

REDEVELOPMENT AGENCY
AND THE CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 JAN 10 PM 5:58

TO: Office of the City Manager/Agency Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: January 22, 2008

SUBJECT: An Agency Resolution Contributing \$25,000 From Central City East Redevelopment Funds To The City Of Oakland Under The Cooperation Agreement For The San Antonio Hills Historic Properties And Educational Program; and
A City Resolution Accepting And Appropriating \$25,000 From The Redevelopment Agency Under The Cooperation Agreement For The San Antonio Hills Historic Properties And Educational Program

SUMMARY

On December 3, 2007, the Central City East (CCE) Project Area Committee recommended approval of a request to appropriate \$25,000 of Central City East Redevelopment funds for the San Antonio Hills Historic Properties and Educational Program. The purpose of the program is to identify strategies to preserve the area's historic housing stock. The funds will pay for the development of an educational program and materials for property owners in the CCE's San Antonio Hills area for both historic and non-historic properties.

The goal of the program is to provide information to property owners to assist them to rehabilitate existing blighted properties or other properties in need of improvement. The CCE San Antonio/EastLake sub area contains a substantial number of historic or potentially historic properties in need of repair or rehabilitation.

FISCAL IMPACT

The \$25,000 for this program will come from the Central City East (CCE) Redevelopment Area's Historic Preservation funds listed as Central City East Operations Fund (9540), Central City East Organization (88699), and Historic Preservation Funds Project (\$233340). The Agency funds will be allocated to the City of Oakland's Planning Department Fund (7780), Major Projects Organization (88211), and Project Number to be determined.

BACKGROUND

In the summer of 2007, representatives of the San Antonio Hills Neighborhood Association presented a proposal to City staff to address the need to assist property owners in their neighborhood to rehabilitate their properties. In response to their initial proposal, in June 2007

Item No. _____
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January 22, 2008

field work was initiated to document the area's existing conditions as a basis for developing strategies to preserve historically significant housing stock. The work has primarily been conducted by Planning and Zoning Division staff. They accomplished these tasks around their primary responsibility; working on the update to the City's zoning regulations to match the General Plan. During the field work, CEDA Planning staff also recognized the need to undertake an outreach and educational program for property owners in this area.

KEY ISSUES AND IMPACTS

The Central City East Redevelopment funding will be used by CEDA Planning and Zoning staff to ensure that Planning staff can be assigned additional hours to expedite and complete the necessary field work. It will also be used to allocate staff hours to develop an educational program and materials (translated into languages in addition to English) for property owners in the San Antonio Hills area. The educational materials and program will be targeted toward providing a common understanding of the City's planning and building regulations for the area, as well as information about opportunities available and the benefits of maintaining and preserving housing with historical merit. Moreover, the educational materials developed through this funding will benefit the entire City. The funds will also ensure that work necessary to evaluating the appropriateness of zoning and/or general plan designations takes place in time to develop proposals that can be folded into the City's overall zoning update, now underway.

The proposed area for this program is in the Central City East's San Antonio Hills area. The preliminary focus area is generally bounded by 14th Avenue, East 30th Street, 23rd Avenue, and East 21st Street (see Attachment A). This is the same area that was chosen for the initial field work to develop the program. Recommendations for this program would be to extend the information to a larger neighborhood area. The estimated time to complete field work and develop an educational program and materials is four to six months from granting of funds.

PROGRAM DESCRIPTION

The Central City East Redevelopment Area generally covers an area from Oak Street to the San Leandro border along International Boulevard, Foothill Boulevard, and MacArthur Boulevard. For the purposes of representation, the Central City East area is divided into four subareas: EastLake/San Antonio, Fruitvale/San Antonio, Central East Oakland, and Elmhurst (see Attachment B). The area to be covered by the San Antonio Hills Historic Properties and Educational Program is illustrated in Attachment A. The goal of the program is to address blighted and unimproved properties in the CCE EastLake/San Antonio subarea by providing educational and outreach material to property owners.

SUSTAINABLE OPPORTUNITIES

Economic: This program may improve and upgrade properties that are blighted or need repairs in the Central City East Redevelopment area, which long term may provide a better quality of life, improved property values, and neighborhoods where residents may desire to remain in or move to.

Environmental: Property owners will be encouraged to use green building techniques such as energy conserving designs and appliances, water conserving fixtures and landscaping, recycled content building materials, and low waste construction techniques.

Social Equity: The goal of the educational program is to improve the physical conditions of the area for all residents and property owners, therefore the proposed program will provide for improvements that have social benefits for the area as a whole.

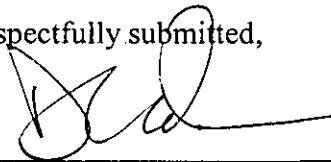
DISABILITY AND SENIOR CITIZEN ACCESS

The proposed San Antonio Hills Historic Properties and Educational Program will provide information that complies with all city, state, and federal American with Disabilities (ADA) requirements.

ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY

Staff requests that the City Council and Redevelopment Agency approve the attached resolutions which allocate and appropriate \$25,000 from Central City East Redevelopment funds for the San Antonio Hills Historic Properties and Educational Program.

Respectfully submitted,



Dan Lindheim
Interim Director
Community and Economic Development Agency

Reviewed by:
Gregory Hunter, Deputy Director of Economic Development
and Redevelopment
Larry Gallegos, Central City East Manager, Redevelopment
Division

Prepared by:
Theresa Navarro-Lopez, Urban Economic Analyst IV
Redevelopment Division

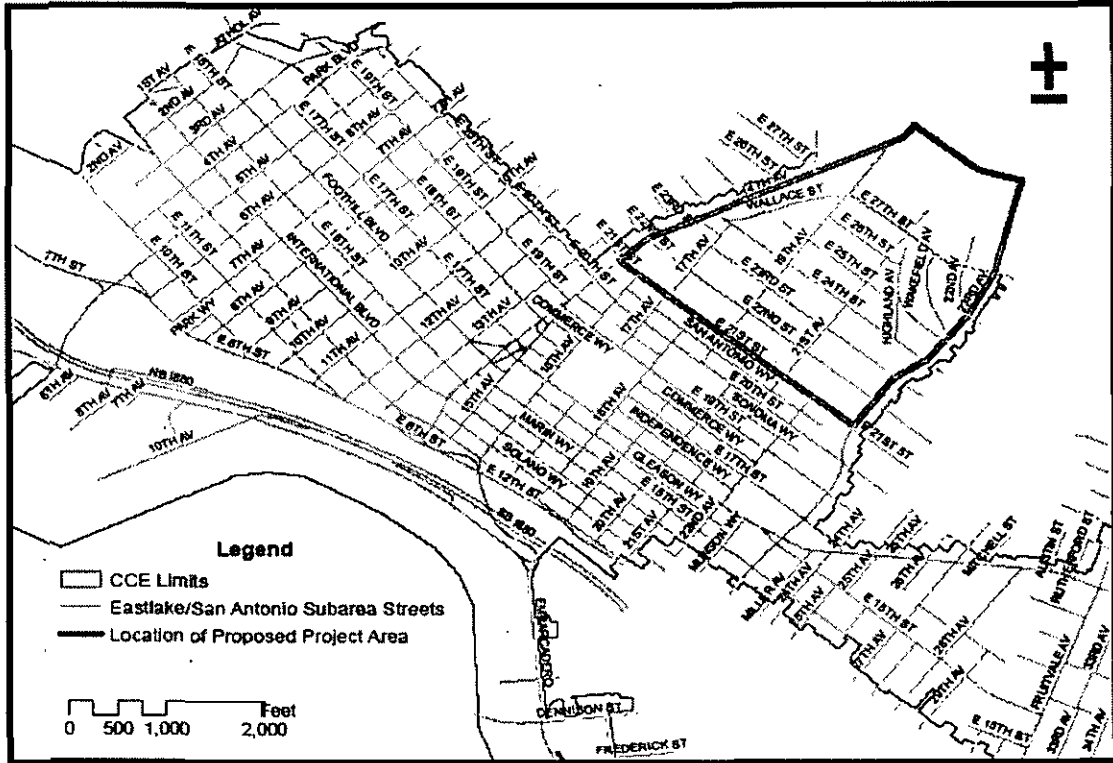
APPROVED AND FORWARDED TO
COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE



Office of the City/Agency Administrator

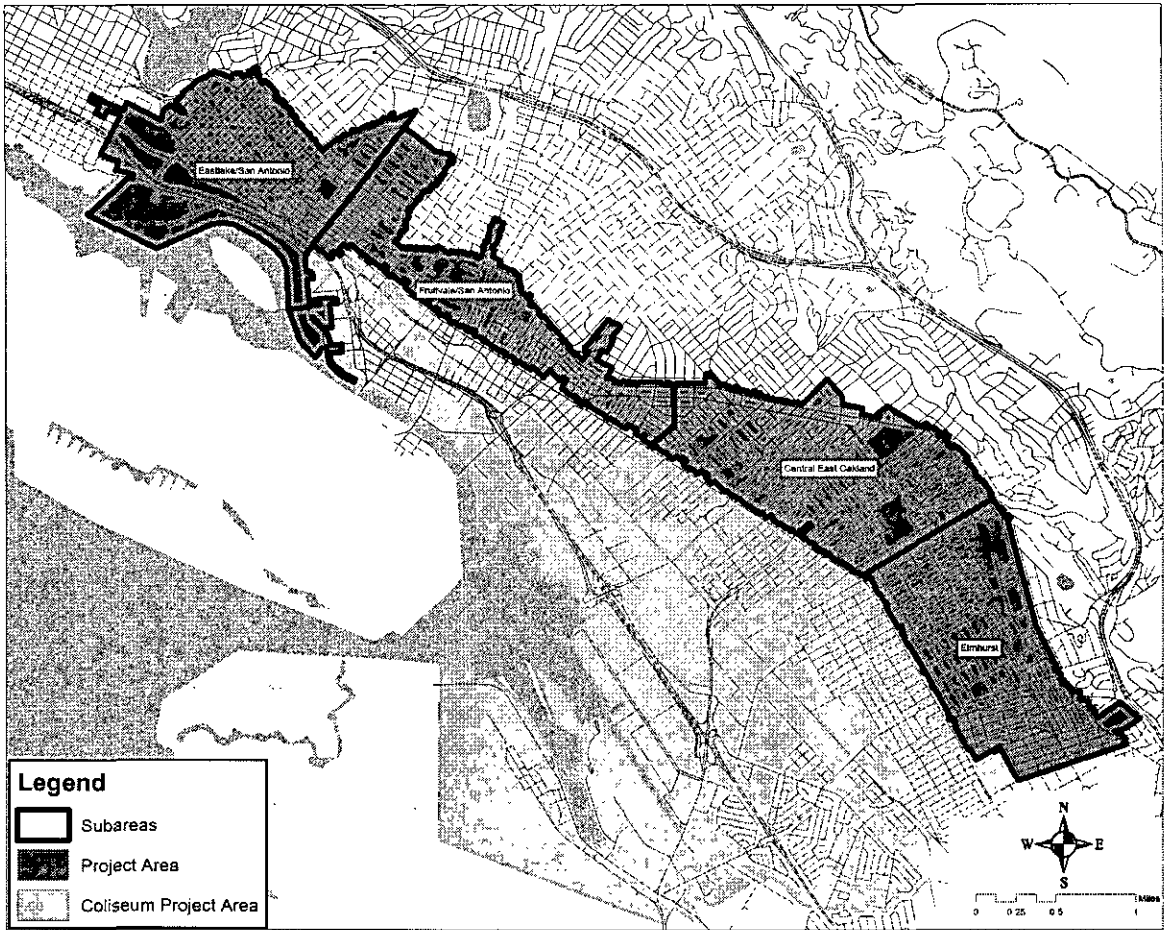
ATTACHMENT A

EASTLAKE/SAN ANTONIO PROPOSED PROJECT AREA



ATTACHMENT B

Central City East Redevelopment Project Area



FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved As To Form And Legality:


Agency Counsel

2008 JAN 10 PM 5:58

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION CONTRIBUTING \$25,000 FROM CENTRAL CITY EAST REDEVELOPMENT FUNDS TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT FOR THE SAN ANTONIO HILLS HISTORIC PROPERTIES AND EDUCATIONAL PROGRAM

WHEREAS, the Agency wishes to fund costs to assist in the San Antonio Hills Historic Properties and Educational Program (the "Program"), a planning and educational program with the goal to preserve and rehabilitate historic properties in the EastLake/San Antonio subarea of the Central City East Redevelopment Project Area; and

WHEREAS, the staff of the Community and Economic Development Agency is prepared to undertake an assessment of properties in the EastLake/San Antonio subarea of the Central City East Redevelopment Project Area; and

WHEREAS, the City and the Agency entered in a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions and other assistance to support improvements to the Central City East Redevelopment Project Area; and

WHEREAS, the Program will assist property owners with the rehabilitation of their property in the Central City East Project Area by providing them with educational information and materials to address blighted properties and properties in need of repair; and

WHEREAS, the Program is consistent with and will further the purposes of the Central City East Redevelopment Plan and its Five-Year Implementation Plan; and

WHEREAS, the Agency desires to authorize the Agency Administrator to allocate and appropriate \$25,000 for the Program within the budget available for this purpose; and

WHEREAS, the Agency wishes to support these activities by allocating funds from FY 2007-2008 Central City East Redevelopment Agency Historic Preservation Funds for the Program; now, therefore, be it

RESOLVED: That the Agency hereby contributes funds to the City of Oakland under the Cooperation Agreement in the amount of \$25,000 from FY 2007-08 Central City East

Historic Preservation Funds from Fund Number 9540 and Organizational Number 88699, Central City Historic Preservation (Project S233340), to the City of Oakland's Planning Department Fund (7780), Major Projects Organization (88211), and Project Number to be determined; and be it

FURTHER RESOLVED: That the Agency Administrator or her designee is hereby authorized to conduct negotiations, execute documents, and take any other actions with respect to the Agency funding for the Program consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved As To Form And Legality:


Deputy City Attorney

2008 JAN 10 PM 5:58
OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

**A RESOLUTION ACCEPTING AND APPROPRIATING A
\$25,000 CONTRIBUTION FROM THE REDEVELOPMENT
AGENCY UNDER THE COOPERATION AGREEMENT
FOR THE SAN ANTONIO HILLS HISTORIC PROPERTIES
AND EDUCATIONAL PROGRAM**

WHEREAS, the San Antonio Hills Historic Properties and Educational Program (the "Program") is a planning and educational program with the goal to preserve and rehabilitate historic properties in the EastLake/San Antonio subarea of the Central City East Redevelopment Project Area; and

WHEREAS, the staff of the Community and Economic Development Agency is prepared to undertake an assessment of properties in the EastLake/San Antonio subarea of the Central City East Redevelopment Project Area; and

WHEREAS, the City and the Agency entered in a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions and other assistance to support improvements to the Central City East Redevelopment Property Area; and

WHEREAS, the Program will assist property owners with the rehabilitation of their property in the Central City East Project Area by providing them with educational information and materials to address blighted properties and properties in need of repair; and

WHEREAS, the Agency has authorized a contribution of \$25,000 to the City from Redevelopment Agency funds for the Program; now, therefore, be it

RESOLVED: That the City Council hereby accepts and appropriates a \$25,000 contribution from the Redevelopment Agency under the Cooperation Agreement for the Program, to the City of Oakland's Planning Department Fund (7780), Major Projects Organization (88211), and Project Number to be determined; and be it

FURTHER RESOLVED: That the City Administrator, or her designee, is hereby authorized to conduct negotiations, execute documents, and take any other actions with respect to the Program consistent with this Resolution and its basic purpose.

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