CITY OF OAKLAND

AGENDA REPORT

TO:	Jestin D. Johnson City Administrator	**FROM:**	Emily Weinstein Director, Housing and Community Development
SUBJECT:	Supplemental: Lead Hazard Reduction Grant Program	**DATE:**	March 3, 2026

City Administrator Approval	Jestin Johnson (Mar 5, 2026 16:58:54 PST)	Date:	Mar 5, 2026

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To:

(1) Accept And Appropriate Up To $4.4 Million In Grant Funds From The Federal Lead Hazard Reduction Grant Program;

(2) Enter Into A Professional Services Agreement With Habitat For Humanity East Bay/Silicon Valley, Inc. In An Amount Not To Exceed $4,021,094.30, To Provide Grant Administration And Management Construction Services For The Lead-Based Paint Mitigation And Healthy Homes Programs, And To Waive The City Of Oakland's Local And Small Local Business Enterprise Program Requirements, Local Employment And Oakland Apprenticeship Requirements, And Request For Proposal/ Qualifications Competitive Process Requirements;

(3) Upon Completion Of A Competitive Procurement Process, Enter Into One Or More Agreements In A Total Amount Not To Exceed $334,878.13 With One Or More Workforce Development Services Providers To Expand The Supply Of Workers And Firms Available To Conduct Lead-Based Paint Mitigation And Healthy Homes Work; And

(4) Make Grants To Eligible Property Owners For The Remediation Of Lead-Based Paint Hazards And Healthy Home Improvements

REASON FOR SUPPLEMENTAL

Following the award of the Lead Hazard Reduction Grant, the U.S. Department of Housing and Urban Development (HUD) has been engaged in negotiations with the City of Oakland (City) regarding the final grant budget. While normal staff practice is to postpone seeking City Council (Council) authority to accept and appropriate grant funds until all budget details associated with a grant are finalized, HUD staff specifically requested City staff expedite the Council approval of this grant acceptance to the earliest available opportunity. To safeguard this grant award, staff agreed to this request. As a result, the City's negotiations with HUD have been ongoing in parallel with the process of preparing this Council item.

These negotiations were primarily concerned with technical cost-allocation formulas that have no tangible impact on the use of funds, but during these negotiations HUD asked the City to reduce the proposed overhead costs by a combined total of $148,292.43. The City accordingly reallocated $134,811.30 to construction costs incurred by Habitat for Humanity (Habitat) as a subrecipient, and $13,481.13 to increase the budget for business development/small contractor support.

The negotiations with HUD have finished covering all topics that could plausibly require a revision to the contracting limits with either Habitat or the workforce/business development providers. The final contract limit of $4,021,094.30 for Habitat and $334,878.13 with one or more workforce/business development providers should experience no further change from these negotiations.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To:
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(4) Make Grants To Eligible Property Owners For The Remediation Of Lead-Based Paint Hazards And Healthy Home Improvements

For questions regarding this report, please contact Caleb Smith, Senior Policy Analyst at (510) 590-6275.

Respectfully submitted,

Emily Weinstein (Mar 5, 2026 09:50:35 PST)

Emily Weinstein
Director, Housing and Community Development

Prepared by:
Caleb Smith, Senior Policy Analyst