



# City of Oakland

Office of the City Clerk  
Oakland City Hall  
1 Frank H. Ogawa Plaza  
Oakland, California 94612  
LaTonda Simmons, City  
Clerk

## Meeting Minutes

### \*Community & Economic Development Committee

Oakland City Hall, 1 Frank H. Ogawa Plaza,  
Oakland, California 94612

City of Oakland Website: <http://www.oaklandnet.com>

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Tuesday, February 10, 2015

2:00 PM

Sgt. Mark Dunakin Room - 1st Floor

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**\*\* CONCURRENT MEETING OF THE OAKLAND REDEVELOPMENT SUCCESSOR  
AGENCY AND THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE\*\***

#### **DEFINITION OF TERMS:**

***Consent Item: any action item that a subject matter Committee has forwarded to the full Council with unanimous recommendation for approval and is not controversial, and does not have a high level of public interest as determined by the Rules Committee.***

***Non-Consent Item: any action that a subject-matter Committee has forwarded to the full Council without unanimous recommendation for approval, or having a high level of public interest, or is controversial as determined by the Rules Committee.***

***Action Item: any resolution, ordinance, public hearing, motion, or recommendation requiring official vote and approval of the City Council to be effective.***

***Informational Item: an item of the agenda consisting only of an informational report that does not require or permit Council action.***

#### **Roll Call / Call To Order**

**Present** 4 - Annie Campbell Washington, Lynette Gibson McElhaney, Rebecca Kaplan, and Laurence E. Reid

#### **COMMITTEE MEMBERSHIP:**

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On January 13, 2015 And January 27, 2015  
[14-0465](#)

This Informational Report was Continued.to the \*Community & Economic Development Committee to be heard 2/25/2015

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

2 Determination Of Outstanding Committee Items

[14-0453](#)

**Attachments:** [View Report.pdf](#)

**A motion was made by Kaplan, seconded by Gibson McElhaney, that this matter be Received and Filed. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 3 Subject: Bay Area Regional Prosperity Plan Report  
From: Economic & Workforce Development Department  
Recommendation: Receive An Informational Report Requesting That City Council Review And Comment On The Economic Prosperity Strategy, As An Interim Product Of The Bay Area Regional Prosperity Plan

[14-0359](#)

**Attachments:** [View Report.pdf](#)  
[View Supplemental Report.pdf](#)

**Consent**

**A motion was made by Kaplan, seconded by Gibson McElhaney, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 2/17/2015. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 4 Subject: ROPS And Admin Budget 15-16A  
From: Office Of The City Administrator  
Recommendation: Adopt An Oakland Redevelopment Successor Agency Resolution Approving The Submission Of A Recognized Obligation Payment Schedule And Successor Agency Administrative Budget For July Through December 2015 To The Oakland Oversight Board, The County And The State

[14-0411](#)

**Attachments:** [View Report.pdf](#)  
[2015-001 ORSA.pdf](#)

**A motion was made by Kaplan, seconded by Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 2/17/2015. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 5 Subject: Living Wage Exemption At Foothill And Seminary  
From: Economic & Workforce Development Department  
Recommendation: Adopt An Ordinance Amending The Living Wage Ordinance,  
Codified As Chapter 2.28 Of The Oakland Municipal Code, To Exempt The Sunfield  
Development Retail Project At Foothill Boulevard And Seminary Avenue From Living  
Wage Requirements  
[14-0414](#)

**Attachments:** [View Report.pdf](#)

**Non-Consent**  
**There were 33 Speakers on this item**

**This Ordinance was Approve as Amended the Recommendation of Staff, and  
Forward.to the Meeting of the Oakland City Council to be heard 2/17/2015**

- 6 Subject: Recyclers ENA Extension  
From: Economic & Workforce Development Department  
Recommendation: Adopt A Resolution Authorizing The City Administrator To  
Negotiate And Execute A Third Amendment To The City's Exclusive Negotiating  
Agreement (ENA) With California Waste Solutions, Inc. And Cass, Inc., Regarding A  
Proposed Recycling Project On Up To Approximately 20 Acres In The North Gateway  
Area Of The Former Oakland Army Base Extending The ENA To December 15, 2015  
[14-0423](#)

**Attachments:** [View Report.pdf](#)  
[85406 CMS.pdf](#)

**A motion was made by Gibson McElhaney, seconded by Kaplan, that this matter  
be Approve the Recommendation of Staff, and Forward to the Meeting of the  
Oakland City Council, to be heard 2/17/2015. The motion carried by the following  
vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 7 Subject: CAPER And Development Of The Five-Year Consolidated Plan  
From: Economic & Workforce Development Department  
Recommendation: Conduct A Public Hearing And Upon Conclusion Receive The Consolidated Annual Performance And Evaluation Report (CAPER) Submitted To The U.S. Department Of Housing And Urban Development (HUD) For Fiscal Year 2013-2014  
[14-0425](#)

**Attachments:** [View Report.pdf](#)

***The Committee approved the 2013-2014 Fiscal Year CAPER and forwarded to Council.***

***The Committee held the 5-year plan in the Committee to further consider the potential use of \$500K and other potential strategies for retaining community involvement in the RFP process.***

**A motion was made by Kaplan, seconded by Gibson McElhane, that this matter be Received and Forwarded to the Meeting of the Oakland City Council, to be heard 2/17/2015. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhane, Kaplan, and Reid

- 8 Subject: Housing Related Parks Program Grant 2014  
From: Housing and Community Development Department  
Recommendation: Adopt A Resolution Authorizing The City To Apply For, Accept And Appropriate Grant Funds From The California Department Of Housing And Community Development Under The Housing Related Parks Program In An Amount Not To Exceed \$2,000,000 For Improvements To Saint Andrew's Plaza, Curt Flood Field And Josie De La Cruz Park  
[14-0431](#)

**Attachments:** [View Report.pdf](#)

[85407 CMS.pdf](#)

**This City Resolution was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 2/10/2015**

9 Subject: Affordable Housing NOFA Funds  
From: Housing And Community Development Department  
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Appropriating \$3,800,000 From Fund Balance In The Low And Moderate Income Housing Asset Fund For Housing Development Activities; And [14-0432](#)

**Attachments:** [View Report.pdf](#)  
[85408 CMS.pdf](#)

**A motion was made by Gibson McElhaney, seconded by Kaplan, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 2/17/2015. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

2) A Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$2,000,000 To EAH, Inc., For The 3706 San Pablo Avenue Project; And [14-0433](#)

**Attachments:** [85409 CMS.pdf](#)

3) A Resolution Authorizing An Affordable Housing Preservation And Rehabilitation Loan In An Amount Not To Exceed \$2,000,000 To Community Housing Development Corporation And Dignity Housing West, Inc., For Harp Plaza Apartments Located At 430 28th Street, And Authorizing A Loan Extension And Change In Terms For The Previous Development Loan For The Project; And [14-0434](#)

**Attachments:** [85410 CMS.pdf](#)

4) A Resolution (1) Authorizing An Additional Affordable Housing Development Loan In An Amount Not To Exceed \$2,000,000 To Satellite Affordable Housing Associates For The Redwood Hill Townhomes Project Located At 430 28th Street, (2) Approving A Change In The Project From Ownership To Rental, (3) Authorizing Assumption Of The Existing Loan For The Project By Satellite Affordable Housing Associates, And (4) Authorizing Repayment Extension And Changes In Terms For The Existing Loan For The Project; And [14-0435](#)

**Attachments:** [View Report.pdf](#)  
[85411 CMS.pdf](#)

5) A Resolution Amending Resolution No. 84857 C.M.S. To Increase The Amount Of The Affordable Housing Loan To Meta Housing Corporation For The Civic Center 14 Transit Oriented Development Rental Project Located At 632 14th Street By \$1,000,000 For A Total Loan Amount Of \$2,575,000; And

[14-0436](#)

**Attachments:** [85412 CMS.pdf](#)

6) A Resolution Amending Resolution No. 84860 C.M.S., Which Authorized A \$750,000 Loan To Habitat For Humanity East Bay/Silicon Valley To Acquire And Rehabilitate Foreclosed Single Family Homes, To Allow Loan Funds To Be Used To Acquire And Rehabilitate Any Vacant And Abandoned Properties; And

[14-0437](#)

**Attachments:** [85413 CMS.pdf](#)

7) A Resolution Authorizing The City Administrator To Apply For, Accept, And Appropriate Grant Funds From The California Strategic Growth Council In An Amount Not To Exceed \$15 Million Under The 2014-2015 Affordable Housing And Sustainable Communities Programs, And Allocate Such Funds To Eligible Projects Without Returning To Council; And

[14-0438](#)

**Attachments:** [85414 CMS.pdf](#)

8) A Resolution Authorizing The Grant Of Federal Home Funds To Provide Operating Support And Technical Assistance To Community Housing Development Corporation, Dignity Housing West, Inc., And Satellite Affordable Housing Associates In An Aggregate Amount Not To Exceed \$150,000; And

[14-0439](#)

**Attachments:** [85415 CMS.pdf](#)

9) A Resolution Amending Existing Loans To The Marcus Garvey Commons Affordable Housing Project At 721 A Wood Street To Extend The Loan Maturity Terms And Reduce The Interest Rate To 3%; And

[14-0440](#)

**Attachments:** [85416 CMS.pdf](#)

10) A Resolution Amending Resolution No. 84038 C.M.S. To Extend The Loan Maturity Term For An Existing Loan To The Hismen Hin-Nu Terrace Affordable Housing Project At 2555 International Boulevard; And

[14-0441](#)

**Attachments:** [85417 CMS.pdf](#)

11) A Resolution Authorizing The Transfer Of \$600,000 To The First-Time Homebuyer Mortgage Assistance Program, \$200,000 From General Purpose Funds And \$400,000 From Affordable Housing Trust Fund; And

[14-0442](#)

*Attachments:* [85418 CMS.pdf](#)

12) A Resolution Authorizing The City Administrator To Negotiate And Execute A Professional Services Agreement To Provide Construction Monitoring Services For Affordable Housing Projects For Up To 36 Months In An Amount Not To Exceed \$100,000 Without Returning To Council

[14-0443](#)

*Attachments:* [85419 CMS.pdf](#)

**Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)**

### **Adjournment**

*There being no further business, and upon the motion duly made, the Oakland City Council Community And Economic Development Committee adjourned the meeting at 4:09 p.m.*

\* In the event of a quorum of the City Council participates on this Committee, the meeting is noticed as a Special Meeting of the City Council; however no final City Council action can be taken.

### **Americans With Disabilities Act**

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### **Office of the City Clerk - Agenda Management Unit**

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**MATERIALS RELATED TO ITEMS ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKETS MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK, 1 FRANK H. OGAWA PLAZA, 1ST AND 2ND FLOOR, OAKLAND, CA 94612 FROM 8:30 A.M. TO 5:00 P.M.**