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OFFICE OF THE CITY CLERK
OAKLAND

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

2009 MAR 11 PM 1:50

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: March 24, 2009

RE: **An Agency Resolution Authorizing a \$50,000 Grant from Central City East Redevelopment Funds and a \$50,000 Grant from Coliseum Redevelopment Funds to Rebuilding Together Oakland to Rehabilitate Houses and/or Facilities for Low-Income Seniors and/or Disabled Persons within the Project Areas**

SUMMARY

The Agency is requesting approval of a resolution authorizing two (2) \$50,000 grants from the Coliseum and Central City East Redevelopment Project Areas to Rebuilding Together Oakland (RTO) for the rehabilitation of homes and/or non-profit facilities for low-income seniors and/or disabled residents within the boundaries of the aforementioned Redevelopment Project Areas. The rehabilitation of these properties will 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 Areas. This project will have no impact on the General Fund.

FISCAL IMPACT

The \$100,000 in grants for Rebuilding Together Oakland will be provided from Central City East and Coliseum Redevelopment funds. The sources of funding are as follows:

Central City East Redevelopment funds: \$50,000

Fund	Organization	Account	Project	Program
Central City East Operations	Central City East	Misc. Operating	Public/Private Development	Undetermined
9540	88699	52921	S233360	0000

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Coliseum Redevelopment funds: \$50,000

Fund	Organization	Account	Project	Program
Coliseum Area Redevelopment Project Operating	Coliseum Area Redevelopment Project	Miscellaneous Services	Coliseum Area Redevelopment	Undetermined
9450	88659	52921	S82600	0000

This project will have no impact on the General Fund.

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.

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. 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. Since its inception in 1993, Rebuilding Together Oakland’s contribution to the Oakland community has included: 310 homes rehabilitated, 52 community facilities rehabilitated, renovations valued at \$8.6 million, and more than 19,000 participating volunteers.

KEY ISSUES AND IMPACTS

Rebuilding Together Oakland made a presentation to the Central City East Project Area Committee (“PAC”) on March 2, 2009 requesting \$50,000 in funding to renovate homes owned by low-income seniors and/or disabled persons in the Project Area. The PAC approved the funding proposal and has recommended staff to take the item before the City Council for approval.

Although the Coliseum Redevelopment Area does not have a PAC, Rebuilding Together Oakland has allied with staff to identify key ways in which RTO could compliment the various redevelopment efforts surrounding the Coliseum Transit Village Area.

Currently, Rebuilding Together Oakland has identified twenty-two (22) homeowners in the Central City East Project Area and twenty seven (27) homeowners within Coliseum that are eligible and have gone through an initial assessment. Rebuilding Together Oakland estimates that they will be able to fund the rehabilitation of five to ten houses in each redevelopment area depending on the scope of work undertaken at each house/facility.

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Fifty percent of the redevelopment funds allocated to the organization will be utilized toward capital expenses of materials, supplies, and volunteer support for the rehabilitation projects. The other fifty percent will be used to cover the allocation of staff time for project management and a proportionate share of general and administrative expenses. This level of administrative cost is justified due to the significant level of staff time required to coordinate the recruiting and management of volunteers, soliciting donations, and procurement and delivery of the required materials, and the completion of 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, and even occasional donations of materials from their vendors or other donors.

PROJECT DESCRIPTION

Rebuilding Together Oakland plans to pair the selected rehabilitation sites within the Project Areas 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. 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 use of redevelopment funds for the rehabilitation of low-income senior and/or disabled housing is consistent with the Coliseum and Central City East Redevelopment Plans and the Five Year Implementation Plans.

EVALUATION OF PAST PERFORMANCE

Rebuilding Together Oakland provides housing rehabilitation and residential safety upgrade services to low-income seniors and/or disabled persons. Utilizing a broad base of community volunteers, RTO leverages about \$3 value for every dollar donated.

In FY 2007-2008, and just recently in FY 2008-2009, RTO received a \$50,000 grant from the Broadway/MacArthur/San Pablo Redevelopment Area to upgrade and rehabilitate two homes and one non-profit facility. The projects were well organized, and the work on each property was completed satisfactorily and on time. The community building opportunity offered through the use of volunteer labor is a very strong benefit of RTO's program.

SUSTAINABLE OPPORTUNITIES

Economic: The rehabilitation of several low-income properties within the Project Areas will improve the economic health of the Redevelopment Project Areas through the elimination of blight.

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

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

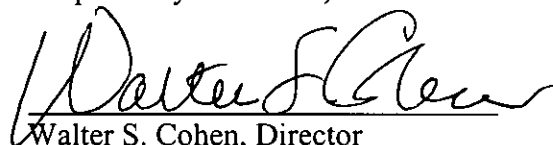
RECOMMENDATION AND RATIONALE

Staff recommends that the Council approve the two \$50,000 grants to Rebuilding Together Oakland to rehabilitate homes occupied by low-income seniors and/or disabled persons. This work will assist with the elimination of blight within both Project Areas and will provide much needed rehabilitation assistance to low-income homeowners.

ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY

It is requested that the attached Agency resolution be approved providing two \$50,000 grants from the Central City East and Coliseum Redevelopment Project Areas to Rebuilding Together Oakland.

Respectfully submitted,



Walter S. Cohen, Director

Community and Economic Development Agency

Reviewed By:

Larry Gallegos,
East Oakland Redevelopment Area Manager
Redevelopment Division

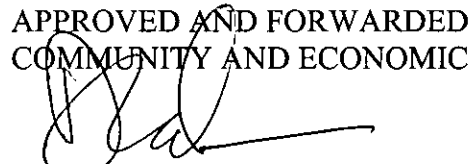
Prepared by:

Hagerenesh Solomon
Central City East, Redevelopment Division

Tanya Boyce

Coliseum, Redevelopment Division

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:

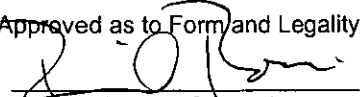

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Approved as to Form and Legality


Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING A \$50,000 GRANT FROM CENTRAL CITY EAST REDEVELOPMENT FUNDS AND A \$50,000 GRANT FROM COLISEUM REDEVELOPMENT FUNDS TO REBUILDING TOGETHER OAKLAND TO REHABILITATE HOUSES AND/OR FACILITIES FOR LOW-INCOME SENIORS AND/OR DISABLED PERSONS WITHIN THE PROJECT AREAS

WHEREAS, both the Central City East and Coliseum Redevelopment Project Areas contain 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 Central City East Redevelopment Project Area Committee ("PAC") on March 2, 2009, requesting a grant of \$50,000 to fund the rehabilitation of several properties within the Central City East Project Area; and

WHEREAS, Rebuilding Together Oakland has made a commitment to compliment the recent ongoing redevelopment and streetscape improvements in and around the Coliseum BART Transit Village area, and is requesting a grant of \$50,000 to fund the rehabilitation of several properties within the Coliseum Project Area; and

WHEREAS, the rehabilitation of low-income housing is consistent with and will further the purposes of the both the Central City East Redevelopment Plan and Five-Year Implementation Plan adopted on July 15, 2008 by Resolution No. 2008-0070 C.M.S.; and the Coliseum Redevelopment Plan and Five Year Implementation Plan adopted on December 7, 2004 by Resolution No. 2008-0068; and

WHEREAS, the Agency wishes to support Rebuilding Together Oakland by providing two grants of \$50,000 each from Coliseum and Central City East project funds to Rebuilding Together Oakland for use on properties within the boundaries of the two Redevelopment Project Areas; now, therefore, be it

RESOLVED: That the Agency hereby authorizes a grant of \$50,000 to Rebuilding Together Oakland from the Central City East Redevelopment Operations Fund (9540), Central City East Org. (88699), Miscellaneous Operating Account (52921), and Central City East Public Private Development Project (S233360), to rehabilitate houses and/or facilities for low-income seniors and/or disabled persons within the Central City East Redevelopment Project Area; and be it

FURTHER RESOLVED: That the Agency hereby authorizes another grant of \$50,000 to Rebuilding Together Oakland from the Coliseum Redevelopment Area Operations Fund (9450), Coliseum Area Redevelopment Project Org. (88659), Miscellaneous Operating Account (52921), and Coliseum Area Redevelopment Project (S82600), to rehabilitate houses and/or facilities for low-income seniors and/or disabled persons within the Coliseum Redevelopment Project Area; and be it

FURTHER RESOLVED: That the making of these grants 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 his or her designee is authorized to conduct negotiations, execute grant agreements, and take any other actions with respect to the grants consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, _____

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 of the Redevelopment Agency
of the City of Oakland, California