

DRAFT

CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

INTRODUCED BY VICE MAYOR KAPLAN AND COUNCILMEMBER FIFE

RESOLUTION TO ISSUE A REQUEST FOR QUALIFICATIONS FOR THOSE INTERESTED IN DEVELOPING A MIXED USE DEVELOPMENT, INCLUDING GROUND FLOOR ACTIVATION WHICH IMPROVES THE VITALITY OF THE PEDESTRIAN CORRIDOR, THAT IS MORE THAN ONE ACRE IN AREA, THAT INCLUDES NOT LESS THAN 600 HOUSING UNITS, AND THAT RESTRICTS AT LEAST ONE-THIRD OF THE RESIDENTIAL UNITS TO LOWER INCOME HOUSEHOLDS, AS DEFINED IN SECTION 50079.5 AND 50053 OF THE HEALTH AND SAFETY CODE, FOR A MINIMUM OF 55 YEARS, ON THE CITY-OWNED PARCEL BOUNDED BY 7TH STREET, BROADWAY, WASHINGTON STREET, AND 6TH STREET

WHEREAS, Oakland is facing multiple extraordinary challenges when it comes to meeting its housing needs: the COVID-19 pandemic, gentrification and displacement, high rates of unemployment, and homelessness; and

WHEREAS, according to the City's Housing Element Annual Progress Report for 2020, the City has met only 43% of its Regional Housing Needs Allocation (RHNA) goals for very low-income housing, 25% of its RHNA goals for low-income housing, 3% of its RHNA goals for moderate income housing, and 22% of its overall affordable housing goals; and

WHEREAS, there is also great need for commercial development space for retail stores, restaurants, shopping centers, and business offices; and

WHEREAS, the Oakland Police Department Administration Building (PAB), located at 455 7th Street, was built in 1962, consists of a nine-story tower, six-story mid-rise building, two-story Sally port, and single level basement, and comprises 266,510 square feet, and

WHEREAS, the PAB is an essential services building which houses the Office of the Chief, Office of Inspector General, Crime Lab, Crime Investigation, Field Operations, Academy and Training, Records, Property and Evidence, Identification Unit, administrative services, and former jail; and

WHEREAS, despite using Federal Emergency Management Agency (FEMA) and Measure I Bond funding in 2006 to upgrade the PAB to meet Uniform Building Code Seismic Force Level standards, the full retrofit was not completed due to budgetary constraints; and

WHEREAS, in both a 2015 and 2017 informational report to the Finance and Management Committee, the Director of Public Works reported that the PAB building envelope, HVAC system, lighting, electrical and plumbing, ADA compliance, fire protection, and elevators are all in need of major capital improvements or replacement, and

WHEREAS, it is clear the PAB has not undergone the needed renovations to ensure the department is housed in a state-of-the-art facility which meets necessary safety standards; and

WHEREAS, this parcel of city-owned land is ideally located directly off of the 880 freeway, and could be used to activate the Downtown Oakland pedestrian corridor; and

WHEREAS, Oakland law states that the City Administrator is required to conduct a Request for Qualifications (RFQ) process for the award of contracts that exceed fifty thousand dollars (\$50,000.00), which applies to contracts for professional, technical or specialized services; and

WHEREAS, the City shall also make a concerted effort to ensure contracts are awarded with an equity framework so that small, BIPOC, and women-owned firms are able to participate in the development of this project and that it is designed and planned in a manner to meet community needs; now, therefore be it

RESOLVED: That the City Administrator shall issue a request for qualifications for those interested in developing a mixed-use development, including ground floor activation which improves the vitality of the pedestrian corridor, that is more than one acre in area, that includes not less than 600 housing units, and that restricts at least one-third of the residential units to lower income households, as defined in section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 Years, on the City-owned parcel bounded by 7th Street, Broadway, Washington Street, and 6th Street.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES – FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO,
PRESIDENT FORTUNATO BAS
NOES –
ABSENT –
ABSTENTION –

ATTEST: _____
ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California