern California.

Since piloting this program in 2004, GRID Alternatives has installed 153 solar electric systems for low-income homeowners, including 22 in the City of Oakland. These systems generate over \$2.52 million worth of clean, renewable power for their low-income clients over the systems' projected lifespans, while reducing 7,655 tons of greenhouse gas emissions, the equivalent of planting 10,684 trees. They have also provided over 1,550 community volunteers with training and opportunities for hands-on experience with solar electric installation, and they partner with local job training providers serving low-income communities to help local community members gain experience and employment in the rapidly growing solar installation industry.

PROJECT DESCRIPTION

GRID Alternatives will work to identify two low-income owner-occupied properties within the Broadway/MacArthur/San Pablo Redevelopment Project Area that are suitable clients for their Solar Affordable Housing Program. Together with a team of trained volunteers, GRID Alternatives will help the selected homeowners install solar electric systems on their homes.

To be eligible, properties must meet the following criteria:

- House is either owner-occupied, or owned by a non-profit
- Total household income less than 80% of the area median
- Total household liquid assets of less than \$25,000
- Unshaded roof that is either flat or pitched to the south/southwest

The grant funds will be used to pay for the hardware costs for the two systems – solar panels, electric inverter, racking, and related hardware. The size, orientation, and electrical usage levels of the properties will determine the actual equipment needs, and GRID Alternatives will work with their existing network of solar equipment wholesalers and manufacturers to obtain the best possible pricing for each installation. The final dollar amount of the proposed grant will be based on this pricing, with no markup charged by GRID Alternatives.

KEY ISSUES AND IMPACTS

GRID Alternatives made a presentation to the Broadway/MacArthur/San Pablo Project Area Committee (“PAC”) on March 6, 2008 requesting \$20,000 in funding to support two low-income solar electric installations within the redevelopment area boundaries. The PAC unanimously approved the funding proposal and requested that staff take the item before the City Council for approval.

The redevelopment grant will not exceed \$20,000 and funds will be used for materials only. The funds will serve as matching funds for a previously committed grant from PG&E to GRID Alternatives which covers project management and administrative costs on projects. The Agency will execute a grant agreement with GRID Alternatives that will outline the terms of the grant disbursement.

The use of redevelopment funds for this project is consistent with the Broadway/MacArthur/San Pablo Redevelopment Plan and the Five Year Implementation Plan. The proposed project is eligible for redevelopment funding since it will result in a reduction in housing costs for low-income households.

SUSTAINABLE OPPORTUNITIES

Environmental: The installation of these solar electric systems will generate clean, renewable power and reduce greenhouse gas emissions.

Economic: The installation of solar electric systems on low-income properties within the Project Area will reduce housing costs for low-income residents.

Social Equity: The goal of the GRID Alternatives projects is to empower communities in need by providing renewable energy and energy efficiency services, equipment, and training.

DISABILITY AND SENIOR CITIZEN ACCESS

This project will have no impact on disability and senior citizen access.

RECOMMENDATIONS AND RATIONALE

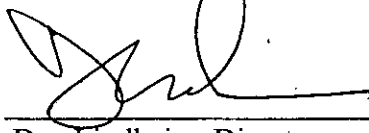
Staff recommends that the Agency accepts the Broadway/MacArthur/San Pablo Redevelopment PAC’s recommendation to provide a \$20,000 grant to GRID Alternatives to complete two low-income solar electric installations within the Project Area. This work will help to reduce the housing costs for low-income households in the Project Area.

Item: _____
CED Committee
April 22, 2008

ACTION REQUESTED OF THE REDEVELOPMENT AGENCY/CITY COUNCIL

It is requested that the attached Agency resolution be approved providing a \$20,000 grant from the Broadway/MacArthur/San Pablo Redevelopment Project Area to GRID Alternatives.

Respectfully submitted,

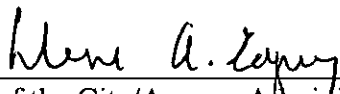


Dan Lindheim, Director
Community and Economic Development Agency

Reviewed by:
Gregory D. Hunter, Deputy Director
Community and Economic Development Agency
Economic Development & Redevelopment

Prepared by:
Christine Lebron,
Urban Economic Analyst I

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:



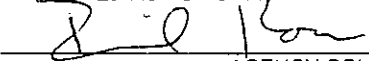
Office of the City/Agency Administrator

Item: _____
CED Committee
April 22, 2008

OFFICE OF THE CITY CLERK
OAKLAND

2008 APR 10 PM 4:39

APPROVED AS TO FORM AND LEGALITY:


AGENCY COUNSEL

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING A \$20,000 GRANT FROM BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT FUNDS TO GRID ALTERNATIVES, A NONPROFIT ORGANIZATION DEDICATED TO PROMOTING RENEWABLE ENERGY, TO INSTALL SOLAR PANELS ON LOW-INCOME HOUSING UNITS WITHIN THE PROJECT AREA.

WHEREAS, the Broadway/MacArthur/San Pablo Redevelopment Project Area contains low-income households struggling with on-going housing affordability; and

WHEREAS, GRID Alternatives is nonprofit organization that trains and leads teams of volunteers from the community to install solar electric systems with both affordable housing providers and individual low-income homeowners; and

WHEREAS, the solar electric installation projects result in the reduction of housing costs for low-income households; and

WHEREAS, GRID Alternatives presented a proposal to the Broadway/MacArthur/San Pablo Redevelopment Project Area Committee ("PAC") on March 6, 2008 requesting a grant of \$20,000 to assist with solar installation projects on low-income residential properties within the Project Area; and

WHEREAS, the PAC approved a motion to support this funding request; and

WHEREAS, the provision of funding for this purpose are consistent with and will further the purposes of the Broadway/MacArthur/San Pablo Redevelopment Plan and its Five-Year Implementation Plan adopted on December 7, 2004 (Resolution No. 2004-66 C.M.S.); and

WHEREAS, Section 33449 of the California Community Redevelopment Law authorizes a redevelopment agency to improve housing for low and moderate income households; and

WHEREAS, the Agency wishes to support GRID Alternatives by providing a grant of \$20,000 from Broadway/MacArthur/San Pablo project funds to GRID

Alternatives for use on low-income residential properties within the Project Area boundaries; now, therefore, be it

RESOLVED: That the Agency hereby authorizes a grant of \$20,000 to GRID Alternatives from the Broadway/MacArthur/San Pablo Redevelopment Operations Fund (9529) Redevelopment Projects Organization (88669), Broadway/MacArthur/San Pablo Redevelopment Project (P187510) to install solar electric systems on low-income housing units within the Broadway/MacArthur/San Pablo Redevelopment Project Area; and be it further

RESOLVED: That the making of the grant shall be contingent on and subject to such other appropriate terms and conditions as the Agency Administrator or his or her 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) of the CEQA Guidelines; and be it further

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

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

LATONDA SIMMONS
Secretary, Redevelopment Agency
of the City of Oakland