



City of Oakland Meeting Agenda

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

*Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council

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

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

Thursday, March 03, 2011	1:00 PM	City Council Chambers - 3rd Floor
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1 Pledge of Allegiance

2 Roll Call / ORA & Council

COUNCIL MEMBERS: Jane Brunner, Dist. 1; Patricia Kernighan, Dist. 2; Nancy Nadel, Dist. 3; Libby Schaaf, Dist. 4; Ignacio De La Fuente, Dist. 5; Desley Brooks, Dist. 6; Rebecca Kaplan, At-Large, and President Larry Reid, Dist. 7

3 Open Forum / Citizens Comments
(Time Available: 15 minutes)

4 Subject: Affordable Housing Activities
From: Community And Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) A City Resolution Appropriating \$275,000 From Fund Balance In The Affordable Housing Trust Fund For Housing Development Activities And Appropriating Future Revenues For Housing Development
(10-0437)

Pursuant to Rule 28(a) Council of Resolution 82580 C.M.S., this item was added to this agenda.

2) A Resolution Amending Resolution Nos. 80477 And 81845 C.M.S. To Permit Savings At The St. Joseph's Senior Apartment Project At 2647 International Boulevard To Be Added To The Development Loan For The St. Joseph's Family Apartments Project At The Same Address
(10-0437-1)

3) A Resolution Authorizing Loan Extensions And/Or Changes In Terms Of Existing City Loans For The James Lee Court Apartments Project Located At 690 15th Street
(10-0437-2)

4) A Resolution Authorizing Loan Extensions And/Or Changes In Terms Of Existing City Loans For The Kenneth Henry Court Project Located At 6475 Foothill Boulevard
(10-0437-3)

5) A Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$3,168,000 To East Bay Asian Local Development Corporation For The

California Hotel Project Located At 3501 San Pablo Avenue And Authorizing Changes In Terms For Previous City Loans For The Project

[\(10-0437-4\)](#)

6) A Resolution Amending Resolution No. 81845 C.M.S. To Extend The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$3,850,344 To Bridge Housing Corporation For The St. Joseph's Family Phase II Project Located At 2647 International Boulevard, Oakland.

[\(10-0437-5\)](#)

7) An Agency Resolution Appropriating \$1,096,386 From Fund Balance In The Low And Moderate Housing Funds, The 2000 Subordinated Affordable Housing Bond Fund, And The 2006 Housing Bond Fund For Housing Development Activities

[\(10-0437-6\)](#)

8) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$5,253,000 To East Bay Asian Local Development Corporation For The California Hotel Project Located At 3501 San Pablo Boulevard. And Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project

[\(10-0437-7\)](#)

9) An Agency Resolution Amending Resolutions Nos. 2007-0022 C.M.S. 2009-0024 C.M.S., 2009-0020 C.M.S. And 2010-0038 C.M.S. To Permit Savings At The St. Joseph's Senior Apartments Project At 2647 International Boulevard To Be Added To The Development Loan For The St. Joseph's Family Apartments Project At The Same Address

[\(10-0437-8\)](#)

10) An Agency Resolution Amending Resolution No. 2008-0020 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To Affordable Housing Associates For The Fairmount Apartments Project At 401 Fairmount Avenue By \$300,000 For A Total Agency Loan Amount Of \$3,700,000

[\(10-0437-9\)](#)

11) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not To Exceed \$1,375,000 To Satellite Housing For The Kenneth Henry Court Project Located At 6475 Foothill Boulevard, And Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project

[\(10-0437-10\)](#)

12) An Agency Resolution Amending Resolution No. 2010-0038 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To Bridge Housing Corporation For The St. Joseph's Family Phase Ii Project At 2647 International Boulevard By \$2,094,000 For A Total Agency Loan Amount Of \$6,427,656

[\(10-0437-11\)](#)

13) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not To Exceed \$1,250,000 To East Bay Asian Local Development Corporation For The Madison Park Apartments Project Located At 100 9th Street, And Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project

[\(10-0437-12\)](#)

14) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$1,867,000 To Habitat For Humanity East Bay For The Brookfield Court Homeownership Project Located At 9507 Edes Avenue

[\(10-0437-13\)](#)

15) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not To Exceed \$352,000 To East Bay Asian Local Development Corporation For The Marcus Garvey Commons Project Located At 720 Wood Street, And Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project

[\(10-0437-14\)](#)

16) An Agency Resolution Amending Resolution No. 2010-0078 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To Eah Inc. For The Cathedral Gardens Project At 668 21 Street By \$5,840,000 For A Total Agency Loan Amount Of \$9,840,000

[\(10-0437-15\)](#)

17) An Agency Resolution Amending Resolution No. 2009-0031 C.M.S. To Extend The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$1,655,000 To Resources For Community Development For The Eldridge Gonaway Commons Project Located At 1165 Third Avenue

[\(10-0437-16\)](#)

18) An Agency Resolution Amending Resolution No. 2010-0032 C.M.S. To Increase The Amount Of An Affordable Housing Rehabilitation Loan To Dignity Housing West, Inc. For The James Lee Court Affordable Housing Development Located At 690 15th Street By \$1,529,000 For A Total Agency Loan Amount Of \$2,396,000

[\(10-0437-17\)](#)

19) An Agency Resolution Amending Resolution No. 2010-0033 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To Amcal Multi-Housing, Inc. For The Macarthur Apartments Project By \$635,000 For A Total Agency Loan Amount Of \$4,485,000, And To Extend For 12 Months The Amount Of Time Funds Are Reserved For The Project

[\(10-0437-18\)](#)

20) A Resolution Amending Resolution No. 2008-0018 C.M.S. To Reduce The Number Of Units From 35 To 30 For The Emancipation Village Project Located At 3800 Coolidge Avenue

[\(10-0437-19\)](#)

5

Subject: City Owned Parcels

From: Community And Economic Development Agency

Recommendation: Adopt The Following Pieces Of Legislation:

1) An Emergency Ordinance Authorizing The Sale Of City Owned Parcels Located At (1) 695 Hegenberger Road, (APN: 042-4328-001-27) For \$600,000 And (2) Portion of 250 Fallon Street, (APN: 0000-0455-004-02) For \$2,400,000 To The Redevelopment Agency Of The City Of Oakland For A Total Purchase Price of \$3,000,000; And

An Agency Resolution Authorizing The Purchase Of The City Owed Parcels Located At (1) 695 Hegenberger Road(APN: 042-4328-001-27) For \$600,000 And (2) Portion of 250 Fallon Street(APN: 0000-0455-004-02) For \$2,400,000 For A Total Purchase Price of \$3,000,000 And Authorizing Up To \$25,000 For Real Estate Closing Costs
(10-0459)

**PURSUANT TO CHARTER SECTION 213 THIS EMERGENCY
ORDINANCE MAY BE INTRODUCED AND PASSED AT THIS
MEETING WITH 6 AFFIRMATIVE VOTES OF THE CITY COUNCIL.**

City Charter section 213 authorizes the Council to introduce and adopt an emergency ordinance at the same meeting by the affirmative vote of at least six Councilmembers. An emergency ordinance is one that (1) the Council declares to be necessary to preserve the public peace, health or safety in an emergency and (2) contains a statement of the reasons constituting such necessity. Appropriations to meet an urgent need for public expenditure, to protect the public health, safety, or welfare may be made as an emergency ordinance

Pursuant to Rule 28(a) Council of Resolution 82580 C.M.S., this item was added to this agenda.

2) An Agency Resolution Authorizing The Purchase Of The City Owed Parcels Located At (1) 695 Hegenberger Road(APN: 042-4328-001-27) For \$600,000 And (2) Portion of 250 Fallon Street(APN: 0000-0455-004-02) For \$2,400,000 For A Total Purchase Price of \$3,000,000 And Authorizing Up To \$25,000 For Real Estate Closing Costs
(10-0459-1)

6 Subject: Transferring Assets And Funds
From: Office Of Budget
recommendations: Adopt The Following Pieces Of Legislation:

1) An Emergency Ordinance Authorizing The Sale Of Various City Properties To The Redevelopment Agency For Future Redevelopment, And Authorizing The Leaseback Of The Properties By The City For Interim City Uses;
(10-0460)

**PURSUANT TO CHARTER SECTION 213 THIS EMERGENCY
ORDINANCE MAY BE INTRODUCED AND PASSED AT THIS
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City Charter section 213 authorizes the Council to introduce and adopt an emergency ordinance at the same meeting by the affirmative vote of at least six Councilmembers. An emergency ordinance is one that (1) the Council declares to be necessary to preserve the public peace, health or safety in an emergency and (2) contains a statement of the reasons constituting such necessity. Appropriations to meet an urgent need for public expenditure, to protect the public health, safety, or welfare may be made as an

emergency ordinance

Pursuant to Rule 28(a) Council of Resolution 82580 C.M.S., this item was added to this agenda.

- 2) An Agency Resolution Authorizing The Purchase Of Various Properties From The City Of Oakland For Future Redevelopment, And Authorizing The Leaseback Of The Properties To The City For Interim City Uses
(10-0460-1)
- 3) A Resolution Authorizing The Purchase Of Various Properties From The Redevelopment Agency
(10-0460-2)
- 4) An Agency Resolution Authorizing The Sale Of Various Properties To The City Of Oakland
(10-0460-3)
- 5) A Resolution Authorizing The Assumption Of Various Commercial Loans From The Redevelopment Agency
(10-0460-4)
- 6) An Agency Resolution Authorizing The Assignment Of Various Commercial Loans To The City Of Oakland
(10-0460-5)
- 7) A Resolution Authorizing A Funding Agreement With The Redevelopment Agency Of The City Of Oakland To Provide For Agency Funding Of City Public Improvements And Other Redevelopment Projects And Programs
(10-0460-6)
- 8) An Agency Resolution Authorizing A Funding Agreement With The City Of Oakland To Fund City Public Improvements And Other Redevelopment Projects And Programs
(10-0460-7)
- 9) Agency Resolution Amending Resolution No. 01-85 To Increase The Agency's Fiscal Year 2010-11 Voluntary Five Percent Contribution To The Low And Moderate Income Housing Fund For The Coliseum Redevelopment Project Area By \$10,000,000 In Order To Provide Funding For The Development Of Housing At The Lion Creek Crossing V Development
(10-0460-8)

ADJOURNMENT OF COUNCIL SESSION

(Meeting shall conclude no later than 12:00 a.m., unless extended by Majority Vote of the Council)

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If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 48 hours prior to the meeting so we can make reasonable arrangements to

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SAFETY OF THOSE ATTENDING MEETINGS.**

**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 8:30AM TO 5:00PM**

**LATONDA SIMMONS
Agency Secretary/City Clerk
and Clerk of the Council**

ORA - Oakland Redevelopment Agency
S - Supplemental Item