

FILED
OFFICE OF THE CITY CLERK
OAKLAND

REDEVELOPMENT AGENCY AND THE CITY OF OAKLAND

2010 MAR 25 PM 5:34

AGENDA REPORT

TO: Office of the City/Agency Administrator
ATTN: Dan Lindheim
FROM: Budget Office
DATE: April 1, 2010

RE: **An Agency Resolution Amending Resolution 00-69, to Authorize a Contribution of \$1,000,000 for the Purposes of Job Training and Housing That Were Contributed by the Developers of the City Center Walk Project, to the City Under the Cooperation Agreement, to Serve as Partial Repayment of a Loan Made by the City to the Oak Center Project Area; and**

A City Resolution Accepting and Appropriating a Contribution of \$1,000,000 in Agency Funds Under the Cooperation Agreement for the Purposes of Job Training and Housing Programs, and to Serve as Partial Repayment of a Loan Made by the City to the Oak Center Project Area

SUMMARY

Staff requests Agency Board and Council approval of two resolutions: 1) to contribute \$1 million from the Agency to the City under the Cooperation Agreement to fund various job training and housing programs; and 2) to accept and appropriate \$1 million from the Agency to fund various job training and housing programs. The \$1 million will constitute partial repayment from the Agency to the City for a loan made to the Agency for the Oak Center Redevelopment Project Area.

Funds proposed for transfer were originally contributed to the Agency by the developers over a period of years under the City Center Disposition and Development Agreement (DDA), for the purposes of job training and housing. This \$1 million transfer was approved by the Council on February 16, 2010, as part of the City's FY 2009-10 General Purpose Fund balancing measures (Resolution No. 82582 C.M.S.). This action specifically allocates these funds to particular City job training and housing program.

Item: _____
CED Committee
October 28, 2008

FISCAL IMPACT

The contributions will be made from the Agency's West Oakland Planning/Coliseum Community Investment Fund (#9103), non-project cash balances, and will be used to fund various General Purpose Fund housing and job training projects that had already been funded for FY 2009-10, thus freeing up an additional \$1 million. Detail for City uses is given in the table below:

CITY USES

<u>Project Name-purpose</u>	<u>Amount</u>	<u>Project Number</u>	<u>Department</u>
Job Training for formerly incarcerated	500,000	P333420	Non- Departmental
Stipends for OUSD student internships-Job Training	150,000	A144510	Human Services Non- Departmental
Mayor's Summer Jobs Program-Job Training	70,000	0000000	Non- Departmental
Cypress-Mandela-Job Training	224,000	0000000	Non- Departmental
HMOP/Cali Hotel-Transition homeless into jobs and housing	<u>56,000</u>	G149910	Human Services
	1,000,000		

The \$1 million will be accepted as revenue into the General Purpose Fund (1010), Citywide Activities Org (90591), non-project.

BACKGROUND

Beginning as far back as 1993, contributions have been made to the Agency under the Disposition and Development Agreement (DDA) for the City Center development located in the Central District Redevelopment Project Area. The primary source of the contributions were the City Center project's two main developers, Shorenstein Realty and Bramalea Pacific. The DDA specified that "the Developer shall contribute to the Agency one percent (1%) of the actual direct (i.e. "hard") construction costs on new buildings constructed by Developer for job training or housing."

The contributions were made over a period of years to the Agency's West Oakland Planning/Coliseum Community Investment Fund (#9103), which currently has a cash fund balance of approximately \$1.3 million. The transfer of these funds from the Agency to the City was approved by the City Council on February 16, 2010 as part of the City's FY 2009-10 General Purpose Fund balancing measures.

KEY ISSUES AND IMPACTS

The \$1 million transfer from the Agency to the City was approved by the Council on February 16, 2010 as part of the City's FY 2009-10 General Purpose Fund balancing measures (Resolution No. 82582 C.M.S.). If the attached resolutions are not approved, an additional \$1 million in savings for the General Purpose Fund would have to be found. The \$1 million will constitute partial repayment from the Agency to the City for a loan made by the City to the Agency in the amount of \$3,285,131 in 1966 under a Repayment Contract for redevelopment of the Oak Center Redevelopment Project Area.

SUSTAINABLE OPPORTUNITIES

Economic: Funds to be expended for job training will promote sustainable economic activity for job training recipients.

Environment: There are no direct environmental opportunities associated with this report.

Social Equity: By definition, these programs are targeted to improving conditions for low income communities.

DISABILITY AND SENIOR CITIZEN ACCESS

There are no direct disability and senior citizen access opportunities associated with this report.

RECOMMENDATION(S) AND RATIONALE

Staff recommends approval of two resolutions: 1) to contribute \$1 million from the Agency to the City under the Cooperation Agreement to fund various job training and housing programs; and 2) to accept and appropriate \$1 million from the Agency to fund various job training and housing programs.

This \$1 million transfer was approved by the City Council on February 16, 2010 as part of the City's FY 2009-10 General Purpose Fund balancing measures (Resolution No. 82582 C.M.S.). If the attached resolutions are not approved, an additional \$1 million in savings for the General Purpose Fund would have to be found.

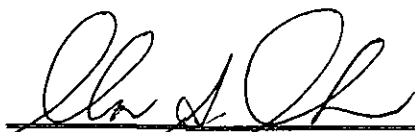
Respectfully Submitted,



Cheryl Taylor, Budget Director
Budget Office

Prepared by:
Kirby Smith, Financial Analyst
Budget Office

APPROVED AND FORWARDED TO THE
CITY COUNCIL:



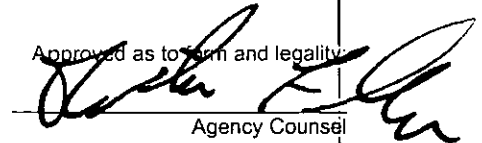
Office of the City/Agency Administrator

Item: _____
City Council Meeting
April 1, 2010

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 MAR 25 PM 5:35

Approved as to form and legality



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AMENDING RESOLUTION 00-69, TO AUTHORIZE A CONTRIBUTION OF \$1,000,000 FOR THE PURPOSES OF JOB TRAINING AND HOUSING THAT WERE CONTRIBUTED BY THE DEVELOPERS OF THE CITY CENTER WALK PROJECT, TO THE CITY UNDER THE COOPERATION AGREEMENT, TO SERVE AS PARTIAL REPAYMENT OF A LOAN MADE BY THE CITY TO THE OAK CENTER PROJECT AREA

WHEREAS, since at least 1993, financial contributions have been made by private developers to the Redevelopment Agency under the City Center Disposition and Development Agreement to be used for the purposes of funding job training and housing activities; and

WHEREAS, the sum of these contributions that are now accumulated is approximately \$1.3 million; and

WHEREAS, said funds are available to serve as partial payment for the loan made by the City of Oakland to the Agency for redevelopment of the Oak Center Redevelopment Project Area under that Oak Center Repayment Contract dated June 16, 1966; and

WHEREAS, the Redevelopment Agency and the City entered into a Cooperation Agreement on July 1, 2004, which governs the provision of assistance and the payment of funds between the two agencies; and

WHEREAS, the City conducts or supports job training and housing activities that are consistent with the purposes under which the original contributions were made to the Agency under the City Center Disposition and Development Agreement; now, therefore, be it

RESOLVED: That the Redevelopment Agency hereby contributes \$1,000,000 to the City under the Cooperation Agreement to fund job training and housing programs; and be it further

RESOLVED: That the \$1,000,000 contribution will be contributed from the Agency's West Oakland Planning/Coliseum Community Investment Fund (#9103), non-project cash balances; and be it ,

FURTHER RESOLVED: That the contribution of said funds shall serve as partial payment for the loan made by the City to the Agency for redevelopment of the Oak Center Redevelopment Project Area; and be it

FURTHER RESOLVED: That the Agency Administrator may take whatever action is necessary with respect to said contribution consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

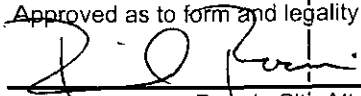
ABSTENTION-

ATTEST: _____

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 MAR 25 PM 3:48

Approved as to form and legality;

Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A RESOLUTION ACCEPTING AND APPROPRIATING A CONTRIBUTION OF \$1,000,000 IN REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT FOR JOB TRAINING AND HOUSING PROGRAMS

WHEREAS, since at least 1993, financial contributions have been made by private developers to the Redevelopment Agency under the City Center Disposition and Development Agreement for the purposes of funding job training and housing activities; and

WHEREAS, the sum of these contributions that are now accumulated is approximately \$1.3 million; and

WHEREAS, said funds are available to serve as partial payment for a loan made by the City to the Agency for redevelopment of the Oak Center Redevelopment Project Area under that Oak Center Repayment Contract dated June 16, 1966; and

WHEREAS, the City and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which governs the provision of assistance and the payment of funds between the two agencies; and

WHEREAS, the City conducts or supports job training and housing activities that are consistent with the purposes under which the original contributions were made to the Agency under the City Center Disposition and Development Agreement; now, therefore, be it

RESOLVED: That the City Council hereby accepts and appropriates a contribution of \$1,000,000 in Agency funds under the Cooperation Agreement, and allocates said funds to the job training and housing programs shown below:

<u>Project Name-purpose</u>	<u>Amount</u>	<u>Project Number</u>	<u>Dept/Org #</u>
Job Training for formerly incarcerated	500,000	P333420	Non-Dept1/90591
Stipends for OUSD student internships-Job Training	150,000	A144510	DHS/78251
Mayor's Summer Jobs Program-Job Training	70,000	0000000	Non-Dept1/90591
Cypress-Mandela-Job Training	224,000	0000000	Non-Dept1/90591
HMOP/Calif Hotel-Transition homeless into jobs and housing	56,000	G149910	DHS/78111
	<u>1,000,000</u>		

and be it,

FURTHER RESOLVED: That the contribution of said funds shall serve as partial payment for the loan made by the City to the Agency for redevelopment of the Oak Center Redevelopment Project Area; and be it,

FURTHER RESOLVED: That the City Administrator may take whatever action is necessary with respect to said funding and programs consistent with this Resolution and its basic purposes.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20_____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, and PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California