



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: Alexandria McBride, Chief
Resilience Officer

SUBJECT: Resolution to Advance Payments to
Certain Project Partners to Implement
the Better Neighborhoods, Same
Neighbors Initiative in East Oakland

DATE: October 19, 2020

City Administrator Approval 

Date: Oct 28, 2020

RECOMMENDATION

Staff Recommend that the City Council Adopt the following:

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR DESIGNEE TO: (1) ACCEPT AND APPROPRIATE TRANSFORMATIVE CLIMATE COMMUNITIES (TCC) PROGRAM GRANT FUNDS IN THE AMOUNT OF TWENTY-EIGHT MILLION, TWO HUNDRED THOUSAND DOLLARS (\$28,200.00) TO IMPLEMENT THE TCC PROGRAM, ADMINISTERED BY THE CALIFORNIA STRATEGIC GROWTH COUNCIL (SGC) AND DEPARTMENT OF CONSERVATION, FOR PROJECTS WITHIN OR CONTIGUOUS TO THE BETTER NEIGHBORHOODS, SAME NEIGHBORS INITIATIVE PROJECT AREA AND, (2) ADVANCE PAYMENTS TO CERTAIN PROJECT PARTNERS IN AN AMOUNT NOT TO EXCEED TWO HUNDRED THOUSAND DOLLARS (\$200,000), EITHER INDIVIDUALLY OR COLLECTIVELY, TO IMPLEMENT THE BETTER NEIGHBORHOODS, SAME NEIGHBORS INITIATIVE.

EXECUTIVE SUMMARY

Staff is requesting that City Council adopt a resolution authorizing the City Administrator to accept and appropriate Twenty-Eight Million, Two Hundred Thousand Dollars (\$28,200,000 or \$28.2 million) for the “Better Neighborhoods, Same Neighbors” Initiative, which was awarded the \$28.2 million grant from the California Strategic Growth Council (SGC) and Department of Conservation through their Transformative Climate Communities (TCC) program (“TCC Grant”). The Better Neighborhoods, Same Neighbors Initiative is a unique program developed with deep community engagement that empowers project partners to implement projects within East Oakland through use of the TCC Grant funds.

Staff is also requesting authorization to advance payment in an amount that does not exceed Two Hundred Thousand Dollars (\$200,000), either individually or collectively, to certain project partners responsible for implementing projects. This action will allow the City Administrator or
City Council
November 10, 2020

designee to issue advance payments to organizations who are unable to float the costs of performing tasks under the Better Neighborhoods, Same Neighbors Initiative while waiting for reimbursement from the TCC Grant funds. The City of Oakland will join other former TCC grant recipients, like the City of Riverside, who have taken similar action to advance payments to partners. SGC, who administers this award, also strongly supports this approach to ensure all partner organizations are best equipped to implement these transformative projects.

BACKGROUND / LEGISLATIVE HISTORY

On November 4, 2019, the TCC Program issued a Notice of Funding Availability (NOFA) for Round 3 of the TCC Implementation Grant (see **Attachment A**). The Implementation Grant, which is awarded to two separate municipalities over the course of a grant cycle, provides \$28.2 million to each awardee to fund neighborhood-level proposals with multiple, integrated projects that empower communities, reduce GHG emissions and achieve other community benefits. The TCC Implementation funding prioritizes California's most "disadvantaged communities", which are neighborhoods ranked in the top 10 percent (10%) of CalEnviroScreen.

The City of Oakland, in close partnership with community-based organizations and stakeholders, submitted the "Better Neighborhoods, Same Neighbors" proposal and application to advance the vision and recommendations outlined in the East Oakland Neighborhood Initiative (EONI) Community Plan (**Attachment B**). The Better Neighborhoods, Same Neighbors initiative proposed multiple projects to be implemented in a five-square mile area in East Oakland (see Project Area in **Attachment C**), and each project and plan was led by a partnering organization in support of a shared vision:

"Better Neighborhood, Same Neighbors" Initiative Vision: The 'Better Neighborhoods, Same Neighbors' Initiative envisions an East Oakland with healthy surroundings, safe and accessible transportation and thriving arts and culture that builds community wealth and ensures housing is a human right for existing East Oakland residents.

Project Partners: The City is working with the following project partners in the implementation of the Better Neighborhoods, Same Neighbors Initiative: ACTS Community Development Corporation, Black Cultural Zone (BCZ), East Bay Permanent Real Estate Cooperative (EBPREC), East Bay Regional Parks District (EBPRD), Higher Ground Neighborhood Development Corporation, Oakland Parks and Recreation Foundation (OPRF), Planting Justice and Related California.

Projects and Transformative Plans:

- 95th and International Housing, Health and Connectivity (Related California)- The project will create 55 units of 100% affordable housing on 95th and International (income levels that range between 20% to 50% of AMI and 25% of the units designated for homeless populations), and the ground floor will include a community health clinic.
- San Leandro Creek Urban Greenway (EBPRD) - A 1.2-mile bike and pedestrian trail will be opened to East Oakland residents, transforming a concrete barrier into a pathway for East Oakland neighborhoods to connect to Martin Luther King, Jr

Shoreline Park. The trail will be used for active transportation, recreation and environmental education programming.

- Planting Justice Aquaponics Farm and Food Hub – Planting Justice will acquire a historic 3-acre nursery and support neighborhood residents in building out the largest/most productive urban aquaponics farm in the U.S. The site will produce 100,000s lbs of organic produce and edible nursery starts each year, create 27 living-wage jobs, house a food hub in Oakland’s most segregated neighborhood, and serve youth education, health/wellness, community development, and business incubation programming.
- Higher Ground & Scrapper Bike Team Bike Share and Youth Development - The Higher Ground / Scrapper Bike Team (SBT) Bike Share and Youth Development Project will create a permanent facility to store, lend and repair bikes at the Martin Luther King Branch of the Oakland Public Library (MLK Library Shed), and will train and develop a pipeline of future Scrapper Bike Team members (youth aged 8 and older) to encourage greater use of active transportation through bike education programming and access to the Scrapper Bike lending program.
- Community Greening (OPRF) - Organizations and local jurisdictions will plant 2,000 trees in the Project Area through a combination of street trees and trees on privately owned properties. Trees will also be locally sourced from the Planting Justice nursery, and paid opportunities for tree maintenance will be provided to local residents.
- Community Engagement (BCZ) - The BCZ will ensure inclusive community engagement with residents, businesses, and other stakeholders throughout the project planning and implementation. This includes establishing a TCC Stakeholder Committee comprised of neighborhood representatives of the Project Area.
- Displacement Avoidance – (EBPREC): EB PREC will lead anti-displacement outreach, education, and organizing in Project Area, which will include connecting residents with city resources and programs to halt displacement, build community wealth, and produce ADUs. EBPREC will also facilitate creation of a Small Business Alliance targeted in Deep East Oakland to prevent commercial displacement.
- Workforce Development – The City of Oakland Workforce Development Board, in partnership with the Black Cultural Zone CDC, West Oakland Job Resource Center, Cypress Mandela and Merritt College, will provide a range of services designed to help local residents access jobs and training leading to high-paying, in-demand jobs and establish more than 100 jobs in the Project Area.

Earlier this year, SGC received four (4) TCC Implementation grant applications from the Cities of Oakland, Richmond, Riverside, and Stockton, and of these applications, the City of Oakland received the highest application score and was commended for the strong community engagement in developing the proposal. On June 25, 2020, SGC recommended that the City of Oakland receive the full \$28,200,000 grant award and issued an award letter to the City on July 10, 2020 (**Attachment D**).

In order to begin implementation of the Better Neighborhoods, Same Neighbors Initiative, the City must enter into a grant agreement with SGC and into a partnership agreement with the aforementioned project partners (as approved by the January 21, 2020 City Council resolution to execute all related documents for Better Neighborhoods, Better Neighbors Initiative grant funds). Per the TCC guidelines, SGC can only disburse grant funds as reimbursements, which may result in some project partners incurring expenses as high as \$100,000 at a time before receiving the grant fund reimbursement months later. In order to provide support to the project partners and ensure they are equipped to implement their respective projects, staff recommends that the City Council allow City Administrator or designee the ability to advance payments, not to exceed \$200,000, individually or collectively, to project partners that have requested support. These partners are Black Cultural Zone, East Bay Permanent Real Estate Cooperative, Higher Ground, and Oakland Parks and Recreation Foundation, all Oakland-based organizations with mission-driven objectives.

ANALYSIS AND POLICY ALTERNATIVES

The Better Neighborhoods, Same Neighbors Initiative aims for transformational change in the Project Area, which includes building the organizational capacity of critical community leaders and organizations to ensure this work sustains well after the TCC grant period ends. In many projects, the Better Neighborhoods, Same Neighbors Initiative will fund staff and administrative support to project partners, and fund critical programming that improves the quality of life in the Project Area. The specific organizations who would benefit from the Council's approval to advance funding are:

- The Black Cultural Zone is a collaborative of Black residents, leaders, organizers and advocates formed to keep culture and place for Black folks in East Oakland. They prioritize Place Keeping, Arts, Cultural Preservation and Innovation, Economic Development and Quality of Life. The average annual budget is \$1,000,000. The total amount of grant funds to be received from the Better Neighborhoods, Same Neighbors initiative is \$1,410,000.
- The East Bay Permanent Real Estate Cooperative (EB PREC) is a democratic, People of Color led cooperative that takes land and housing off the speculative market to create permanently affordable, community-controlled land and housing. EB PREC are turning a racist, classist housing market into a tool that can build wealth for the groups most disenfranchised by it. The average annual budget is \$410,000. The total amount of grant funds to be received from the Better Neighborhoods, Same Neighbors initiative is \$1,410,000.
- Higher Ground Neighborhood Development Corporation (Higher Ground) provides services that address the intellectual development of young people through providing comprehensive after school programming, career to college workforce programming, school based behavioral health treatment, professional development, and service-learning experiences. Higher Ground acts as an information storehouse on school/community-based service coordination for youth and the organizations that serve them. The average annual budget is approximately \$1,000,000. The total amount of grant funds to be received from the Better Neighborhoods, Same Neighbors initiative is \$1,182,000.

- The Oakland Parks and Recreation Foundation (OPRF) is a 501(c)(3) non-profit that secures, manages and invests funds primarily in support of Oakland Parks, Recreation and Youth Development. Founded in 1981, OPRF has 40 years of experience executing programs requiring expertise, civic relationships and community outreach. The average annual budget is \$304,818. The total amount of grant funds to be received from the Better Neighborhoods, Same Neighbors initiative is \$1,597,500.

Advance payment up to \$200,000 collectively is less than one percent (1%) of the total awarded grant funds, but would have a significant impact on project partner's ability to implement projects. Without advance funding, certain project partners may be unable to complete the project in the scope and timeline specified by SGC, which could result in the forfeiture of the awarded funds.

FISCAL IMPACT

The SGC Grant funds will be deposited in the California Department of Conservation Fund (2139), CAO Administration (02111), Project (TBD), State Grant Miscellaneous (46229). This same fund will be used to issue advance payments. No more than \$200,000 in advance payments will be issued, individually or collectively, at any time. The Strategic Growth Council will be invoiced every two months, which would allow for a regular replenishing of any advanced payments.

The Better Neighborhoods, Same Neighbors initiative will also fund a full time City Administrator Analyst to help manage the invoicing process in partnership with the Budget office.

The detailed distribution of the \$28.2M grant award is captured in the summary budget in **Attachment E**. In general, action on this item will have a positive fiscal impact to the General Fund due to the added capacity to City staff and Oakland residents through the projects that it sponsors.

PUBLIC OUTREACH / INTEREST

The Better Neighborhoods, Same Neighbors initiative builds upon years of community outreach conducted by the East Oakland Neighborhood Initiatives (EONI). The East Oakland Neighborhoods Initiative is a partnership between the City of Oakland Planning Bureau and twelve community-based organizations focused on equity-based planning for Deep East Oakland: East Oakland Building Healthy Communities (EOBHC), East Oakland Collective (EOC), HOPE Collaborative, Oakland Climate Action Coalition, Acta Non Verba, Brower Dellums Institute for Sustainable Policy Studies and Action, Communities for a Better Environment, Higher Ground Neighborhood Development Corporation, Local Clean Energy Alliance, Repaired Nations, Planting Justice, Scraper Bike Team, Sobrante Park Resident Action Council.

The EONI community engagement process consisted of a series of three meetings in each of the six EONI area neighborhoods, along with comprehensive kick-off and closing events, for a total of twenty community meetings. Community meeting participants were largely

representative of East Oakland's population –over seventy-five percent of attendees identify as African-American or Latinx, and sixty-four percent of attendees have an annual household income of less than \$60,000. There have also been regularly scheduled planning meetings with EONI partners to discuss initial recommendations for the TCC Implementation Grant proposal.

COORDINATION

The Better Neighborhoods, Same Neighbors Initiative brings together a large coalition of stakeholders from multiple city departments, Oakland organizations and regional agencies. Within the City, the City Administrator's Office, the City Attorney's Office, Housing and Community Development, Economic and Workforce Development, Department of Transportation, Department of Race and Equity, Public Works, the Mayor's Office, the Oakland Public Library and the Oakland Parks, Recreation and Youth Development Department all closely coordinated on this proposal. In addition, other regional agencies like AC Transit, Alameda County Flood Control District and East Bay Regional Parks District played a critical role in project planning and implementation. The attached RACI chart shows a description of how departments will be engaged throughout project implementation (***Attachment F***).

The Office of the City Attorney, Budget Bureau, and Mayor's Office were consulted in the preparation of this report and resolution.

SUSTAINABLE OPPORTUNITIES

Economic: Studies and health needs assessments reveal that the East Oakland residents and employees in the Initiative Area experience economic underinvestment in a greater proportion than that of other areas of Oakland. The proposed TCC Implementation Grant projects, developed in partnership with EONI, aim to grow community wealth and increase affordable housing in the East Oakland target area. Per the TCC Implementation Grant Guidelines, all projects must include displacement avoidance and workforce development components.

Environmental: The Better Neighborhoods, Same Neighbors Initiative incorporates multiple strategies to improve the environmental conditions in the Initiative Area and support goals in the recently adopted 2030 Equitable Climate Action Plan (ECAP). Examples include:

- Improved transportation access and reduced personal vehicle use - The 95th and International Housing project is adjacent to a Bus Rapid Transit (BRT) stop and will distribute passes to residents, and the Higher Ground x Scraper Bike Team Bike Share will introduce five hundred new bikes into circulation)
- Mitigation of heat island effects - The housing project will have an onsite community garden and living walls, and the Community Greening project will result in two thousand new trees across the initiative project area.
- Green Jobs – the Workforce Development Board will provide training for green jobs like tree maintenance and urban farming, and Planting Justice expects to hire multiple roles to support the aquaponics farm.

Estimates show that Implementation of the projects in Better Neighborhoods, Same Neighbors Initiative will lead to the reduction of 8,749 Metric tons of carbon dioxide which is equivalent to taking 1,900 cars off the road for one year.

Race & Equity: The Better Neighborhoods, Same Neighbors Initiative supports the broader TCC goals by empowering communities to systemic race and equity challenges at a neighborhood scale. Communities proposed these projects over a multiyear process, and community organizations will lead and guide the Initiative's implementation over the four year grant period. Four of the eight project partners are led by Black Oakland residents, and a to-be-formed Collaborative Stakeholder Committee will create regular opportunities for community input throughout the project implementation. Additionally, the Better Neighborhoods, Same Neighbors Initiative has funding dedicated to data and indicator tracking throughout the four year grant period. This work will include regularly monitoring of indicators that reduce racial disparities, including applicable indicators from the Oakland Race and Equity Indicators Report.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council Adopt a Resolution Authorizing The City Administrator or Designee to: (1) Accept and Appropriate Transformative Climate Communities (TCC) Program Grant Funds In the Amount of Twenty-Eight Million, Two Hundred Thousand Dollars (\$28,200.00) To Implement The TCC Program, Administered By The California Strategic Growth Council (SGC) And Department Of Conservation, For Projects Within Or Contiguous To The Better Neighborhoods, Same Neighbors Initiative Project Area And, (2) Advance Payments to Certain Project Partners In An Amount Not to Exceed Two Hundred Thousand Dollars (\$200,000), Either Individually or Collectively, To Implement The Better Neighborhood, Same Neighbors Initiative

For questions regarding this report, please contact Alexandria McBride, Chief Resilience Officer at 510-238-6454.

Respectfully submitted,



Alexandria McBride, Chief Resilience Officer
City Administrator's Office

Attachments (4):

- A: Notice of Funding Availability (NOFA) for Round 3 of the TCC Implementation Grant
- B: East Oakland Neighborhood Initiative (EONI) Community Plan Executive Summary
- C: Better Neighborhoods, Same Neighbors Initiative Project Area Map
- D: Strategic Growth Council Award Letter (July 10, 2020)
- E: Better Neighborhoods, Same Neighbors Project Budget
- F: RACI Chart