

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 DEC 22 AM 11:24

To: Office of the City Administrator/Agency Administrator
Attn: Dan Lindheim
From: Community and Economic Development Agency
Date: January 13, 2009

RE: **An Agency Resolution Authorizing a \$50,000 Grant from Broadway/
MacArthur/San Pablo Redevelopment Funds to Rebuilding Together
Oakland to Rehabilitate Houses and/or Facilities for Low-Income Seniors
and/or Disabled Persons within the Project Area.**

SUMMARY

This is a request for Redevelopment Agency approval of a resolution authorizing a \$50,000 grant from the Broadway/MacArthur/San Pablo Redevelopment Project Area to Rebuilding Together Oakland for the rehabilitation of three homes and/or non-profit facilities for low-income seniors and/or disabled residents within the boundaries of the Broadway/MacArthur/San Pablo Project Area. The rehabilitation of these properties would occur in April 2009 as part of Rebuilding Together Oakland's annual April Rebuilding Program.

The rehabilitation of these properties will assist with the elimination of blight within the Redevelopment Project Area. This project will have no impact on the General Fund. Staff recommends that the Redevelopment Agency approve this resolution.

FISCAL IMPACTS

Approval of the proposed resolution will authorize a \$50,000 redevelopment grant for Rebuilding Together Oakland. The funding is available in the Broadway/MacArthur/San Pablo Redevelopment Operations Fund (9529), Redevelopment Projects Organization (88669), Broadway/MacArthur/San Pablo Redevelopment Project (P187510). This project will have no impact on the General Fund.

Utilizing all volunteer labor and in-kind contributions, Rebuilding Together Oakland is able to provide a high return for the community. Every dollar donated is leveraged to produce \$3 of project value.

BACKGROUND

Rebuilding Together Oakland was founded in 1993 under the name Christmas in April and received its 501 (c)(3) nonprofit status in 1995. Rebuilding Together Oakland rehabilitates the homes of low-income elderly and disabled homeowners, so that they may continue to live in safety, comfort and independence. Rebuilding Together Oakland utilizes the work of skilled and unskilled volunteers, and leverages financial and in-kind donations to make these improvements at no cost to the homeowners. Rebuilding Together Oakland also rehabilitates non-profit

Item: _____
CED Committee
January 13, 2009

community facilities that work directly within low-income communities.

Rebuilding Together Oakland now operates three programs: the flagship April Rebuilding Program, the October Block Building Program, and the year-round Safe-At-Home Program focusing on minor home modifications. Since its inception in 1993, Rebuilding Together Oakland's contribution to the Oakland community has included: 400 homes rehabilitated, 70 community facilities rehabilitated, renovations valued at \$10 million, and more than 21,000 participating volunteers.

KEY ISSUES AND IMPACTS

Rebuilding Together Oakland made a presentation to the Broadway/MacArthur/San Pablo Project Area Committee ("PAC") on November 6, 2008 requesting \$50,000 in funding to renovate two houses owned by low-income seniors and/or disabled persons, and one community facility in the Project Area. The PAC unanimously approved the funding proposal and requested that staff take the item before the City Council for approval.

Rebuilding Together Oakland is currently working to identify the houses that will be renovated and has a sufficient number of candidates under consideration. They expect to fund the rehabilitation of two houses and one non-profit community facility with the \$50,000 allocation.

Fifty percent of the \$50,000 allocated to the organization will be allocated to direct expenses of materials, supplies, and volunteer support for the rehabilitation projects. The other 50% will be used to cover the allocation of staff time for project management and a proportionate share of general and administrative expenses. The reason for the high percentage of administration costs is that a great deal of staff time is used for each project to recruit volunteers, solicit donations and procure the required materials, and to complete the preliminary evaluations of each property. The funding would be allocated to the properties based on the need and scope of work for each project. Rebuilding Together Oakland leverages the funds by utilizing discounts, as well as occasional donations of materials from their vendors or other donors.

PROJECT DESCRIPTION

Rebuilding Together Oakland plans to pair the selected rehabilitation sites within the Project Area with organizations that have the right match of skills and number of volunteers to complete the project, but do not have the funding to sponsor such a project. The types of organizations that will be approached for volunteers include community and civic groups, faith-based groups, and/or labor unions. The rehabilitation work will be done as part of Rebuilding Together Oakland's April Rebuilding Program.

The use of redevelopment funds for the rehabilitation of low-income senior and/or disabled housing is consistent with the Broadway/MacArthur/San Pablo Redevelopment Plan and the Five Year Implementation Plan.

SUSTAINABLE OPPORTUNITIES

Environmental: This project will have no impact on the environment.

Item: _____
CED Committee
January 13, 2009

Economic: The rehabilitation of several low-income properties within the Project Area will improve the economic health of the Redevelopment Project Area through the elimination of blight.

Social Equity: The goal of Rebuilding Together Oakland is to provide assistance to low-income senior and/or disabled residents so that they can continue to live independently in their homes.

DISABILITY AND SENIOR CITIZEN ACCESS

Rebuilding Together Oakland makes accessibility improvements to homes and facilities occupied by seniors and/or disabled people so that they can continue to live independently in their homes.

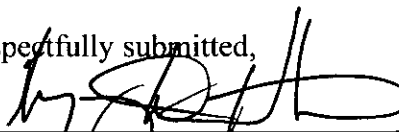
RECOMMENDATIONS AND RATIONALE

Staff recommends that the Agency accepts the Broadway/MacArthur/San Pablo Redevelopment PAC's recommendation to provide a \$50,000 grant to Rebuilding Together Oakland to rehabilitate several homes or non-profit facilities occupied by low-income seniors and/or disabled persons. This work will assist with the elimination of blight in the Project Area and will provide much needed rehabilitation assistance to low-income homeowners.

ACTION REQUESTED OF THE REDEVELOPMENT AGENCY/CITY COUNCIL

It is requested that the attached Agency resolution be approved providing a \$50,000 grant from the Broadway/MacArthur/San Pablo Redevelopment Project Area to Rebuilding Together Oakland.

Respectfully submitted,



Dan Lindheim, Director
Community and Economic Development Agency

Reviewed By:
Gregory Hunter, Deputy Director
Economic Development and Redevelopment

Prepared by:
Janice Lang
Temporary Contract Service Employee

**APPROVED AND FORWARDED TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE**



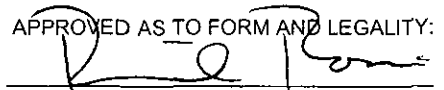
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Item: _____
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APPROVED AS TO FORM AND LEGALITY:


AGENCY COUNSEL

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING A \$50,000 GRANT FROM BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT FUNDS TO REBUILDING TOGETHER OAKLAND TO REHABILITATE HOUSES AND/OR FACILITIES FOR LOW-INCOME SENIORS AND/OR DISABLED PERSONS WITHIN THE PROJECT AREA

WHEREAS, the Broadway/MacArthur/San Pablo Redevelopment Project Area contains many properties in need of revitalization and physical improvement; and

WHEREAS, Rebuilding Together Oakland rehabilitates properties that house or serve low-income seniors and/or disabled persons; and

WHEREAS, Rebuilding Together Oakland presented a proposal to the Broadway/MacArthur/San Pablo Redevelopment Project Area Committee ("PAC") on November 6, 2008 requesting a grant of \$50,000 to fund the rehabilitation of several properties within the Project Area; and

WHEREAS, the PAC approved a motion to support this funding request; and

WHEREAS, the rehabilitation of low-income housing is consistent with and will further the purposes of the Broadway/MacArthur/San Pablo Redevelopment Plan and its Five-Year Implementation Plan adopted on December 7, 2004 (Resolution No. 2004-66 C.M.S.); and

WHEREAS, the Agency wishes to support Rebuilding Together Oakland by providing a grant of \$50,000 from Broadway/MacArthur/San Pablo project funds to Rebuilding Oakland Together for use on properties within the Project Area boundaries; now, therefore, be it

RESOLVED: That the Agency hereby authorizes a grant of \$50,000 to Rebuilding Together Oakland from the Broadway/MacArthur/San Pablo Redevelopment Operations Fund (9529) Redevelopment Projects Organization (88669), Broadway/MacArthur/San Pablo Redevelopment Project (P187510) to rehabilitate houses and/or facilities for low-income seniors and/or disabled persons within the Broadway/MacArthur/San Pablo Redevelopment Project Area; and be it further

RESOLVED: That the making of the grant shall be contingent on and subject to such other appropriate terms and conditions as the Agency Administrator or his or her designee may establish; and be it further

RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with the California Environmental Quality Act ("CEQA") because the project is exempt from CEQA pursuant to Section 15301 (minor alterations to existing facilities) and Section 15302 (replacement or reconstruction of existing structures) of the CEQA Guidelines; and be it further

RESOLVED: That the Agency Administrator or her designee is authorized to conduct negotiations, execute a grant agreement, and take any other actions with respect to the grant consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2009

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

LATONDA SIMMONS
Secretary, Redevelopment Agency
of the City of Oakland