



CITY OF OAKLAND

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OAKLAND

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# AGENDA REPORT

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Michele Byrd  
Director, HCD

**SUBJECT:** Status on Anti-Displacement Funds

**DATE:** May 10, 2018

City Administrator Approval

Date:

5/10/18

## RECOMMENDATION

**Staff Recommends That The City Council Receive An Informational Report On The Status Of Funds Allocated To Anti-Displacement Services During The Fiscal Year 2017-19 Budget Process**

## EXECUTIVE SUMMARY

At the Community and Economic Development (CED) Committee Meeting of April 24, 2018, Vice Mayor Annie Campbell Washington requested staff provide a status report on legislation adopted by the City Council (Ordinance No. 13446 C.M.S.) which amended Chapter 15.62 of the Oakland Municipal Code to allow affordable housing trust funds to be used for anti-displacement and homeless prevention services. This report provides a status update on funds allocated to anti-displacement services.

### **Status of Funds**

In the Fiscal Year (FY) 2017-19 budget, the City Council approved an allocation of \$700,000 (FY 2017-18) and \$1.2 million (FY 2018-19) for anti-displacement services from the "Boomerang" funds (from funds distributed to the City under redevelopment dissolution laws) previously used for Affordable Housing and the First-Time Homebuyer Program. The Budget documents mistakenly allocated the funds to the Public Works Department. After review of the budget and discussions with the Finance Department, the funds were transferred to Housing and Community Development (HCD) Department for provision of the anti-displacement services.

### **Process for Developing the Anti-Displacement Scope of Work and Selecting a Service Provider**

HCD staff engaged in discussions with the community regarding the development of a Request for Proposals (RFP) to select the provider of the anti-displacement services. During this same time period, Alameda County developed and issued a RFP for the provision of anti-displacement services. Alameda County completed its RFP process and selected a provider for

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anti-displacement services, Centro Legal de la Raza. The proposed contract for said services is being presented to the Alameda County Board of Supervisors on May 22, 2018. In that the proposed Alameda County services are in alignment with the scope of services contemplated by HCD, to maximize the provision of services to the community and have a continuum of services for Oakland residents, HCD is proposing to use the same provider the County selected through its RFP process, Centro Legal, and thus the City would not issue a separate RFP.

### **Proposed Scope of Anti-Displacement Services**

Centro Legal is currently providing services to tenants as part of the Rent Adjustment Program. These services include: outreach, advice and counseling regarding the rent adjustment, just cause for eviction, and tenant protection ordinances, and legal representation. These activities reflect one of several components of the anti-displacement scope, and as such, would be folded into a new contract, as Centro Legal's current contract with the City expires on June 30, 2018.

The scope of anti-displacement services proposed include:

- Legal services to renters and homeowners.
- Emergency financial assistance to renters and homeowners.
- Developing software that will allow all the legal services providers (Centro Legal as program administrator and HERA, Bay Area Legal Aid, East Bay Community Law Center, and Eviction Defense Center as subcontractors) to be able to provide cross-referrals for those individuals who contact them but whom they cannot assist.
- Provision of data on the demographic of people they will serve and nature of their issues, as well as outcome data on all individuals served at the six and 12-month mark post-completion of services.

In the proposed scope of services, Centro Legal will: (1) develop the procedures, protocols, and guidelines for the provision of legal services and financial assistance; (2) ensure subs comply with the same guidelines; (3) work directly with the City in marketing the program; (4) conduct outreach for the program; (5) administer the financial assistance applications; and (6) develop multiple reports through the program period to be utilized by the City in analyzing the efficacy of this multi-pronged approach.

The provision of legal services and financial assistance portion of Centro Legal's work will take place over a span of two years, with an additional year for data collection. There will also be referral software as part of the contract which will be in place within a year of the contract execution. The software is essentially the solution that reduces, if not eliminates, the need for potential clients to have to shop for legal services.

### **Next Steps**

Staff will develop a final scope and contract with Centro Legal and present that item to the City Council for consideration before summer recess begins in August 2018. Should there be any delay in the Alameda County Board of Supervisors' approval of the contract, staff would extend the current Centro Legal contract for a limited time until that the new contract can be presented for approval.

**FISCAL IMPACT**

There is no fiscal impact to receive and file this report.

**PUBLIC OUTREACH / INTEREST**

No public outreach was deemed necessary for this report beyond the standard posting on the City Council Agenda.

**COORDINATION**

HCD staff coordinated with the City Administrator's Office for the preparation of this report.

**SUSTAINABLE OPPORTUNITIES**

***Economic:*** No economic opportunities were identified in preparation of this report.

***Environmental:*** No environmental opportunities were identified in preparation of this report.

***Social Equity:*** No social equity opportunities were identified in preparation of this report.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Receive An Informational Report On The Status Of Funds Allocated To Anti-Displacement Services During The Fiscal Year 2017-19 Budget Process.

For questions regarding this report, please contact Maryann Leshin, Deputy Director of Housing and Community Development, at 510-238-6225.

Respectfully submitted,



MICHELE BYRD  
Director, Housing and Community Development