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OFFICE OF THE CITY CLERK  
OAKLAND  
2009 MAR 26 PM 6:54

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

**To:** Office of the Agency Administrator  
**Attn:** Dan Lindheim  
**From:** Community and Economic Development Agency  
**Date:** April 7, 2009

**RE:** **An Agency Resolution Authorizing a \$50,000 Grant from the West Oakland Redevelopment Project Area Low and Moderate Income Housing Fund To Rebuilding Together Oakland to Rehabilitate Houses for Low-Income Seniors and/or Disabled Persons Within the Project Area**

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**SUMMARY**

This is a request for Redevelopment Agency approval of a resolution authorizing a \$50,000 grant from the West Oakland Redevelopment Project Area's Low and Moderate Income Housing Fund to Rebuilding Together Oakland for the rehabilitation of five houses for low-income seniors and/or disabled persons within the 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.

**FISCAL IMPACTS**

Approval of the proposed resolution will authorize a \$50,000 redevelopment grant for Rebuilding Together Oakland. The funding is available in the West Oakland Redevelopment Project Area Low and Moderate Income Housing Fund (9580), Housing Development organization (88929), Housing Development Project/West Oakland Redevelopment Program (P209310/SC06). 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 community facilities that work directly within low-income communities, although that is

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incompatible with the use of the Agency's Low and Moderate Income funds for affordable housing and is not proposed as part of this report.

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.

On January 20, 2009, per Agency Resolution No. 2009-0003 C.M.S., Rebuilding Together Oakland was awarded a \$50,000 Grant from the Broadway/MacArthur/San Pablo Redevelopment Area for the rehabilitation of houses and/or facilities for low-income seniors or disabled persons within the redevelopment project area. Rehabilitation of facilities was an eligible use in that award because Low and Moderate Income funds were not being utilized.

For the FY 2007-2009 Budget cycle, Rebuilding Together Oakland was awarded CDBG Funds in the amount of \$96,000 over the two year period.

### **KEY ISSUES AND IMPACTS**

Rebuilding Together Oakland made a presentation to the West Oakland Project Area Committee ("PAC") on November 10, 2008 requesting \$50,000 in funding to upgrade and rehabilitate several homes owned by low-income seniors and/or disabled persons in the Project Area. The PAC overwhelmingly approved the funding proposal and requested that staff take the item before the City Council for approval.

The use of redevelopment funds for the rehabilitation of low-income senior and/or disabled housing is consistent with the West Oakland Redevelopment Plan and the Five Year Implementation Plan, and the scope of rehabilitation work does not constitute substantial rehabilitation that would require long-term affordability restrictions

### **PROJECT DESCRIPTION**

Rebuilding Together Oakland has identified the five houses that they expect will be renovated. The program is targeted to households earning 30% to 50% of the Area Median Income.

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 without the requested Agency funds. 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 majority of the project budget will be used for materials, labor, equipment rental and construction management, as well as volunteer support and meeting expenses.

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It is expected that a great deal of staff time will be 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.

### **SUSTAINABLE OPPORTUNITIES**

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

***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 occupied by seniors and/or disabled people so that they can continue to live independently in their homes.

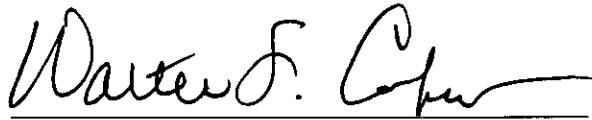
### **RECOMMENDATIONS AND RATIONALE**

Staff recommends that the Agency accepts the West Oakland Redevelopment PAC's recommendation to provide a \$50,000 grant to Rebuilding Together Oakland to rehabilitate several homes 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 West Oakland Redevelopment Project Area Low and Moderate Housing Fund to Rebuilding Together Oakland.

Respectfully submitted,



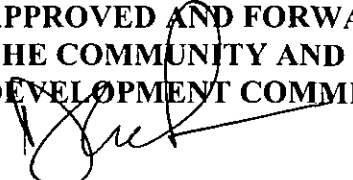
Walter S. Cohen, Director  
Community and Economic Development Agency

Reviewed By:   
Sean Rogan, Deputy Director  
Housing & Community Development

Reviewed by:  
Christia Mulvey  
Housing Development Coordinator IV

Prepared by:  
Antoinette Pietras  
Housing Development Coordinator III

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

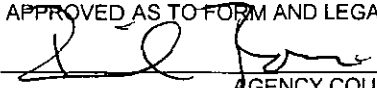
  
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APPROVED AS TO FORM AND LEGALITY:

  
AGENCY COUNSEL

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

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**AN AGENCY RESOLUTION AUTHORIZING A \$50,000 GRANT FROM THE WEST OAKLAND REDEVELOPMENT PROJECT AREA LOW AND MODERATE INCOME HOUSING FUND TO REBUILDING TOGETHER OAKLAND TO REHABILITATE HOUSES FOR LOW-INCOME SENIORS AND/OR DISABLED PERSONS WITHIN THE PROJECT AREA**

**WHEREAS**, the West Oakland 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 West Oakland Redevelopment Project Area Committee ("PAC") requesting a grant of \$50,000 to fund the rehabilitation of several properties within the Project Area; and

**WHEREAS**, on November 10, 2008, 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 West Oakland Redevelopment Plan and its Five-Year Implementation Plan adopted on November 18, 2008 (Resolution No. 2008-0098 C.M.S.); and

**WHEREAS**, properties to be rehabilitated will be owned by households at or below 60% of Area Median Income; and

**WHEREAS**, funds are available from the Agency's Low and Moderate Income Housing Fund to assist the project; and

**WHEREAS**, the Agency is the Responsible Agency and the City is the Lead Agency for this Project for purposes of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

**WHEREAS**, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

**WHEREAS**, the Agency wishes to support Rebuilding Together Oakland by providing a grant of \$50,000 from West Oakland 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 West Oakland Redevelopment Project Area Low and Moderate Income Housing Operations Fund (9580), Housing Development Organization (88929), Housing Development Project/West Oakland Redevelopment Program (P209310/SC06) to rehabilitate houses for low-income seniors and/or disabled persons within the West Oakland Redevelopment Project Area; and be it further

**RESOLVED**: That the funds shall be re-budgeted to a new project within the West Oakland Redevelopment Project Area Low and Moderate Income Housing Operations Fund (9580), project number to be determined, prior to disbursement; 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- KERNIGHAN, NADEL, QUAN, DE LA FUENTE, BROOKS, REID, KAPLAN, AND  
CHAIRPERSON BRUNNER

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
Secretary, Redevelopment Agency  
of the City of Oakland