

City of Oakland

Housing and Community Development



RECEIVERSHIP PROGRAM REQUEST FOR QUALIFICATIONS

March 5, 2012

I. INTRODUCTION AND BACKGROUND

During the last three years, communities across the country have been severely impacted by increased mortgage foreclosures, declining property values and the subsequent blight resulting from vacant, abandoned and poorly maintained properties. In response, the City of Oakland is implementing a Receivership Program to help revitalize and stabilize neighborhoods that have been negatively impacted by the presence of chronically blighted and substandard properties.

The Receivership Program was designed in collaboration with staff from the offices of the Community and Economic Development Agency and the City Attorney and originally implemented in May 1994. Receivership is a legal process designed to take control of residential and commercial/industrial properties, including vacant lots, that are physically substandard and chronically blighted. Some of these properties are vacant for an extended period of time and others are occupied, including residential properties occupied by low-income tenants subjected to unhealthy and/or substandard living conditions. A third-party appointed by a court, called a “Receiver,” takes temporary possession of the property and undertakes the necessary property management and rehabilitation to convert the property to productive use. Where relocation of residential occupants is necessary prior to commencing rehabilitation activities, residents will be relocated, either permanently or temporarily depending on the circumstances, to replacement housing. Receivership is essentially the final attempt to transform these properties into viable and visually appealing assets by aggressively focusing on those property owners who have failed to abate violations on their property in spite of code enforcement efforts taken by the City’s Code Compliance Division.

Prior to the inception of this program, the City had no way of guaranteeing that substandard buildings would be repaired or blighted lots maintained. Threats of structure demolition and the imposition of fines/penalties did not always motivate property owners to rehabilitate their properties. The Receivership Program provides communities with an effective tool to improve the quality of life by addressing conditions that contribute to blight, lowered property values, deterioration of building stock, negative health impacts and other chronic community problems. Under the Receivership Program, delinquent taxes and outstanding liens are paid, properties receive new appraised values, new tax rates are assessed and the formerly abandoned properties are put back into productive use for the community. The conversion of blighted properties into rehabilitated homes, businesses and community gardens will help stabilize neighborhoods that have been negatively impacted by the economic downturn and current mortgage crisis. Where feasible in limited cases, the sale of certain rehabilitated residential receivership properties may be subject to affordability restrictions to further the City’s goals around maintaining affordable housing stock.

This RFQ describes the demonstration of qualifications and information required from respondents to be considered for selection to provide the needed services.

Receivership Process

City staff will select blighted properties in Oakland for the Receivership Program based on the criteria described below. For each property, the City Attorney’s office will file a petition for

receivership with the Court, which determines whether the property is appropriate for receivership. The City will select a pool of qualified potential Receivers through this RFQ process. For each receivership property, the City will solicit proposals for a receivership plan (including development/rehabilitation and disposition of the property) from the pool of potential Receivers, who will be provided with relevant information about the property, including an on-site visit/inspection opportunity. After considering the proposals for a particular property, City staff will select a potential Receiver for nomination to the Court, which is ultimately responsible for selection of Receivers. The City's role in the receivership process is to petition the Court to approve properties for receivership and to nominate Receivers for such properties. The ultimate approval of both properties and Receivers for the receivership program is made by the Court; thus Receivers are agents of the Court, not of the City.

Criteria for Selecting Receivership Properties

Staff from the Community and Economic Development Agency will select properties for the Receivership Program based on the following criteria:

- The property must be a lot or residential, commercial or industrial property in the City of Oakland and may be vacant, occupied or partially occupied.
- The property must have extensive and continuing violations of code standards and the owner must have shown an unwillingness or inability to correct the code deficiencies.
- The property must contribute to neighborhood deterioration and blight (e.g. encourages criminal activity, poses a fire hazard, and creates an attractive nuisance for children).
- The property must have been declared Substandard or a Public Nuisance by the city's Code Compliance Department.
- Rehabilitation of the property must be economically feasible; the post-rehabilitation market value must exceed the sum of the cost of rehabilitation and the balance of the existing debt on the property.
- The property must be occupiable or otherwise productively usable (e.g., as a community garden) within a relatively short time period following rehabilitation to ensure that the improvements made to the property will not be subjected to vandalism, theft, or deterioration following rehabilitation.

Once a property has been selected for receivership, it is forwarded to the City Attorney's Office, which prepares the receivership petition and files it with the Court. The petition consists of declarations and documentation from code inspectors regarding the property's blighted and deteriorated condition, photographs of the subject property, and evidence showing that the property owner has neglected to correct the deficient conditions. Notice of the petition is served on all parties with a recorded interest in the property. At the hearing on the petition, the Court considers all documentary evidence presented by the parties, and determines whether the property is appropriate for receivership.

Selection of Receivers

A pool of qualified potential Receivers will be selected based on responses to this RFQ. Potential Receivers can be individuals or business entities (nonprofit or for-profit) that have experience in property management, real estate development and/or rehabilitation, or other experience pertaining to the proposed use of the rehabilitated property as a community asset, such as a community garden. The City nominates a Receiver for the property that is the subject of the petition, and the Court must confirm the nomination. The City's nomination of a Receiver for each property will be based on proposals received from the potential Receivers selected under this RFQ.

The Receiver is an agent of the court, not of the City. Evidence is presented to the court that the nominee has the expertise to develop and supervise a viable financial and construction plan for the satisfactory rehabilitation of the building. The Receiver may not be a party to the action, related to the Judge and or able to obtain ownership of the property after the rehabilitation is completed.

Financing of Rehabilitation

The Receiver will be responsible for securing the necessary financing for the rehabilitation work. Possible sources of financing may include but are not limited to (1) private lenders, such as banks and philanthropic organizations and, in the case of residential properties, (2) nonprofit housing finance agencies and (3) government housing programs. Note that funds received from some to these sources may require as a condition of funding that long-term affordability and occupancy restrictions are placed on the property. The Receiver will be given the authority in the receivership order to place such restrictions on the property in appropriate cases.

Duties and Responsibilities of Receivers

Once appointed by the Court, a Receiver is expected to take full and complete control of the property. During the course of the receivership, the Receiver has exclusive control and possession of the property. The property owner maintains title to the property but is enjoined from interfering with the Receiver's duties and operation of the property, and transferring or encumbering the property during receivership. In order to fulfill its obligations, the Receiver may enter into contracts, employ licensed contractors for necessary repairs or improvements, and borrow funds to pay for the rehabilitation work. The Receiver is also responsible for managing the property and providing the Court with an accounting of the rehabilitation progress and related expenditures.

The Receiver is entitled to receive a fee for services rendered. In determining the Receiver's compensation, the Court will consider the amount of time the Receiver expends performing its services, the reasonable obligations of its position, its expertise, the difficulty of the matters involved, and the quality of the Receiver's performance. The fees will be paid from any income generated by the property, or the funds borrowed to finance the rehabilitation work.

Some receivership properties may be occupied or partially occupied during the receivership process. Where relocation of tenants is required prior to the commencement of rehabilitation activities, Receivers for these properties will be responsible for managing the relocation of tenants, either permanently or temporarily, depending on the circumstances.

After the Receiver has completed rehabilitation, the property owner is responsible for paying all rehabilitation costs (including fees) incurred by the Receiver. If the owner does not pay the Receiver for these costs, the Receiver can secure his interest in the property by issuing a Receiver's Certificate. The Receiver's Certificate can become a first lien on the property with priority over all other preexisting liens except for tax liens. The Receiver can then place the property on the open market for sale or have the property foreclosed or sold by the County to recover the costs. A County sale involves notice requirements and a sale by public auction to the highest bidder.

II. REQUEST FOR QUALIFICATIONS

The Community and Economic Development Agency is sponsoring an open Request for Qualifications (RFQ) to select a group of potential Receivers to provide services related to the management, rehabilitation and possible sale of properties throughout Oakland that have extensive and continuing violations of code standards. Selected properties will be those that contribute to neighborhood deterioration and blight (e.g. encourages criminal activity, poses a fire hazard, creates an attractive nuisance for children) and/or create unhealthful or dangerous living conditions for residents and that have been declared Substandard or a Public Nuisance by the City's Code Compliance Department.

The City of Oakland is seeking qualified individuals and business entities, including but not limited to non-profit and for-profit real estate development corporations, that have an interest and experience in securing financing for and rehabilitating/developing substandard properties and possibly selling the rehabilitated properties. The City must be able to demonstrate to the City Council that the pool of potential Receivers selected under this RFQ are qualified to develop and supervise the implementation of a viable financial and construction plan to successfully rehabilitate and possibly sell receivership properties. Qualified potential Receivers selected under this RFQ will possess a full range of general real estate development/rehabilitation knowledge and experience (or similarly relevant experience pertaining to the proposed use of the receivership properties, such as a community garden or other community asset); the ability to obtain bonding, adequate financing, insurance, and required permits and licenses for the project; and the capacity to successfully coordinate and monitor construction activity. In addition to these threshold requirements, additional qualifications will be required for Receivers handling certain types of receivership properties. Receivers of occupied residential properties must possess appropriate tenant relocation experience, broad knowledge of relevant landlord/tenant issues and property management capability, including a valid real estate license if required by law. Receivers of residential properties identified as potential affordable housing (based on a feasibility assessment) must have experience with management and/or sales of affordability-restricted residential properties.

This RFQ describes the areas of expertise and the information required for respondents to be considered for selection to provide the needed services. Successful submissions will thoroughly and concisely address and document the following topics:

- Relevant qualifications and experience;
- Capacity of the applicant;
- Readiness to proceed; and
- Ability to leverage/obtain financing resources.

An orientation meeting to review the Receivership RFQ process and requirements with prospective applicants will be held on Monday, March 19, 2012 in City Hall Hearing Room 1, One Frank H. Ogawa Plaza, Oakland. The meeting will be held from 10:00 a.m. to 12:00 noon. **PROSPECTIVE APPLICANTS ARE STONGLY ENCOURAGED TO ATTEND THE MEETING.**

Three application copies should be submitted by 12 noon on Wednesday, April 4, 2012 to:

City of Oakland
Community and Economic Development Agency
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612
Attn: Loyd Ware, Manager, Residential Lending and Rehabilitation Services

III. PROGRAM REQUIREMENTS

Eligibility Criteria

A. Eligible Applicants

- Applicants can be individuals, partnerships, corporations (non-profit or for profit) or community land trusts.
- Applicants must demonstrate credit worthiness, financial capacity, and relevant past experience with residential, commercial and/or industrial real estate development and/or rehabilitation (or similarly relevant experience pertaining to the proposed use of receivership properties, such as a community garden or other community asset).
- Applicants without the necessary experience must enter into joint venture agreements with experienced developers.

B. Eligible Properties

- Vacant lots and single-family and multi-family residential, commercial and industrial properties in the City of Oakland.
- Properties may be vacant, occupied or partially occupied.
- The property must have extensive and continuing and continuing violations of code standards and the owner must have shown an unwillingness or inability to correct the code deficiencies.
- The property must contribute to neighborhood deterioration and blight (e.g. encourages criminal activity, poses a fire hazard, creates an attractive nuisance for children, etc.)
- The property must have been declared Substandard or a Public Nuisance by the City's Code Compliance Department.

Property Standards

- A. Local Codes. Upon completion, properties must meet all applicable building codes, housing and planning standards.
- B. Rehabilitation Standards. Residential properties must be rehabilitated in conformance with the Performance Standards and Specifications for the Housing Rehabilitation Programs of the City of Oakland. Other properties must be rehabilitated in conformance with similar applicable City standards and specifications.
- C. Lead-Based Paint. Upon completion, Properties must comply with all applicable Federal standards for abatement of Lead-Based Paint Hazards.
- D. Green and Healthy Homes Standards. Upon completion, residential properties must have received or contain the following:
 - A comprehensive assessment covering health, safety and weatherization/energy efficiency;
 - No major structural defects and no known life threatening health and safety hazards;

- Smoke and carbon monoxide detectors present; and
- Installation of weatherization/energy efficiency measures and health and safety measures.

E. Accessibility to Persons with Disabilities. Upon completion, properties must be accessible to persons with disabilities to the extent required under applicable provisions of Section 504 of the Housing Rehabilitation Act of 1973, including compliance with Federal Uniform Accessibility Standards.

F. Affordability Restrictions. Some residential properties may be identified as appropriate candidates for rental or ownership affordability restrictions. Where feasible, such properties will be sold or rented to households that meet income restrictions, which will remain on the property for a set period of time.

Allowable Receiver Fee

The allowable fee to be paid to the Receiver will be determined by the Court and is commensurate to the overall project cost.

Monthly Updates

Upon selection by the Court, the Receiver must provide written monthly updates to City staff. Monthly updates will allow City staff to anticipate upcoming approvals needed and to stay informed about efforts to move the project forward on schedule.

Insurance and Payment and Performance Bonds

Potential Receivers must demonstrate adequate insurance coverage and bonding. The City requires that developers have comprehensive general liability and property (hazard) insurance coverage of at least \$2 million and property damage or builder's risk insurance in an amount equal to 100% of the replacement cost of the structure. Automobile insurance, professional liability, workers compensation, and employer's liability coverage will also be considered. Actual insurance and bonding requirements for appointed Receivers will be determined by the Court.

Applications Become Public Records

Applicants should understand that, under the California Public Records Act and the City's Sunshine Ordinance, all documents that they submit in response to this RFQ are considered public records and will be made available to the public upon request following the application deadline.

Nondiscrimination

All applicants must agree not to discriminate on the basis of race, color, ancestry, national origin, religion, sex, sexual preference, age, marital status, family status, source of income, physical or mental disability, Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related conditions (ARC), or any other arbitrary basis.

The City reserves the right to suspend, amend or modify the provisions of this RFQ, to reject all proposals, and to negotiate modifications of proposals.

IV. SELECTION CRITERIA

The City is interested in selecting a broad pool of potential Receivers under this RFQ. Satisfaction of the “Threshold Criteria” set forth below is necessary for successful applicants. Satisfaction of any additional criteria will improve a Receiver’s ranking and/or increase access to various types of receivership properties but is not necessary for selection under this RFQ.

Threshold Criteria

A pool of pre-qualified potential Receivers will be selected under this RFQ. At a minimum, successful applications will demonstrate the following:

- Applicant’s experience with real estate development and/or rehabilitation or similarly relevant experience pertaining to the proposed use of receivership properties;
- Ability to obtain and leverage outside funding for the project;
- Applicant’s capacity to successfully undertake and execute the duties and responsibilities of a Receiver; and
- Readiness to proceed.

Criteria for Receiving Occupied Residential Rental Properties

In addition to the threshold criteria above, Receivers selected to handle occupied residential properties must also possess:

- Experience relocating tenants;
- Experience successfully handling landlord/tenant issues related to relocation of tenants and rehabilitation of occupied rental properties; and
- Property management experience and capability, including access to a valid real estate license where required by law.

Criteria for Receiving Affordability-Restricted Properties

In addition to the threshold criteria above, Receivers selected to handle affordability-restricted residential properties must also possess:

- Experience selling and/or managing affordability-restricted residential properties.

Preferred Criteria

In addition to the general threshold criteria and specific Receiver criteria for occupied and affordability-restricted properties, the City will consider applicants’ demonstration of the “Preferred Criteria” set forth below. Compliance with the City’s contracting programs and policies advances the City’s broader goals around equitable economic development, creation of

high-quality local jobs, and anti-discriminatory employment and compensation practices. The advancement of these City goals in turn contributes to the stabilization of Oakland neighborhoods intended by the Receivership Program. While not a threshold requirement for selection under this RFQ, these criteria will be considered by the City in ranking potential Receivers and recommending Receivers to the Court:

- Compliance with the City's 20% Local and Small Local For Profit and Not For Profit Business Enterprise Program;
- Compliance with 50% Local Employment Program;
- Compliance with 15% Oakland Apprenticeship Program;
- Payment of Prevailing Wages for construction work;
- Compliance with City of Oakland Living Wage Ordinance; and
- Compliance with City of Oakland Equal Benefits Ordinance.

“Compliance” will be determined by applicant’s demonstration of current compliance and/or written commitment to complying with the applicable policy/program/ordinance if selected as a potential Receiver under this RFQ.

More information about the City’s contracting programs, policies, and ordinances can be found at the City’s Department of Contracting and Purchasing website at:

<http://www2.oaklandnet.com/Government/o/CP/index.htm>

V. SUBMITTAL REQUIREMENTS

Submit one original and three (3) copies of the response to this RFQ and any attachments to the Community and Economic Development Agency/Housing and Community Development Division, 250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612-2034 no later than 12:00 noon on Wednesday, April 4, 2012. The font cannot be smaller than 12 point. Pages should be standard 8-1/2" x 11" and single-sided. A response may be rejected for any of the following reasons:

- Response received at designated location after designated time.
- Response does not contain all of the required elements listed below.
- Response not fully responsive to this RFQ.
- Response contains inaccurate or misleading responses and/or information.
- Incomplete or faxed applications

Required Elements and Format of Responses to this RFQ

A. Transmittal Letter

1. Addressed to: Mr. Loyd Ware, Manager
Residential Lending and Rehabilitation Services
Community Economic Development Agency
City of Oakland
Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612-2034
2. Executive Summary. Provide a brief summary of the response to the RFQ in a maximum of two pages.
3. Signed by an officer. Signed by each partner if a joint relationship.

B. Qualifications

1. **Narrative overview.** Describe organizational history, experience, structure and capability as it relates to the required duties and responsibilities of a Receiver, including past work in the following areas:
 - Prior experience as a court-appointed Receiver
 - Development of real estate projects (specify property type: residential, small commercial, large commercial, industrial, community gardens or recreational spaces, other community assets, etc.)
 - Real estate rehabilitation or construction (specify property type)
 - Real estate sales (specify property type). If residential sales experience is described, please include any experience with affordability restricted residential properties

- Securing and leveraging funding for real estate development or rehabilitation projects (specify property type)
- If applicable, tenant relocation and landlord/tenant issues related to relocating tenants and rehabilitation of occupied rental housing
- If applicable, property management, including any experience with affordability restricted residential properties (please note whether applicant or applicant’s employee or agent possesses a valid real estate license for third-party property management.)
- If applicable, compliance with “Preferred Criteria” set forth above under **IV. Selection Criteria**

Narrative overview should demonstrate applicant’s capacity to:

- Manage receivership properties
- Provide Court with an accounting of rehabilitation progress and related expenditures
- Provide monthly progress updates to City staff

2. Evidence of Real Estate Development and/or Rehabilitation Experience.

Successful applicants must have experience successfully completing at least three real estate development projects. At least one of the completed projects must be similar to those properties targeted for receivership.

Developers must submit the following information concerning completed projects to show they meet or exceed minimum experience requirements.

- The type of project developed (type of property, number of units, funding sources, total development cost, new construction or rehabilitation)
- Location of project
- Date of project start and completion
- List of staff members involved in the development of the project
- Name, title, and telephone number of staff member of local governing body most familiar with the project
- Whether project was on time and on budget (relative to schedule and budget at start of construction)

3. Evidence of Capacity for Real Estate Development and/or Rehabilitation.

Evidence of Project Management Capacity. Experience with 3 similar projects is required.

- Submit resume(s) and job description(s) of project lead(s)
- Show experience with at least 3 projects similar to those described as eligible for receivership.
- Show that the lead staff person(s) assigned has completed one project from start to finish, which should be of the same general type and complexity as projects eligible for receivership.

Evidence of Project Team Capacity. Development team members must show experience with 3 similar projects.

- Provide a list of any other members of the project team, aside from the lead developer.
- Provide resumes and job descriptions for key staff of the project team

General Contractor Capacity (if selected). Designation of a general contractor is not required with the RFQ application submission. Upon designation of a general contractor, the following information must be submitted as part of the City approval process. Experience with 3 similar projects required.

- Demonstrate experience with similar construction types, e.g. steel or wood frame, podium construction.
- Demonstrate experience with a project of similar complexity.
- Please show any experience with prevailing wage/Davis-Bacon requirements. Experience in this area is preferred but not required. If contractor has been involved with a previous project partially financed by the City or Agency, previous performance will be considered.
- Please show any experience with local hiring programs. Experience in this area is preferred but not required. If contractor has acted on a previous project partially financed by the City or Agency, previous performance will be considered.
- Please demonstrate that the contractor has the capacity to take on the project.
- Please show that the on-site construction supervisor has the experience required of the contractor.
- Submit resumes and job descriptions of key staff including the on-site manager.
- Submit evidence that the contractor has the ability to obtain the required labor and materials, and performance bonds in an amount equal to one hundred percent (100%) of the construction contract amount.

Joint Venture Agreement (if applicable). If the applicant is a Joint Venture, a Joint Venture Agreement is required, clearly describing the roles and responsibilities of each partner, who is the lead partner, or if the responsibilities are approximately equally shared between the partners.

C. References

Please provide a complete list of jurisdictions and/or agencies in which you have provided the same or similar services in the past five years. Include contact information for contract manager from each jurisdiction.

D. Certifications. Complete and submit the attached *Certifications* provided.

CERTIFICATIONS

Applicant hereby certifies:

1. Truth of Application

That the information submitted in the application and any supporting materials is true, accurate, and complete to the best of its knowledge. Applicant acknowledges and understands that if facts and/or information herein are found to be misrepresented, it shall constitute grounds for the default of the loan for which application is being made.

2. No Conflicts of Interest

That, to the best of its knowledge, no "covered person" (as defined below) associated with the City has or will obtain a financial interest or benefit from selection of potential Receivers under this RFQ or receivership projects, or has or will obtain an interest in any contract, subcontract or agreement with respect to receivership projects or the proceeds thereunder, either for themselves or those with whom they have immediate family or business ties, during that covered person's tenure with the City or for one year thereafter. A "covered person" for purposes of this paragraph includes any employee, agent, consultant, officer, or elected or appointed official of the City who, with respect to activities related to the Receivership Program, (a) exercises or have exercised any functions or responsibilities, or (b) is in a position to participate in a decision-making process, or (c) is in a position to gain inside information. No officer, employee, agent, or consultant of Applicant or Applicant's affiliates may occupy a rehabilitated receivership property.

Applicant warrants and represents, to the best of its present knowledge, that no public official of City who has been involved in the selection of proposed Receivers, or who is a member of a City board or commission which has been involved in such selection, has or will receive a direct or indirect financial interest in receivership projects in violation of the rules contained in California Government Code Section 1090, et seq., pertaining to conflicts of interest in public contracting. Applicant shall exercise due diligence to ensure that no such official will receive such an interest. If Applicant, a general partner of Applicant, or an affiliate of Applicant or Applicant's general partner is a nonprofit corporation, Applicant warrants and represents, to the best of its present knowledge, that any such public official of City who is an employee or a noncompensated director or officer of said nonprofit corporation has disqualified himself or herself from participating in City's selection of potential Receivers under this RFQ

Applicant further warrants and represents, to the best of its present knowledge and excepting any written disclosures as to these matters already made by Applicant to City, that (1) no public official of City who has participated in decision-making concerning this RFQ or receivership projects or has used his or her official position to influence decisions regarding selection of potential Receivers or receivership projects, has an economic interest in Applicant or receivership projects, and (2) the selection of potential Receivers will not have a direct or indirect financial effect on said official, the official's spouse or dependent children, or any of the official's economic interests. Applicant agrees to promptly disclose to City in writing any information it may receive concerning any such potential conflict of interest. Applicant's attention is directed to the conflict of interest rules applicable to governmental decision making contained in the Political Reform Act (California Government Code Section 87100, et seq.) and its implementing regulations (California Code of Regulations, Title 2, Section 18700, et seq.).

3. No Use of Suspended/Disbarred Contractors

That Applicant, its principal and its contractors:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three-year period preceding this Application been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; or violation of Federal or State antitrust statutes or commissions of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in the subsection (b) above; and
- (d) Have not within a three-year period preceding this Application had one or more public transactions (Federal, State, or local) terminated for cause or default.

If Applicant is unable to certify as to any of the above statements, Applicant has attached a written explanation to this Agreement.

4. Applicant Will Abide by Program Rules

That if Applicant is successful in being appointed a Receiver as a result of this Application, it will abide by all applicable rules and regulations governing the program.

5. Applications are Public Records

That Applicant acknowledges that the information submitted as part of this application may be made available to the public pursuant to a request under the California Public Records Act and the City of Oakland's Sunshine Ordinance.

Applicant Name(s):

Signature/Date:
