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OFFICE OF THE CITY CLERK  
OAKLAND

2010 APR -1 PM 1:11

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

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: April 13, 2010

RE: **An Agency Resolution Authorizing 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 Area**

**SUMMARY**

The Agency is requesting approval of a resolution authorizing a \$50,000 grant for Fiscal Year 2009-10, from the Coliseum Redevelopment Project Area, to Rebuilding Together Oakland 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 Area. This grant will be used for general enhancement of RTO services, such as but not limited to accessibility ramp repair/replacement, debris clearing, and house painting, to qualified residents within the Coliseum Redevelopment Area. Funding for this grant was appropriated in the 2009-11 Oakland Redevelopment Agency budget.

**FISCAL IMPACT**

The rehabilitation of these properties will assist with the elimination of blight within the Coliseum Redevelopment Project Area. This project will have no impact on the General Fund

The \$50,000 grant for Rebuilding Together Oakland will be provided from Coliseum Redevelopment funds. The sources of funding are as follows:

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

**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-

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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 at least \$3 of project value. Since its inception in 1993, Rebuilding Together Oakland's contribution to the Oakland community has included: 454 homes rehabilitated, 97 community facilities rehabilitated renovations valued at \$14 million, and more than 26,000 participating volunteers.

### **KEY ISSUES AND IMPACTS**

In the spring of 2009, Rebuilding Together Oakland allied with Coliseum redevelopment staff and the Elmhurst Weed and Seed committee to identify key ways in which RTO could complement the various redevelopment efforts within the Weed and Seed Target Area of beat 33X, a heavily impacted section of the Coliseum Redevelopment Area.

It was determined that focusing the October Block Building Program on this area would be complementary to both the blight elimination goal of the Redevelopment Agency as well as the community organizing efforts of the Weed and Seed Committee. Through participation in the Weed and Seed health fair and various outreach efforts, Rebuilding Together Oakland identified many properties, but was only able to service eight home owners and four community facilities within Beat 33x for rehabilitation as part of the October Block Building Program. The remaining qualifying applicants, some of which reside just outside of Beat 33x, but still within the Coliseum Redevelopment Area, were placed on a waiting list to receive the needed improvements at another time throughout the year whenever funding becomes available. With the support of this proposed \$50,000 grant, Rebuild Together Oakland can offer assistance to another five to ten owner-occupied homes within the Coliseum Redevelopment Area. Fifty percent of the redevelopment funds allocated to the organization are 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.

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## **PROJECT DESCRIPTION**

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. The types of organizations that will be approached for volunteers include community and civic groups, faith-based groups, and/or labor unions.

The use of redevelopment funds for blight elimination and the rehabilitation of low-income senior and/or disabled housing and community facilities is consistent with the Coliseum Redevelopment Plan and the Five Year Implementation Plan.

## **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 spent.

In FY 2008-2009, RTO received two \$50,000 grants, one from each the Coliseum and Central City East Redevelopment Areas to rehabilitate and or/ improve accessibility to 22 homes. 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 was a very strong benefit of RTO's program.

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** The rehabilitation of several low-income properties within the Project Area 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.

**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 a \$50,000 grant 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 the Project Area 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 a \$50,000 grant for Fiscal Year 2009-10 from the Coliseum Redevelopment Project Area to Rebuilding Together Oakland.

Respectfully submitted,



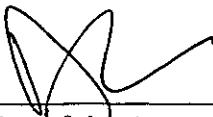
Walter S. Cohen, Director  
Community and Economic Development Agency

Reviewed By:   
Gregory Hunter, Deputy Director  
Economic Development and Redevelopment

Reviewed By:  
Larry Gallegos,  
East Oakland Redevelopment Area Manager

Prepared by:  
Tanya Boyce  
Coliseum Redevelopment Division

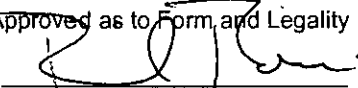
APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:



Office of the Agency Administrator

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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 COLISEUM REDEVELOPMENT FUNDS TO REBUILDING TOGETHER OAKLAND TO REHABILITATE HOUSES AND/OR FACILITIES FOR LOW-INCOME SENIORS AND/OR DISABLED PERSONS WITHIN THE PROJECT AREA

**WHEREAS**, the Coliseum 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 has made a commitment to compliment the recent ongoing redevelopment and Weed and Seed blight elimination strategies in and around the Beat 33x 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 Coliseum Redevelopment Plan and Five-Year Implementation Plan adopted on December 8, 2009 by Resolution No. 2009-0107 C.M.S.; and

**WHEREAS**, a grant of \$50,000 was budgeted in the Coliseum Redevelopment Area pursuant to the 09-11Oakland Redevelopment Agency approved budget; and

**WHEREAS**, the Agency wishes to support Rebuilding Together Oakland by providing a grant of \$50,000 from Coliseum project funds to Rebuilding Together Oakland for use on properties within the boundaries of the Coliseum Redevelopment Project Area; now, therefore, be it

**RESOLVED:** That the Agency hereby authorizes a 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 this grant shall be contingent on and subject to such other appropriate terms and conditions as the Agency Administrator or his 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 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