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APPROVED AS TO FORM AND LEGALITY

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Lesley Castro
Lesley Castro (Apr 18, 2025 15:34 PDT)

CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. 90127 C.M.S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO:

- (1) INCREASE THE GRANT LIMIT OF THE LEAD SAFE AND HEALTHY HOMES PROGRAM FROM \$33,575 TO \$40,000 PER PROJECT,
- (2) INCREASE THE GRANT LIMIT OF THE ACCESS IMPROVEMENT PROGRAM FROM \$33,575 TO \$40,000 PER PROJECT AND FROM \$53,720 TO \$60,000 PER PROJECT IF A WHEELCHAIR LIFT IS REQUIRED,
- (3) INCREASE THE LOAN LIMIT OF THE EMERGENCY HOME REPAIR PROGRAM FROM \$33,575 TO \$40,000 PER PROJECT,
- (4) INCREASE THE LOAN LIMIT OF THE HOME MAINTENANCE IMPROVEMENT PROGRAM FROM \$167,874 TO \$250,000 PER PROJECT, AND
- (5) MODIFY THE CITY'S RESIDENTIAL LENDING HOME REHABILITATION PROGRAMS GUIDELINES TO ALLOW FOR ANNUAL INCREASES TO GRANT AND LOAN PER PROJECT LIMITS OF HOME REHABILITATION PROGRAMS IN THE CITY ADMINISTRATOR'S DISCRETION, WITHOUT RETURNING TO COUNCIL.

WHEREAS, the Housing and Community Development Act of 1974 (42 U.S.C. §5301, et seq.) provided funding and authority to localities to develop housing rehabilitation programs, which would primarily assist low- and moderate-income families; and

WHEREAS, the City has implemented four residential lending home rehabilitation programs, namely the Lead Safe and Healthy Homes Program (LSHP), the Access Improvement Program (AIP), the Emergency Home Repair Loan Program (EHRP), and the Home Maintenance and Improvement Program (HMIP); and

WHEREAS, Ordinance No. 9479 C.M.S. provided for the City Council to make periodic adjustments to certain guidelines for the implementation of home rehabilitation programs; and

WHEREAS, the current grant and loan limits for the four residential lending home rehabilitation programs no longer reflect the increase in Bay Area construction costs over the past five years, including a 26% rise since 2021; and

WHEREAS, the current LSHP and AIP grant limits are insufficient to carry out the intent of the programs, which are to enable low-income homeowners to retrofit their homes to make them accessible and lead-free and increased financial assistance for program participants is needed; and

WHEREAS, the current HMIP and EHRP loan limits are insufficient to carry out the intent of the programs, which are to abate hazards to the health, safety, and quality of life for low-income homeowners; and

WHEREAS, increased financial assistance for program participants of HMIP and EHRP will be needed; and

WHEREAS, in order to address the future needs of participants in the City's residential lending home rehabilitation programs, Staff requests that the City Administrator be allowed to increase the per project grant and loan limits in the City Administrator's discretion, without returning to Council; now, therefore, be it

RESOLVED: That the City Council hereby authorizes the City Administrator to increase the grant limit of the Lead Safe and Healthy Homes Program (LSHP) from \$33,575 to \$40,000 per project; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to increase the grant limits of the Access Improvement Program (AIP) from \$33,575 to \$40,000 per project and \$53,720 to \$60,000 per project if a wheelchair lift is required; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to increase the loan amount limit of the Emergency Home Repair Loan Program (EHRP) from \$33,575 to \$40,000 per project; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to increase the loan limit of the Home Maintenance and Improvement Program (HMIP) from \$167,874 to \$250,000 per project; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to increase the LSHP and AIP per project grant limits on an annual basis in future years in the City Administrator's discretion, without returning to Council; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator to increase the HMIP and EHRP per project loan limits on an annual basis in the City Administrator's discretion, without returning to Council; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to take any action with respect to the programs described above consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA,

MAY 20 2025

PASSED BY THE FOLLOWING VOTE:

AYES - BROWN, FIFE, HOUSTON, ~~KAPLAN~~, RAMACHANDRAN, UNGER, AND
PRESIDENT PRO TEMPORE GALLO, JENKINS, WANG - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST: _____



ASHA REED

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

#3412024v1/LGC