

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

TO: Office of the City/Agency Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency and Department of Human Services  
DATE: February 19, 2008.

**RE: A Supplemental Report Regarding An Agency Resolution Authorizing the Redevelopment Agency to Contribute Redevelopment Agency Funds to the City of Oakland Under the Cooperation Agreement in an Amount Not to Exceed \$75,000 to Abate Blight At Illegal Encampment and Dumping Sites in Redevelopment Project Areas and to Fund Work by the Public Works Agency to Make Improvements to Deter Illegal Uses of the Sites**

**A Resolution Authorizing the City to Accept and Appropriate a Contribution of Redevelopment Agency Funds Under the Cooperation Agreement in an Amount Not to Exceed \$75,000 to Abate Blight At Illegal Encampment and Dumping Sites in Redevelopment Project Areas and to Fund Work by the Public Works Agency to Make Improvements to Deter Illegal Uses of the Sites**

**An Agency Resolution Authorizing the Redevelopment Agency to Contribute Redevelopment Agency Funds to the City of Oakland Under the Cooperation Agreement in an Amount Not to Exceed \$25,000 to Partially Fund a Contract with Goodwill Industries to Employ Homeless Individuals to Assist with Blight Abatement at Illegal Encampment Sites in Redevelopment Project Areas**

**A Resolution (1) Authorizing an Agreement With Goodwill Industries For the Homeless Employment Program in the Amount of \$50,000 and Waiving the Requirement for a Competitive Selection Process, (2) Authorizing the City to Accept and Appropriate a Contribution of Redevelopment Agency Funds Under the Cooperation Agreement in an Amount Not to Exceed \$25,000 to Partially Fund the Contract with Goodwill Industries to Employ Homeless Individuals to Assist With Blight Abatement At Illegal Encampment Sites in Redevelopment Project Areas, and (3) Allocating a \$25,000 Match from the Department of Human Services for the Contract**

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**SUMMARY**

At the Community and Economic Development Committee meeting of January 22, 2008, Council directed staff to provide a supplemental report with evaluation data from Goodwill Industries (Goodwill) employment programs in Oakland. The related legislation authorizes a

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\$50,000 contract with Goodwill for an employment program for individuals transitioning out of homelessness. Evaluation data demonstrates that Goodwill has met target goals for training and employment serving Oakland's homeless population. Goodwill's performance is satisfactory and supports further contracting as proposed by staff.

The Community and Economic Development (CED) Committee also discussed and requested that the proposed legislation be separated into a pair of separate resolutions for the Public Works Agency Blight Abatement Program and another separate pair of resolutions for the proposed Pilot Employment Program to Employ Homeless Individuals to Assist in Blight Abatement. In response to the CED Committee's request to separate the legislative action approving the Public Works Agency Blight Abatement program funding from the legislative action approving the Goodwill contract, staff has prepared new Agency and City legislation.

## BACKGROUND

Goodwill operates the One-Stop Homeless Employment Center at 1600 San Pablo Avenue in Oakland, funded primarily by the U. S. Department of Housing and Urban Development (HUD) Supportive Housing Program (SHP). Management of the SHP grant was assumed by Goodwill from the Jobs for the Homeless Consortium (JHC) in 2005, and at that time Goodwill also received City funds previously allocated to JHC as a match for HUD funding. Goodwill has found other matching funds and does not currently receive any City funds for this program. The most complete evaluation data on Goodwill employment programs in Oakland is from annual reporting to HUD for the SHP grant.

## KEY ISSUES AND IMPACTS

Goodwill provided staff with a copy of the Annual Progress Report (APR) for the period from October 2006 to September 2007 for supportive services under HUD's Supportive Housing Program. In fiscal year 2006-2007 Goodwill received \$804,372 in HUD funds and another \$211,402 cash match for a total of \$1,015,774 for homeless outreach services including housing placement and job training. Outcomes are summarized below:

### Job Training and Placement Goals and Outcomes for FY 06-07

Target	Achieved	% of Goal
300 clients complete job prep workshop	293	98%
250 Clients complete classroom training	328	131%
75 clients placed in employment	72	96%
\$8.50 average hourly wage at placement	\$8.63	101%
75 clients in 13-week retention	69	92%

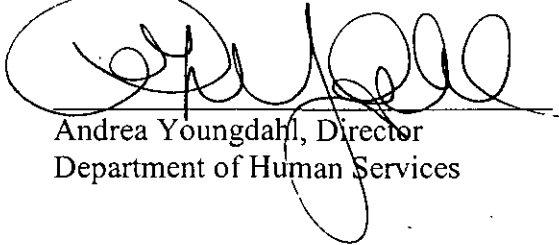
Source: Annual Progress Report - Oct 2006 to Sept 2007, p. 15

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**RECOMMENDATION TO THE CITY COUNCIL**

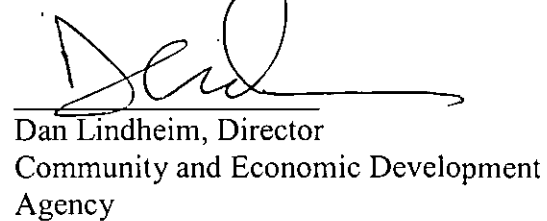
Review of Goodwill performance under contract with HUD confirms satisfactory performance in job training and placement serving Oakland's homeless population. Staff therefore recommends that the Council and the Redevelopment Agency approve the resolutions.

Respectfully submitted,



Andrea Youngdahl, Director  
Department of Human Services

Respectfully submitted,



Dan Lindheim, Director  
Community and Economic Development  
Agency

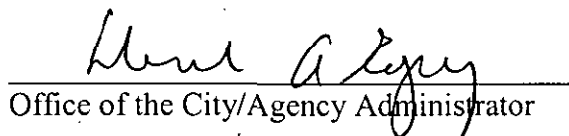
Reviewed by: Susan Shelton, Manager  
Community Housing Services

Assisted by: Michael Church,  
Program Analyst

Reviewed by: Gregory Hunter, Deputy Director  
Larry Gallegos, Redevelopment Manager  
Coliseum Area, CEDA Redevelopment

Prepared by: Jay Musante, UEA IV  
and Daniel Seamans, CEDA Redevelopment

APPROVED AND FORWARDED TO THE  
CITY COUNCIL



Howard A. Lopez  
Office of the City/Agency Administrator

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APPROVED AS TO FORM AND LEGALITY:

By: 

Deputy City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION No. \_\_\_\_\_ C.M.S.

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**A RESOLUTION AUTHORIZING THE CITY TO ACCEPT AND APPROPRIATE A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$75,000 TO ABATE BLIGHT AT ILLEGAL ENCAMPMENT AND DUMPING SITES IN REDEVELOPMENT PROJECT AREAS AND TO FUND WORK BY THE PUBLIC WORKS AGENCY TO MAKE IMPROVEMENTS TO DETER ILLEGAL USES OF THE SITES**

**WHEREAS**, blight conditions consisting of litter and debris at sites used for illegal encampment and illegal dumping are nuisances and health hazards for residents of Oakland's redevelopment areas; and

**WHEREAS**, blight conditions of litter and debris at sites of illegal encampment and dumping impede economic development by hindering business retention and attraction; and

**WHEREAS**, one of the primary goals of redevelopment projects in the City of Oakland is the elimination of blighting influences and the correction of environmental deficiencies in the project areas; and

**WHEREAS**, improvements such as fencing and signage will discourage illegal encampment and dumping; and

**WHEREAS**, it is a goal of the redevelopment projects in the City of Oakland to strengthen the economic base of the project areas and the community by the installation of needed site improvements to stimulate employment and economic growth; and

**WHEREAS**, the City and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies; now, therefore be it

**RESOLVED:** That the City Council hereby authorizes the City to accept and appropriate a contribution of Redevelopment Agency funds under the Cooperation Agreement in an amount not to exceed \$75,000 to abate blight at illegal encampment and dumping sites in redevelopment project areas and to fund work by the Public Works Agency to make improvements to deter

illegal uses of the sites; and be it

**FURTHER RESOLVED:** That these funds totaling \$75,000 shall be allocated from Agency funds, organizations and projects and moved to City funds, organizations and projects as detailed in the table below to fund PWA site improvements:

Description	Amount	Source of funds			Destination of funds		
		Fund	Org	Project	Fund	Org	Project
Coliseum Area funds	\$ 25,000	9450	88659	S82600	7780	30674	TBD
West Oakland Area funds	\$ 25,000	9590	88679	S233510	7780	30674	TBD
Central District funds	\$ 15,000	9553	94800	P130610	7780	30674	TBD
Central City East funds	\$ 10,000	9540	88699	S233310	7780	30674	TBD

and be it

**FURTHER RESOLVED:** That the City finds that, because of the magnitude and severity of the debris and litter from illegal encampment and illegal dumping within the redevelopment areas, this program is necessary to effectuate the purposes of the respective redevelopment plans within the City of Oakland, and further finds that this program will assist with the elimination of blight within the project areas.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

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

Approved as to form and legality

  
Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. \_\_\_\_\_ C.M.S.

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**AN AGENCY RESOLUTION AUTHORIZING THE REDEVELOPMENT AGENCY TO CONTRIBUTE REDEVELOPMENT AGENCY FUNDS TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$75,000 TO ABATE BLIGHT AT ILLEGAL ENCAMPMENT AND DUMPING SITES IN REDEVELOPMENT PROJECT AREAS AND TO FUND WORK BY THE PUBLIC WORKS AGENCY TO MAKE IMPROVEMENTS TO DETER ILLEGAL USES OF THE SITES**

**WHEREAS**, blight conditions consisting of litter and debris at sites used for illegal encampment and illegal dumping are nuisances and health hazards for residents of Oakland's redevelopment areas; and

**WHEREAS**, blight conditions of litter and debris at sites of illegal encampment and dumping impede economic development by hindering business retention and attraction; and

**WHEREAS**, one of the primary goals of redevelopment projects in the City of Oakland is the elimination of blighting influences and the correction of environmental deficiencies in the project areas; and

**WHEREAS**, improvements such as fencing and signage will discourage illegal encampment and dumping; and

**WHEREAS**, it is a goal of the redevelopment projects in the City of Oakland to strengthen the economic base of the project areas and the community by the installation of needed site improvements to stimulate employment and economic growth; and

**WHEREAS**, the City and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies; now, therefore be it

**RESOLVED:** That the Redevelopment Agency hereby authorizes a contribution under the Cooperation Agreement of up to \$75,000 to the City to abate blight at illegal encampment and dumping sites in redevelopment project areas and to fund work by the Public Works Agency to make improvements to deter illegal uses of the sites; and be it

**FURTHER RESOLVED:** That these funds totaling \$75,000 shall be allocated from Agency funds, organizations and projects and moved to City funds, organizations and projects as detailed in the table below to fund PWA site improvements:

Description	Amount	Source of funds			Destination of funds		
		Fund	Org	Project	Fund	Org	Project
Coliseum Area funds	\$ 25,000	9450	88659	S82600	7780	30674	TBD
West Oakland Area funds	\$ 25,000	9590	88679	S233510	7780	30674	TBD
Central District funds	\$ 15,000	9553	94800	P130610	7780	30674	TBD
Central City East funds	\$ 10,000	9540	88699	S233310	7780	30674	TBD

and be it

**FURTHER RESOLVED:** That the Agency finds that, because of the magnitude and severity of the debris and litter from illegal encampment and illegal dumping within the redevelopment areas, this program is necessary to effectuate the purposes of the respective redevelopment plans within the City of Oakland, and further finds that this program will assist with the elimination of blight within the project areas; and be it

**FURTHER RESOLVED:** That the Agency Administrator is hereby authorized to take whatever action is necessary with respect to this funding consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

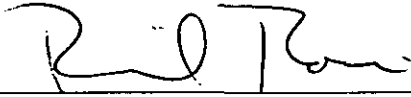
NOES -

ABSENT -

ABSTENTION -

ATTEST:

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

By:   
Deputy City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

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**A RESOLUTION (1) AUTHORIZING AN AGREEMENT WITH GOODWILL INDUSTRIES FOR THE HOMELESS EMPLOYMENT PROGRAM IN THE AMOUNT OF \$50,000 AND WAIVING THE REQUIREMENT FOR A COMPETITIVE SELECTION PROCESS, (2) AUTHORIZING THE CITY TO ACCEPT AND APPROPRIATE A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$25,000 TO PARTIALLY FUND THE CONTRACT WITH GOODWILL INDUSTRIES TO EMPLOY HOMELESS INDIVIDUALS TO ASSIST WITH BLIGHT ABATEMENT AT ILLEGAL ENCAMPMENT AND DUMPING SITES IN REDEVELOPMENT PROJECT AREAS, AND (3) ALLOCATING A \$25,000 MATCH FROM THE DEPARTMENT OF HUMAN SERVICES FOR THE CONTRACT**

**WHEREAS**, blight conditions consisting of litter and debris at sites used for illegal encampment are nuisances and health hazards for residents of Oakland's redevelopment areas; and

**WHEREAS**, blight conditions of litter and debris at sites of illegal encampment impede economic development by hindering business retention and attraction; and

**WHEREAS**, one of the primary goals of redevelopment projects in the City of Oakland is the elimination of blighting influences and the correction of environmental deficiencies in the project areas; and

**WHEREAS**, Oakland's Permanent Access to Housing (PATH) Strategy is a three to five year implementation strategy for the County-wide EveryOne Home Plan to end homelessness over the next fifteen years; and

**WHEREAS**, a pilot program aimed at providing employment for homeless persons living in illegal encampments will complement existing elements of the PATH Strategy; and

**WHEREAS**, ending homelessness would benefit all residents of the redevelopment areas by reducing the use of emergency services and creating an environment more conducive to economic expansion; and

**WHEREAS**, the City of Oakland wishes to enter into an agreement with Goodwill to provide employment to homeless individuals abating blight in the redevelopment project areas; and

**WHEREAS**, Emergency Shelter Grant funds from the U.S. Department of Housing and Urban Development of \$25,000 are available to match the Agency contribution to the employment program; and



**WHEREAS,** Goodwill Industries currently operates a federally funded homeless employment program in the City of Oakland that can provide matching resources in the areas of recruitment, training and program implementation; and

**WHEREAS,** based on the unique recruitment, training and program implementation capabilities of Goodwill Industries in working with Oakland's homeless community, 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 Section 2.04.051 B of the Oakland Municipal Code; and

**WHEREAS,** Goodwill Industries meets the Local Business Enterprise (LBE) requirements and complies with the Equal Benefits Ordinance (EBO); and

**WHEREAS,** the City and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies; now, therefore be it

**RESOLVED:** That the City Council authorizes the City Administrator to negotiate and enter into an agreement with Goodwill Industries, Inc., in an amount not to exceed \$50,000 consisting of \$25,000 from the City's HUD-ESG/SHO/HOPWA Fund (2103), Department of Human Services Organization (78111), and Emergency Shelter Grant Program (G309210) and \$25,000 from the Agency's Coliseum Operations Fund (9450), Coliseum Redevelopment Organization (88659), and Zhong Technology Project (P207810) for operation of a homeless employment program to assist in blight abatement; and be it

**FURTHER RESOLVED:** That the City Council hereby authorizes the City to accept and appropriate a contribution of Redevelopment Agency funds under the Cooperation Agreement in an amount not to exceed \$25,000 to partially fund the contract with Goodwill Industries to employ homeless individuals to assist with blight abatement; and be it

**FURTHER RESOLVED:** That these funds totaling \$25,000 shall be allocated from Agency funds, organizations and projects and moved to City funds, organizations and projects as detailed in the table below to partially fund the employment program:

Description	Amount	Source of funds			Destination of funds		
		Fund	Org	Project	Fund	Org	Project
ORA funds for employment program	\$ 25,000	9450	88659	P207810	7780	78111	TBD

and be it

**FURTHER RESOLVED:** That \$25,000 shall be allocated from the City fund, organization and project and moved to the City fund, organization and project detailed in the table below to partially fund the employment program:

Description	Amount	Source of funds			Destination of funds		
		Fund	Org	Project	Fund	Org	Project
Emergency Shelter Grant funds for employment program	\$ 25,000	2103	78111	G309210	2103	78111	TBD

and be it

**FURTHER RESOLVED:** That City Council finds and determines that the services to be provided by Goodwill Industries are temporary and of a professional nature, and the contract will not result in the loss of employment or salary by any person having permanent status in the competitive service; and be it

**FURTHER RESOLVED:** That pursuant to Oakland Municipal Code Section 2.04.051B, the City Council finds and determines that it is in the best interests of the City to waive the competitive request for proposal/qualifications process for the employment program and so waives the requirement; and be it

**FURTHER RESOLVED:** That the City finds that, because of the magnitude and severity of the debris and litter from illegal encampment and within the redevelopment areas, this program is necessary to effectuate the purposes of the respective redevelopment plans within the City of Oakland, and further finds that this program will assist with the elimination of blight within the project areas; and be it

**FURTHER RESOLVED:** That the City finds that the employment program will benefit Oakland's redevelopment areas and serve a redevelopment purpose by providing job opportunities for homeless individuals, removing physical blight conditions in the project areas, and enhancing the aesthetic and functional appeal of the project areas for public use; and be it

**FURTHER RESOLVED:** That the City Administrator or her designee is hereby authorized to approve any subsequent amendments to, or extensions of, said agreement 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 the City Attorney and shall be placed on file in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

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

Approved as to form and legality



Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. \_\_\_\_\_ C.M.S.

---

**AN AGENCY RESOLUTION AUTHORIZING THE REDEVELOPMENT AGENCY TO CONTRIBUTE REDEVELOPMENT AGENCY FUNDS TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$25,000 TO PARTIALLY FUND A CONTRACT WITH GOODWILL INDUSTRIES TO EMPLOY HOMELESS INDIVIDUALS TO ASSIST WITH BLIGHT ABATEMENT AT ILLEGAL ENCAMPMENT SITES IN REDEVELOPMENT PROJECT AREAS**

**WHEREAS**, blight conditions consisting of litter and debris at sites used for illegal encampment and illegal dumping are nuisances and health hazards for residents of Oakland's redevelopment areas; and

**WHEREAS**, blight conditions of litter and debris at sites of illegal encampment impede economic development by hindering business retention and attraction; and

**WHEREAS**, one of the primary goals of redevelopment projects in the City of Oakland is the elimination of blighting influences and the correction of environmental deficiencies in the project areas; and

**WHEREAS**, Oakland's Permanent Access to Housing (PATH) Strategy is a three to five year implementation strategy for the County-wide EveryOne Home Plan to end homelessness over the next fifteen years; and

**WHEREAS**, a pilot program aimed at providing employment for homeless persons living in illegal encampments will complement existing elements of the PATH Strategy; and

**WHEREAS**, ending homelessness would benefit all residents of the redevelopment areas by reducing the use of emergency services and creating an environment more conducive to economic expansion; and

**WHEREAS**, the City of Oakland wishes to enter into an agreement with Goodwill to provide employment to homeless individuals abating blight in the redevelopment project areas; and

**WHEREAS,** Emergency Shelter Grant funds from the U.S. Department of Housing and Urban Development of \$25,000 are available to match the Agency contribution to the employment program; and

**WHEREAS,** Goodwill Industries currently operates a federally funded homeless employment program in the City of Oakland that can provide matching resources in the areas of recruitment, training and program implementation; and

**WHEREAS,** the City and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies; now, therefore be it

**RESOLVED:** That the Redevelopment Agency hereby authorizes a contribution under the Cooperation Agreement of up to \$25,000 to the City to partially fund a contract with Goodwill Industries to employ homeless individuals to assist with blight abatement at illegal encampment sites in redevelopment project areas; and be it

**FURTHER RESOLVED:** That these funds totaling \$25,000 shall be allocated from Agency funds, organizations and projects and moved to City funds, organizations and projects as detailed in the table below:

Description	Amount	Source of funds			Destination of funds		
		Fund	Org	Project	Fund	Org	Project
ORA funds for employment program	\$ 25,000	9450	88659	P207810	7780	78111	TBD

and be it

**FURTHER RESOLVED:** That the Agency finds that, because of the magnitude and severity of the debris and litter from illegal encampment within the redevelopment areas, this program is necessary to effectuate the purposes of the respective redevelopment plans within the City of Oakland, and further finds that this program will assist with the elimination of blight within the project areas; and be it

**FURTHER RESOLVED:** That the Agency finds that the employment program will benefit Oakland's redevelopment areas and serve a redevelopment purpose by providing job opportunities for homeless individuals, removing physical blight conditions in the project areas, and enhancing the aesthetic and functional appeal of the project areas for public use; and be it

**FURTHER RESOLVED:** That the Agency Administrator is hereby authorized to take whatever action is necessary with respect to this funding consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES -

ABSENT -

ABSTENTION -

ATTEST:

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