

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2015 OCT 22 PM 12: 21

REVISED
10-20-15

Approved as to Form and Legality

OAKLAND CITY COUNCIL


City Attorney

RESOLUTION No. 85843 C.M.S.

RESOLUTION AUTHORIZING: (1) AN AMENDMENT TO THE CONTRACT WITH CENTRO LEGAL DE LA RAZA ("CLR") INCREASING PAYMENT TO CLR TO PROVIDE LEGAL SERVICES TO LOW INCOME TENANTS FROM \$90,000 TO \$165,000 FOR ONE YEAR, FISCAL YEAR 2015-2016; AND (2) A TWO-YEAR CONTRACT FOR UP TO \$35,000 PER YEAR WITH A PROVIDER TO BE SELECTED BY THE CITY ADMINISTRATOR TO PROVIDE INFORMATIONAL WORKSHOPS FOR SMALL LANDLORDS

WHEREAS, the City Council passed Resolution No. 76930 C.M.S. mandating the Rent Adjustment Program operate a trial low-income Client Representation Program for one year, which program was renewed for fiscal year ("FY") 07-08 and again from FY 2008 to FY 2013;

WHEREAS, the City entered into a two-year contract for FY 2013-2015, with the option for three one-year extensions, for CLR to provide services to low-income tenants;

WHEREAS, for FYs 2013-2014 and 2014-2015, CLR exceeded all contract goals and added a weekly clinic at the Housing Assistance Center;

WHEREAS, rents in Oakland have increased 20% percent and are the second fastest growing in U.S., surpassing San Francisco;

WHEREAS, an unprecedented increase in petitions and need for assistance led staff to request that CLR submit a proposal and budget to expand the clinic to three (3) days per week to include advice and counsel to tenants with harassment claims;

WHEREAS, no contract has been in place for low income landlords since July 1, 2013 although staff continues to provide assistance to landlords and to make appropriate referrals to agencies that assist landlords; and

WHEREAS, the City Council finds that small landlords (who own fifteen (15) units or less) would benefit from informational workshops conducted by a qualified contractor; and

WHEREAS: This action is exempt from the California Environmental Quality Act

("CEQA") under the following, each as a separate and independent basis, including but not limited to, the following: CEQA Guidelines Section 15378 (regulatory actions), Section 15061 (b) (3) (no significant environmental impact), and Section 15183 (actions consistent with the general plan and zoning); now, therefore be it

RESOLVED: That the City Administrator is authorized to increase the yearly payment from \$90,000 to \$165,000 for one year, FY 2015-2016, to CLR to provide legal services to residential tenants who have incomes of 80% of median income or less, with funding to come from Rent Adjustment Fund (2413), Rent Adjustment Program (89969), Rent Arbitration Project (P190020); and be it further

RESOLVED: That the City Administrator or her designee is authorized to negotiate and enter into a two-year contract (for FYs 2015-2017) to allocate up to \$35,000 per year to an as yet undetermined contractor qualified to provide informational workshops to landlords with fifteen (15) or fewer residential properties in the City of Oakland, with funding to come from Rent Adjustment Fund (2413), Rent Adjustment Program (89969), Rent Arbitration Project (P190020).

APPROVED BY THE FOLLOWING VOTE

OCT 20 2015

IN COUNCIL, OAKLAND, CA, _____ 2015

PASSED BY THE FOLLOWING VOTE:

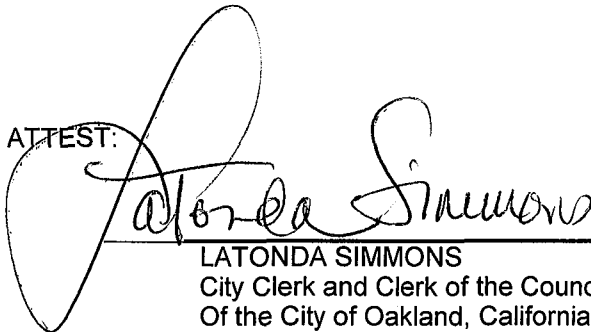
AYES – BROOKS, CAMPBELL-WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID,
AND PRESIDENT GIBSON McELHANEY - 8

NOES – 0

ABSENT – 0

ABSTENTION – 0

ATTEST:



LATONDA SIMMONS
City Clerk and Clerk of the Council
Of the City of Oakland, California