

**CITY OF OAKLAND  
COUNCIL AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
2004 JUL -1 PM 2:00

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: July 13, 2004

RE: A RESOLUTION AUTHORIZING THE REALLOCATION OF \$436,000 OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AGREEMENTS WITH THE OAKLAND UNIFIED SCHOOL DISTRICT FOR THE CASTLEMONT HIGH SCHOOL CULINARY ARTS ACADEMY (\$25,000) AND WITH THE ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY FOR PROJECT YES! YOUTH CENTER RENOVATION (\$411,000)

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**SUMMARY**

A resolution has been prepared for the City Council which reallocates funding and approves the negotiation and execution of agreements for two programs serving low- and moderate-income youth in the Elmhurst Community Development (CD) District of Oakland. The first allocation is for an amount not to exceed \$25,000 for the Oakland Unified School District to provide materials and equipment for the Castlemont High School Culinary Arts Academy. The second allocation is for an amount not to exceed \$411,000 for the Alameda County Health Care Services Agency to renovate a facility at 2449-88<sup>th</sup> Avenue that will house the Project Yes! Youth Center, and for the 3% City Administrator's Office Contract Compliance assessment fee.

**FISCAL IMPACTS**

These two programs will have no impact on the General Fund. The Elmhurst CD District Board and the Council of Seven CD District Chairpersons have recommended the reallocation of Community Development Block Grant (CDBG) funds for the two programs. The \$436,000 will come from CD Reprogramming General (Fund 2108, Organization 88949, Project G10050). The funds were appropriated in prior fiscal years but, due to delays in the development of the programs, the agreements were never executed. The funds will be allocated as follows: \$25,000 for the Oakland Unified School District; \$399,029 for the Alameda County Health Care Services Agency; and \$11,971 for the 3% assessment fee.

**BACKGROUND**

The Culinary Arts Academy was established at Castlemont High School ten years ago. It offers vocational training and career development in food service management, and provides students with marketable skills in culinary arts and the hospitality industry. There are 150 students

participating in the program. They are 9<sup>th</sup> to 12<sup>th</sup> graders who range in age from 15 to 18. Of the students who complete the program and graduate, 15% of the students go on to culinary school, 20% go on to post secondary school, and 7% go into the military. The CDBG funds will be used to purchase and install a commercial size freezer, stove, dishwasher and hotplate. The period of the agreement will be August 1, 2004 to May 31, 2005.

The Elmhurst Community Development District Board allocated CDBG funds in the early 1990's for the development of a Community facility/commercial kitchen. Several sources of funds were identified including the \$411,000 noted here. The kitchen was to provide an Oakland location to cook hot meals for the Head Start Program and the School District as both agencies were contracting with a San Leandro firm for the service. There was no site acquired and both the School and Head Start now buy their meals from local firms. The CD District has approved the reallocation of these funds to the Project YES program.

Project YES! is a collaboration of youth and young adults, their families, City and County agencies, the Oakland Unified School District, and over 50 community organizations. In response to racial violence at Castlemont High School, students in 1997 secured the commitment of Alameda County to designate a 21,250 square foot abandoned building at 2449-88<sup>th</sup> Avenue at MacArthur Boulevard as a site for a youth development center that will serve a minimum of 2,000 youth annually. The CDBG funds will be used for renovation of a 2,000 square foot space for an education and career counseling and resource center, as well as of a 3,000 square foot space for an integrated media arts center and cyber café. The cyber café will provide employment and training opportunities for graduates of the Castlemont and Laney College Culinary Programs. The funding for improvements will include architectural and engineering fees as well as the costs of doors, windows, finishes, plumbing, fire protection, HVAC, and electrical work. The County will put the work out to bid to private sector construction contractors who meet all labor standards requirements, and will oversee the management of the renovation. Future development will include a computer lab, physical arts studio and graphic design micro-enterprise business centers, administrative space, community conference room, and youth living room. The period of the agreement will be August 1, 2004 to May 31, 2005 which is the scheduled time frame for implementation and completion of the CDBG funded renovation.

### **KEY ISSUES AND IMPACTS**

Beginning with the start of the 2004 school year, Castlemont High School will reorganize and be divided into several small autonomous schools on the campus, each of which will allow for focusing on providing both academic and professional training so as to better respond to dropout rates and poor academic achievement. The Culinary Arts Academy will be part of the Castlemont Business and Technology Institute. The CDBG-funded enhancements to the Culinary Arts Academy will enable the program to serve at least 30 additional students and to function more effectively in the new learning model.

In addition to the \$411,000 from CD Reprogrammed funds, the Elmhurst CD District has recommended \$49,283 in FY2004-05 District funds for Project YES! Of this amount, \$47,848 will be awarded to the Alameda County Health Care Services Agency, and \$1,435 will be

allocated for the Contract Compliance 3% assessment fee. This will make a total of \$446,877 available for the tenant improvements which is projected at \$2,940,000. The remaining funds have been committed by Alameda County. The injection of CDBG funds will enable the Alameda County Health Care Services to realize the vision of providing a multi-agency, community-based center that will facilitate youth leadership and development, reduce violence, improve health outcomes, increase educational attainment, and expand career options for Oakland youth. Alameda County will establish an independent nonprofit entity with its own Board of Trustees to operate the program facility.

## **SUSTAINABLE OPPORTUNITIES**

### **Economic**

Both programs will provide employment skills training for disadvantaged youth and will improve their future career opportunities.

### **Environmental**

*The renovation of the youth center will help to alleviate blight in the MacArthur Corridor and provide diverse cultural and artistic activities and programming for area residents.*

### **Social Equity**

The allocation of CDBG funds will provide enhanced social and educational services and opportunities for low- and moderate-income Oakland youth.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

Both the Oakland Unified School District and the Alameda County Health Care Services Agency will comply with all laws that ensure equal opportunity and equal access for people with disabilities and will not discriminate against people with disabilities.

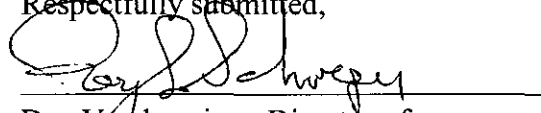
## **RECOMMENDATION(S) AND RATIONALE**

Given the need for the two programs, and the limited resources available for the improvements, the City Council's support would greatly benefit Oakland youth.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council approve the reallocation of \$436,000 of CDBG funds for the Culinary Arts Academy and the Project YES! Youth Center Renovation, and also approve the resolution authorizing the City Administrator to negotiate and execute an agreement with the Oakland Unified School District for an amount not to exceed \$25,000 for the Castlemont High School Culinary Arts Academy as well as an agreement with the Alameda County Health Care Services Agency for an amount not to exceed \$399,029 for the Project YES! Youth Center Renovation.

Respectfully submitted,



601 Dan Vanderprie, Director of  
Redevelopment, Economic Development,  
and Housing and Community Development

Prepared by:  
Roy L. Schweyer, Director  
Housing & Community Development Division  
Michele Byrd, Manager  
Community Development Block Grant Program

APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC DEVELOPMENT  
COMMITTEE:

  
OFFICE OF THE CITY ADMINISTRATOR

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FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

OAKLAND CITY COUNCIL 2004 JUL -1 PM 2:00

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

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

A RESOLUTION AUTHORIZING THE REALLOCATION OF \$436,000 OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AGREEMENTS WITH THE OAKLAND UNIFIED SCHOOL DISTRICT FOR THE CASTLEMONT HIGH SCHOOL CULINARY ARTS ACADEMY (\$25,000) AND WITH THE ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY FOR THE PROJECT YES! YOUTH CENTER RENOVATION (\$411,000)

**WHEREAS**, the Elmhurst Community Development (CD) District Board and the Council of Seven CD District Chairpersons have recommended the reallocation of unexpended Community Development Block Grant (CDBG) funds for two programs that will serve low-and moderate-income youth in the Elmhurst CD District; and

**WHEREAS**, the funds were appropriated in prior fiscal years but, due to delays in the development of the programs, the agreements were never executed; and

**WHEREAS**, \$25,000 has been recommended to provide materials and equipment for the Castlemont High School Culinary Arts Academy which offers vocational training and career development in food service management for 150 ninth to twelfth grade students and enables them to develop marketable skills in culinary arts and the hospitality industry; and

**WHEREAS**, \$411,000 has been recommended for the Alameda County Health Care Services' Project YES! to assist with renovation of an abandoned 21,250 square foot building at 2449- 88<sup>th</sup> Avenue at MacArthur Boulevard that will house a multi-service youth center serving a minimum of 2,000 youth annually; and

**WHEREAS**, the City Council finds that these Agreements are for services of a professional or specialized nature; and

**WHEREAS**, the City Council finds that these Agreements shall not result in the loss of employment or salary by any person having permanent status in the competitive service; now, therefore, be it

**RESOLVED:** That the City Administrator is hereby authorized to enter into an Agreement with the Oakland Unified School District for \$25,000 for the Castlemont High School Culinary Arts Academy for the period August 1, 2004 to May 31, 2005; and, be it

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**FURTHER RESOLVED:** That the City Administrator is hereby authorized to enter into an Agreement with the Alameda County Health Care Services Agency for \$399,029 for the Project YES! Youth Center Renovation for the period August 1, 2004 to May 31, 2005; and, be it

**FURTHER RESOLVED:** That an additional \$11,971 (3%) be allocated for the City Administrator's Office of Contract Compliance assessment fee to cover the costs of monitoring the construction of the Project YES! Youth Center; and, be it

**FURTHER RESOLVED:** That the \$436,000 is available in CD Reprogramming General (Fund 2108, Organization 88949, Project G10050); and, be it

**FURTHER RESOLVED:** That the City Administrator is hereby authorized to conduct all negotiations, execute and submit all documents, including but not limited to applications, agreements, amendments, modifications, payment requests and related actions that may be necessary in accordance with the purposes of the two Agreements, with the exception of the allocation of additional funds, provided that any agreements shall be approved by the Office of the City Attorney and shall be filed with the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2004

**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN AND  
PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST:

CEDA FLOYD  
City Clerk and Clerk of the Council  
of the City of Oakland, California

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