



# City of Oakland

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

## Meeting Agenda - SUPPLEMENTAL

### Concurrent Meeting of the Oakland Redevelopment Successor Agency and the Community and Economic Development Committee

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Tuesday, June 25, 2019

1:30 PM

City Council Chambers, 3rd Floor

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#### **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

#### **COMMITTEE MEMBERSHIP:**

*Nikki Bas, District 2; Noel Gallo, District 5; Loren Taylor, District 6; Chairperson: Vice Mayor Larry Reid, District 7*

1 Approval Of The Draft Minutes From The Committee Meeting Held On June 11, 2019

[18-1999](#)

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

2 Determination Of Schedule Of Outstanding Committee Items

[18-2002](#)

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

- 3** Subject: Workforce Development Board FY 2019-20 Budget And Contracts  
From: Economic And Workforce Development Department  
Recommendation: Adopt A Resolution (1) Adopting The Fiscal Year 2019-2020 Workforce Development Budget; (2) Accepting And Appropriating \$150,000 From The California Workforce Development Board (State Board) And The Employment Development Department And Authorizing A Grant Award Agreement In The Amount Of \$90,000 With The Construction Trades Workforce Initiative To Increase Jobs And Careers In The Building Trades For The Oakland Builders Network; (3) Accepting And Appropriating \$642,966 From The Alameda County Workforce Development Board (ACWDB) And Authorizing Grant Agreements With Lao Family Community Development, Inc. And Building Opportunities For Self-Sufficiency (Boss) To Provide Workforce Services To Justice Involved Individuals In The Total Amount Of \$200,000 Each For Fiscal Years (FY) 2019-2021; (4) Accepting And Appropriating Workforce Innovation And Opportunity Act (WIOA) Title I Formula Funds In The Estimated Amount Of \$3,329,294 And Authorizing Grant Award Agreements With Service Providers Competitively Selected By The Oakland Workforce Development Board To Provide Comprehensive Career Services, Adult Career Services, And Youth Services From WIOA Title I Formula Funds And Other Funds For Fiscal Year 2019-2020; And (5) Authorizing The City Administrator To Apply For, Accept And Appropriate Grants And Contributions For Workforce Development Services Beyond The WIOA Title I Formula Funding And Other Budgeted Funding Sources Up To \$250,000 Per Instance With The Approval Of The Oakland Workforce Development Board Without Returning To Council

[18-1958](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
<i>There was a Title Change read into record</i>		

- 4** Subject: Hayes Street Transitional Housing Project  
From: Housing And Community Development Department  
Recommendation: Adopt A Resolution Authorizing The Re-Appropriation Of \$200,000 In Community Development Block Grant Funds To Be Used By The Oakland Community Land Trust For The Acquisition And Rehabilitation Of Property Located At 5940 Hayes Street In Oakland As A Transitional Housing Facility

[18-1959](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
<i>To be scheduled as a Public Heard on July 9, 2019</i>		

- 5** Subject: Purchase Of 2327 San Pablo Avenue SRO For Transitional Housing  
Form: Economic And Workforce Development Department  
Recommendation: Adopt An Ordinance Authorizing The Purchase Of A 24-Unit Single  
Room Occupancy Residential Hotel Located At 2327 San Pablo Avenue For A Maximum  
Of \$3,100,000 For Use As Transitional Housing, And Allocating An Additional Amount Not  
To Exceed \$50,000 For Associated Closing Costs And Fees, And Making California  
Environmental Quality Act Findings

[18-1963](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee <i>There was Title Change read into record</i>	Scheduled to the *Community & Economic Development Committee
6/13/19	*Rules & Legislation Committee <i>There was a Title Change read into record</i>	Scheduled to the *Community & Economic Development Committee

- 6** Subject: Property BID Annual Reports And Assessment Payment Approval  
From: Economic And Workforce Development Department  
Recommendation: Adopt The Following Pieces Of Legislation;

1) Resolution (A) Approving The Fiscal Year 2018-2019 Annual Reports Of The Fruitvale  
Property Business Improvement District Of 2011, The Lakeshore/Lake Park Business  
Improvement Management District Of 2012, The Jack London Improvement District, The  
Temescal/Telegraph Business Improvement District 2015, The Laurel Business  
Improvement District 2016, And The Koreatown/Northgate Community Benefit District  
2017 Advisory Boards; (B) Confirming The Continuing Annual Assessment For Each Said  
District For Fiscal Year 2019-2020; And (C) Authorizing Payment Of The City's  
Cumulative Fiscal Year 2019-2020 Fair Share Assessment In An Approximate Amount Of  
\$284,441.38 For City-Owned Properties In The Fruitvale District, The Jack London  
District, The Temescal District The Koreatown District, The Downtown Oakland District  
And The Lake Merritt-Uptown District; And

[18-1970](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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2) A Successor Agency Resolution Authorizing Payment Of The Oakland Redevelopment Successor Agency's Cumulative Fiscal Year 2019-2020 Fair Share Assessment In An Approximate Amount Of \$4,565.49 For Three Oakland Redevelopment Successor Agency-Owned Properties In The Downtown Oakland Community Benefit District 2018, The Koreatown/Northgate Community Benefit District 2017, And The Lake Merritt-Uptown Community Benefit District 2018

[18-1977](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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7 Subject      Resolutions Amending Affordable Housing Agreements  
From:          Housing And Community Development Department  
Recommendation: Adopt The Following Pieces Of Legislation;

1) A Resolution Authorizing The City Administrator, Or Her Designee, To Amend A Regulatory Agreement Between The City Of Oakland And Fruitvale Development Corporation, Inc. Updating Certain Reserve Requirement Obligations To Be Consistent With The City's Current Reserve Requirements; And

[18-1972](#)

**Attachments:**      [View Report](#)  
[View Color Attachment B](#)

**Legislative History**

6/6/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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*There was Title Change read into record*

2) A Resolution Authorizing The City Administrator, Or Her Designee, To Enter Into A Second Amended And Restated Regulatory Agreement Between The City Of Oakland And RHC-OAK2, LP, Reducing The Number Of Three-Bedroom Units And Increasing The Number Of Four-Bedroom Units At E.C. Reems Garden Apartments To Better Accommodate Large Families; And

[18-1973](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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*There was Title Change read into record*

3) A Resolution Authorizing The City Administrator, Or Her Designee, To Enter Into An Exclusive Negotiation Agreement With Midpen Housing Corporation And Habitat For Humanity East Bay/Silicon Valley Or Their Affiliated Entities, For The Negotiation Of One Or More Lease Disposition And Development Agreements (“LDDAS”) And/Or Disposition And Development Agreements (“DDAS”) And Related Documents For Development Of Affordable Rental And Homeownership Housing At 1707 Wood Street (Between 18th And 20th Streets) In Oakland, Subject To The Completion Of A California Environmental Quality Act (“CEQA”) And National Environmental Policy Act (“NEPA”) Determination, If Applicable; And

[18-1974](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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4) A Resolution Authorizing The City Administrator, Or Her Designee, To Amend A Regulatory Agreement Between The City Of Oakland And Civic Center 14 L.P. To Increase The Number Of Restricted One Bedroom Units By One (1) Unit, And Decreasing The Number Of Restricted Three Bedroom Units By One (1) Unit; And In The Event Of Foreclosure Or Loss Of Operating Subsidy, Allowing (I) Income Limits To Rise To 60 Percent Of Ami And Rents To Rise To 30 Percent Of 60 Percent Of Ami For All Restricted Units And (II) After The First Four Years Of Project Operation, Not Enforcing The Project’s Homeless And Special Needs Requirement Following An Event Of Foreclosure Or Loss Of Operating Subsidy During The Period Of Loss

[18-1975](#)

**Attachments:** [View Reports](#)

**Legislative History**

6/6/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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**8** Subject: Codifying The City’s Policy To Lease City Property  
From: Councilmembers Bas, Thao And Taylor  
Recommendation: Adopt An Ordinance Amending Chapters 2.41 And 2.42 Of The Oakland Municipal Code Governing The City’s Acquisition And Disposition Of Real Property (“Real Estate Ordinance”) To Codify The City’s Policy To Lease City Property Instead Of Selling Or Otherwise Disposing Of City Property

[18-1981](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 9 Subject: Extension Agreement With The Oakland Museum Of California  
From: Councilmember Bas  
Recommendation: Adopt An Ordinance Amending Ordinance No. 13709 C.M.S., Which Authorized A Thirty Year Lease Between The City Of Oakland And The Oakland Museum Of California Of Two Buildings And Improvements On City Property Located At 1000 Oak Street And 450 Lancaster Street, To (A) Extend The Lease Under The Same Terms And Conditions For A Period Of Twenty Years Until June 30, 2061 To Facilitate Funding For Extensive Improvements To The Museum Entrances, Gardens And The Museum Cafe And (B) Amend The Lease To Allow Tenant To Pursue The Improvements  
[TITLE CHANGE]  
[18-1926](#)

**Attachments:** [View Report](#)  
[View Supplemental Report 6/14/2019](#)

**Legislative History**

5/30/19	*Rules & Legislation Committee <i>There was a Title Change read into record</i>	Scheduled to the *Community & Economic Development Committee
6/11/19	*Community & Economic Development Committee	Continued to the *Community & Economic Development Committee

- 10 Subject: Henry J. Kaiser Convention Center - Lease Disposition And Development Agreement  
From: Economic And Workforce Development Department  
Recommendation: Adopt An Ordinance Authorizing: (A) The City Administrator To Negotiate And Execute A Lease Disposition And Development Agreement, Up To Ninety-Nine Year Lease, And Related Documents Between The City Of Oakland And Oakland Civic, LLC, Or Its Affiliate ("Oakland Civic") For The Henry J. Kaiser Convention Center Located At 10 Tenth Street; (B) Establishment Of An Annual Fund To Be Funded By Tenant From Annual Net Project Income For Use By A To-Be-Formed Nonprofit Calvin Simmons Theatre Operator ("Theatre Nonprofit") To Provide Grants Related To Use Of The Calvin Simmons Theatre; (C) A Grant Up To \$100,000 For Subsurface Hazardous Materials Remediation To Oakland Civic, LLC; And (D) A Grant Of \$3,000,000 To The Theatre Nonprofit For Theatre Rehabilitation Costs  
[18-1957](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee	No Action Taken
6/13/19	*Rules & Legislation Committee <i>And to be scheduled to the July 9, 2019 Special City Council Agenda as A Public Hearing</i>	Scheduled to the *Community & Economic Development Committee

- 11** Subject: Authorize An Allocation Of \$20 Million In New Markets Tax Credits  
From: Economic Workforce Development Department  
Recommendation: Adopt A Resolution Approving An Allocation Of Up To \$20 Million Of  
New Markets Tax Credits By Oakland Renaissance NMTC, Inc., To ORNMTC 2, LLC, And  
ORMNMT 4, LLC, Sub-Community Development Entities Affiliated With Oakland  
Renaissance NMTC, Inc., And To Allocate Said Tax Credits To Orton Development, Inc.,  
And The Oakland Museum Of California, Or Their Respective Affiliates, For The  
Rehabilitation And Adaptive Reuse Of The Historic Henry J. Kaiser Convention Center  
And For Accessibility Upgrades And Garden Improvements To The Oakland Museum Of  
California Campus, And Authorizing The City Administrator To Facilitate Said  
Allocation(S) Without Returning To Council

[18-1966](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee <i>There was Title Change read into record</i>	No Action Taken
6/13/19	*Rules & Legislation Committee <i>A Title Change was read into record</i>	Scheduled to the *Community & Economic Development Committee

- 12** Subject: Authorization Of A DDA For The Sale Of 2100 Telegraph Avenue  
From: Economic Workforce And Development  
Recommendation: Adopt An Ordinance Authorizing The City Administrator To Negotiate  
And Execute A Disposition And Development Agreement (“DDA”) And Related  
Documents Between The City Of Oakland And W/L Telegraph Owner, LLC Or A Related  
Entity Or Affiliate (“Developer”) In A Form And Content Substantially In Conformance With  
The Terms Described In The Agenda Packet

[18-1962](#)

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

**Legislative History**

6/6/19	*Rules & Legislation Committee <i>To be scheduled as a Public Hearing on July 9, 2019</i>	Scheduled to the *Community & Economic Development Committee
6/13/19	*Rules & Legislation Committee <i>A Title Change was read into record</i>	Accepted

**S-13** Subject: Equitable Access To Low-Income (“Equal”) Housing Ordinance  
From: City Attorney Parker, Pro Tempore Kalb, And Councilmember Bas  
Recommendation: Adopt An Ordinance Adding A New Article To O.M.C. Chapter 8.22 To  
Increase Access To Housing For Low-Income Tenants Dependent On Housing  
Assistance And To Provide Remedies For Violations  
[18-2041](#)

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

*This item was placed on the agenda by the June 20, 2019 Rules and Legislation  
Committee.*

*This item requires an Urgency Finding (2/3 majority vote) pursuant to Section 2.20.080  
E(2) of the Sunshine Ordinance, prior to hearing the item.*

**Legislative History**

6/20/19      \*Rules & Legislation      Scheduled to the \*Community & Economic  
Committee      Development Committee  
*Councilmember McElhaney made a motion seconded by Councilmember  
Kaplan to approve the urgency finding on item 4.5 for the following reasons:  
That there is a need to take immediate action which came to the attention of the  
local body after the agenda was posted, and that the need to take immediate  
action is required to avoid a substantial adverse impact that would occur if the  
action were deferred to a subsequent special or regular meeting;*

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

**Adjournment**

**\* 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.**

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