

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**
Agency Agenda Report

OFFICE OF THE CLERK
2005 NOV -1 PM 4: 01

To: Office of the Agency Administrator
Attn: Deborah Edgerly
From: Community and Economic Development Agency
Date: November 14, 2006

RE: Resolution Authorizing A One Year Agreement With The Youth Employment Partnership, Inc. To Provide Workforce Training For Graffiti Abatement Services In The Coliseum Project Area In An Amount Not To Exceed \$40,000.

SUMMARY

A resolution has been prepared to authorize the Agency Administrator to enter into an agreement not to exceed \$40,000 with the Youth Employment Partnership, Inc. ("YEP") for services to implement workforce training activities in the Coliseum project area. YEP is a non-profit employment training organization that has provided paid comprehensive training and meaningful employment opportunities to thousands of at-risk youth over the past 30 years. The program offers trainees work experience on community revitalization projects, and classroom training in pre-employment issues, environmental topics and leadership.

The results of the Community and Economic Development Agency's semi-annual report for Job Training Performance Standards indicate that the organization offers more youth opportunities to enhance employment prospects than any other single entity in the City of Oakland. In addition, the organization has exceeded 100% of its replacement goals for many consecutive years.

Based on YEP's provision of unique job-training opportunities for at-risk youth, it is in the best interest of the Agency to waive the requirement for a competitive Request for Proposals ("RFP") or a Request for Qualifications ("RFQ") selection process pursuant to Sections 2.04.051 A and B of the Oakland Municipal Code.

FISCAL IMPACTS

Authorization to enter into a one year agreement with YEP will allow the Agency to implement workforce training activities in the Coliseum project area. As part of the total contract amount, \$40,000 will be paid directly to YEP for outreach, training, materials and supplies related to graffiti abatement services. Funds shall be allocated from the Coliseum Operations Fund (9450), Workforce Development Organization (88549), Coliseum Staff Project (S82600).

This contract is subject to the Living Wage Ordinance, Equal Benefits Ordinance and 20% minimum L/SLBE participation requirement. YEP is in compliance with the Equal Benefits

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Ordinance. Trainees are exempt from the Living Wage Ordinance and all other employees working more than 90 days will receive the living wage rate of \$10.07 per hour with benefits and \$11.58 per hour without benefits. Moreover, YEP is in compliance with the local participation requirement.

BACKGROUND

Due to an overwhelming demand from local business groups and the residential community to address blight in their respective areas, the Agency sponsored Operation Tough on Blight. This operation was conducted in the Coliseum project area during the month of March 2006. Over the course of several weekends, teams of redevelopment staff and code inspectors systematically targeted and methodically surveyed the entire Coliseum project area. As a result of the operation, over 800 citations were issued for a variety of code violations with ultimately an 85% compliance rate from the property owners.

During the course of the operation, it was also noted that a strong need existed to support youth workforce development and training services to address at-risk youth and graffiti in the neighborhoods. As a result, it was determined that a secondary and sustained operation of activities would be necessary to address this critical issue.

The Agency is prepared to address this issue of promoting youth workforce training while simultaneously dealing with the persistent problem of graffiti along commercial corridors. The problem of youth continuously "tagging" buildings with graffiti on both public and private properties will be addressed. As part of YEP scope of services, program counselors and project coordinators will work together with property owners and at-risk youth to serve as facilitators to reduce the amount of graffiti in the neighborhoods.

KEY ISSUES AND IMPACTS

Adoption of this resolution will allow the Agency to further address the community's concerns to provide workforce training to at-risk youth who reside in the City of Oakland and will allow the Agency to take steps to reduce physical blight in the Coliseum project area. This program shall also provide support and assistance to the City's Public Works Agency, Graffiti Abatement Division, which currently has the overwhelming task of removing graffiti from all public buildings throughout the City. Furthermore, the Graffiti Abatement Division has been consulted for their technical expertise and assistance in the overall implementation and proposal of this program.

PROJECT DESCRIPTION

The Agency will contract with Youth Employment Partnership, Inc. (YEP) to provide workforce training services for the proposed graffiti abatement program for a period not to exceed 12 months. The contract funds shall not exceed \$40,000. YEP will perform the following work:

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- Hire and train a crew of four young adults to work up to 15 hours per week (5 days/week, 3 hours/day, 7:30am – 10:30am).
 - Abate graffiti at various locations in the Coliseum project area for a period not to exceed 12 months.
 - Track graffiti abatement and provide weekly reporting to the Agency and Public Works Graffiti Abatement Division.

YEP will recruit participants who are graduates of YEP construction training programs. All participants will be 18 years and older, and will benefit from this transitional job while they work on completing their GED and other requirements for obtaining jobs in the trades. YEP will be the responsible party for filing all relevant paperwork associated with hiring the workers.

YEP Counselor and Project Coordinator duties shall include, but are not limited to the following:

- Work closely with the Agency and PWA Graffiti Abatement Division.
- Supervise, ensure completion of assignments and provide general oversight to participants so that work is completed in a timely fashion.
- Provide appropriate disciplinary action for non-performance.
- Analyze participants' social service needs and make appropriate referrals.
- Maintain and generate documentation and files for each worker.
- Perform site visits during fieldwork.
- Work directly with Agency and PWA staff to deal with any issues that arise with program participants.
- Maintain all required insurance (liability, worker's compensation, etc.).

SUSTAINABLE OPPORTUNITIES

Economic: Implementation of the program provides an opportunity to use local at-risk youth and offers employment openings to Oakland residents, and strengthens the local economy. The physical improvements to the Coliseum project area will help improve and protect the economic vitality of the community.

Environmental: Environmental factors will be considered such as using paints with low volatile organic compounds (VOC) and using safe practices and abatement standards during the graffiti removal process.

Social Equity: Implementation of this program will provide quality of life improvements for a social and economic disadvantaged community. Benefits will include providing workforce training to at-risk youth by providing essential job training skills that will enable them to find employment in various construction industry trades; and reduce the overall appearance of physical blight in the neighborhoods.

DISABILITY AND SENIOR CITIZEN ACCESS

The authorization of the workforce training program will have no permanent impact on disability and senior citizen access. However, temporary construction barricades may be required along public sidewalks and other areas to ensure public safety while abatement work is in progress.

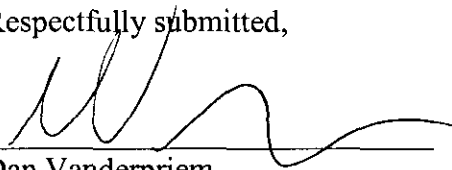
RECOMMENDATION AND RATIONALE

Staff recommends that the Redevelopment Agency Board approve the attached resolution authorizing the Agency Administrator to enter into a one year agreement not to exceed \$40,000 with the Youth Employment Partnership, Inc. ("YEP") to provide workforce training for graffiti abatement services in the Coliseum project area.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve the resolution.

Respectfully submitted,



Dan Vanderpriem
Director of Redevelopment, Economic
Development and Housing and Community
Development

Reviewed by:
Gregory Hunter
Manager, Coliseum Project Area
Oakland Redevelopment Agency

Prepared by:
Larry Gallegos
Project Manager, Coliseum Project Area
Oakland Redevelopment Agency

APPROVED AND FORWARDED TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE


OFFICE OF THE AGENCY ADMINISTRATOR

OFFICE OF THE CITY CLERK
RECEIVED

2005 NOV -1 PM 4:01

APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION NO. _____ C. M. S.

RESOLUTION AUTHORIZING A ONE YEAR AGREEMENT WITH THE YOUTH EMPLOYMENT PARTNERSHIP, INC., TO PROVIDE WORKFORCE TRAINING FOR GRAFFITI ABATEMENT SERVICES IN THE COLISEUM PROJECT AREA IN AN AMOUNT NOT TO EXCEED \$40,000

WHEREAS, Youth Employment Partnership, Inc. ("YEP Inc.") is a non-profit employment training organization that has provided paid comprehensive training and meaningful employment opportunities to thousands of at-risk youth over the past 30 years; and

WHEREAS, YEP Inc. offers trainees work experience on community revitalization projects, and classroom training in pre-employment issues, environmental topics and leadership; and

WHEREAS, the results from the Community and Economic Development Agency's semi-annual report for Job Training Performance Standards indicate that YEP Inc. offers more youth opportunities to enhance employment prospects than any other single entity in the City of Oakland; and

WHEREAS, the Agency wishes to enter into an agreement with YEP to provide workforce training for graffiti abatement services in the Coliseum Redevelopment Project Area; and

WHEREAS, based on the unique job-training opportunities at YEP Inc. for at-risk youth, it is in the best interest of the Agency to waive the requirement for a competitive Request for Proposals ("RFP") or a Request for Qualifications ("RFQ") selection process pursuant to Sections 2.04.051 A and B of the Oakland Municipal Code; and

WHEREAS, the Office of Contract Compliance has determined that youth workers of YEP Inc. are exempt from the Living Wage Ordinance under Oakland Municipal Code Section 2.28.090 because they are trainees; and

WHEREAS, YEP Inc. meets the Local Business Enterprise (LBE) requirements and complies with the Equal Benefits Ordinance (EBO); and

WHEREAS, the YEP Inc. contract shall be funded through the Redevelopment Agency's Coliseum Operations Fund (9450), Workforce Development Organization (88549), Coliseum Staff Project (\$82600) in an amount not to exceed \$40,000; and

WHEREAS, the agreement will be for a one-year period; and

WHEREAS, Section 33420.2 of the Health and Safety Code authorizes a redevelopment agency to take any actions that the agency determines are necessary to remove graffiti from public or private property upon a finding that, because of the magnitude and severity of the graffiti within the project area, the action is necessary to effectuate the purposes of the redevelopment plan, and that the action will assist with the elimination of blight; now, therefore, be it

RESOLVED: That the Agency Administrator or his or her designee is hereby authorized to negotiate and enter into a one-year agreement with the Youth Employment Partnership, Inc. for implementation of the workforce training program for graffiti abatement services in the Coliseum Redevelopment Project Area in an amount not to exceed \$40,000; and be it

FURTHER RESOLVED: That these funds totaling \$40,000 will be allocated from Oakland Redevelopment Agency's Coliseum Operations Fund (9450), Workforce Development Organization (88549), Coliseum Staff Project (\$82600); and be it

FURTHER RESOLVED: That the Agency finds that this workforce training program will benefit the Coliseum Project Area and serve a redevelopment purpose by providing job opportunities for at-risk youth, removing physical blight conditions in the Project Area, and enhancing the aesthetic and functional appeal of the Project Area for public use; and be it

FURTHER RESOLVED: That the Agency finds that, because of the magnitude and severity of the graffiti within the Coliseum Project Area, this program is necessary to effectuate the purposes of the Coliseum redevelopment plan, and further finds that this program will assist with the elimination of blight in the Project Area; and be it

FURTHER RESOLVED: That the Agency Administrator or his or her designee is hereby authorized to approve any subsequent amendments to, or extensions of, said agreements except for those involving an increase in contract price; and be it

FURTHER RESOLVED: That the agreement and amendments or extensions are subject to the review and approval of Agency Counsel and shall be placed on file in the Office of the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2006

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 of the Redevelopment
Agency of the City of Oakland