



# City of Oakland

Office of the City Clerk  
Oakland City Hall,  
1 Frank H. Ogawa Plaza,  
Room 201  
Oakland, California 94612

## Meeting Minutes - FINAL

### \*Community & Economic Development Committee

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

City of Oakland Website: <http://www.oaklandca.gov>

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Tuesday, February 13, 2024

1:30 PM

City Council Chamber, 3rd Floor

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The Oakland City Council Community & Economic Development Committee convened at 1:38 P.M., with President Pro Tempore Kalb presiding as Chairperson.

#### Roll Call / Call To Order

**Present** 4 - Carroll Fife, Noel Gallo, Kevin Jenkins, and Dan Kalb

#### COMMITTEE MEMBERSHIP:

- 1 Approval Of The Draft Minutes From The Committee Meeting Of January 23, 2024  
[24-0066](#)

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

A motion was made by Kevin Jenkins, seconded by Noel Gallo, that this matter be Accepted. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

- 2 Determination Of Schedule Of Outstanding Committee Items  
[24-0067](#)

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

[View Supplemental Report - 2/8/2024](#)

**1 Speaker For This Item**

A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Accepted. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

- 3** Subject: 2022/23 Consolidated Annual Performance & Evaluation Report  
From: Housing And Community Development Department  
Recommendation: Conduct A Public Hearing And Upon Conclusion Receive The City Of Oakland's Consolidated Annual Performance And Evaluation Report (CAPER) For Fiscal Year (FY) 2022/23 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons With HIV/AIDS, Emergency Solutions Grant, HOME American Rescue Plan And 2022/23 Activities Administered Under Coronavirus Aid Relief & Economic Security Act Funds Allocated Under The Community Development Block Grant, Housing Opportunities For Persons With HIV/AIDS And Emergency Solutions Grant Programs  
[23-0963](#)

Attachments: [View Report And Attachment A](#)

*1 Speaker Spoke On This Item*

*As A Public Hearing*

A motion was made by Kevin Jenkins, seconded by Carroll Fife, that this matter be Received and Forwarded to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 2/20/2024. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

**DUE TO THE PRESENCE OF COUNCIL PRESIDENT FORTUNATO BAS A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE BY COUNCILMEMBER JENKINS AND SECONDED BY COUNCILMEMBER FIFE TO ADJOURN THE MEETING OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 2:38 P.M.**

- 4 Subject: Funding For New Construction Affordable Housing Pipeline And Modifying Resolutions For State Funding  
From: Housing And Community Development Department  
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution (1) Allocating Measure U Housing Bond Funds In A Total Amount Not To Exceed \$22,000,000 To Fund New Construction Of Multifamily Rental Affordable Housing Projects, (2) Authorizing The City Administrator To Make Development Loans Under The New Construction Of Multifamily Rental Affordable Housing Program Without Returning To Council, Contingent On Funding Availability, And (3) Modifying Allocations Of Prior California Department Of Housing & Community Development's (CA HCD) Local Housing Trust Fund Awards To Comply With State Program Requirements  
[24-0040](#)

**Attachments:** [View Report Attachments A And A1-3](#)

[View Legislation](#)

[View Supplemental Legislation - 2/15/2024](#)

[View Supplemental Attachment A3- 2/15/2024](#)

[View Supplemental Memo - Bas & Jenkins 2/15/2024](#)

[View Supplemental Legislation - Bas & Jenkins 2/15/2024](#)

**9 Speakers Spoke On This Item**

***The Committee Approved As Amended The Recommendations Of Staff, and To Forward This Item To The February 20, 2024 City Council Agenda On Non-Consent***

***The Committee Approved The Following Amendment:***

***Of The Legislation, On Page (3) Adding A Third FURTHER RESOLVED Clause To Read; That City Council Intends Consider A Future Policy On Workplace Standards For Measure U Bond Funding For Affordable Housing Projects; And Be It***

**This City Resolution be Approved as Amended the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council to be heard 2/20/2024**

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

2) A Resolution Modifying City Council Resolution No. 88213, As Amended By City Council Resolution No. 89128 C.M.S., To Name The Position Of City Administrator Or Their Designee Or Successor As Authorized Executors Of California Department Of Housing & Community Development's (CA HCD) Local Housing Trust Fund (LHTF) Program For The City's 2020 LHTF Award;  
[24-0041](#)

**Attachments:** [View Report And Attachments A And A1-3](#)  
[View Legislation](#)  
[View Supplemental Attachment A3 - 2/15/2024](#)

**9 Speakers Spoke On This Item**

***The Committee Approved The Recommendations Of Staff, and To Forward This Item To The February 20, 2024 City Council Agenda On Non-Consent***

A motion was made by Noel Gallo, seconded by Kevin Jenkins, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 2/20/2024. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

3) A Resolution Modifying City Council Resolution No. 88765 C.M.S., As Amended And Restated By City Council Resolution No. 89128 C.M.S., To Name The Position Of City Administrator Or Their Designee Or Successor As Authorized Executors Of California Department Of Housing & Community Development's (CA HCD) Local Housing Trust Fund (LHTF) Program For The City's 2021 LHTF Award; And  
[24-0042](#)

**Attachments:** [View Report And Attachments A And A1-3](#)  
[View Legislation](#)  
[View Supplemental Attachment A3 - 2/15/2024](#)

**9 Speakers Spoke On This Item**

***The Committee Approved The Recommendations Of Staff, and To Forward This Item To The February 20, 2024 City Council Agenda On Non-Consent***

A motion was made by Noel Gallo, seconded by Kevin Jenkins, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 2/20/2024. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

4) A Resolution Amending And Restating Resolution No. 89975 C.M.S, Which Authorized Acceptance Of Funds Awarded Under Round Three Of The California Department Of Housing And Community Development's Homekey Program And Approved Affordable Housing Development Funding From Homekey And City Matching Funds For Imperial Inn (490 West Macarthur Boulevard), Dignity Village (9418 Edes/606 Clara Street), Kingdom Builders Transitional Housing (624 14th Street), The Maya (4715 Telegraph Avenue), And CSH Enterprise Housing (8471 Enterprise Way), To Allocate Homekey And City Funding To Each Of These Projects

[24-0043](#)

**Attachments:** [View Report And Attachment A And A1-3](#)

[View Legislation](#)

[View Supplemental Attachment A3 - 2/15/2024](#)

[10021 C.M.S](#)

**9 Speakers Spoke On This Item**

***The Committee Approved The Recommendations Of Staff, and To Forward This Item To The February 20, 2024 City Council Agenda On Non-Consent***

**A motion was made by Noel Gallo, seconded by Kevin Jenkins, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 2/20/2024. The motion carried by the following vote:**

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

- 5 Subject: Authorization Of Liberation Park Mixed-Use Development LDDA And DDA  
From: Economic & Workforce Development Department  
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Ordinance Authorizing The City Administrator To Negotiate And Execute A Disposition And Development Agreement Between The City Of Oakland And Liberation Park Market Hall, Or Its Affiliates, For The Sale Of A Portion Of The Property Located At 73rd Avenue And Foothill Boulevard (Parcel 1) And Development Of A Mixed-Use Market Hall And Cultural Center, For The Appraised \$994,996 Fair Market Value, With A Term Of Two And One-Half Years With Two One-Year Administrative Extension Options; And Adopting California Environmental Quality Act Findings  
[24-0051](#)

**Attachments:** [View Report](#)  
[View Attachment A](#)  
[View Attachment B](#)  
[View Attachment C](#)  
[View Legislation](#)  
[NOTICE AND DIGEST](#)

**6 Speakers Spoke On This Item**

***The Committee Approved The Recommendations Of Staff, and To Forward This Item To The February 20, 2024 City Council Agenda As A Public Hearing***

A motion was made by Kevin Jenkins, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 2/20/2024. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

2) An Ordinance Authorizing The City Administrator To Negotiate And Execute (A) A Lease Disposition And Development Agreement Between The City And Liberation Park Residences, L.P., Or Its Affiliates, For Development Of 119 Units Of Affordable Housing On A Portion Of The Property Located At 73rd Avenue And Foothill Boulevard ("Parcel 2"), With A Term Of Two And One-Half Years With Two One-Year Administrative Extension Options, (B) A 99-Year Ground Lease, And (C) A 55-Year Capitalized Loan In The Amount Equal To \$1,505,004; And Adopting California Environmental Quality Act Findings; And

[24-0052](#)

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

[View Attachment A](#)

[View Attachment B](#)

[View Attachment C](#)

[View Attachment D](#)

[View Legislation](#)

[NOTICE AND DIGEST](#)

**6 Speakers Spoke On This Item**

***The Committee Approved The Recommendations Of Staff, and To Forward This Item To The February 20, 2024 City Council Agenda As A Public Hearing***

**A motion was made by Kevin Jenkins, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 2/20/2024. The motion carried by the following vote:**

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

3) An Ordinance Authorizing The City Administrator To Negotiate And Execute An Extension To An Existing License Agreement By And Between The City Of Oakland And Black Cultural Zone Community Development Corporation, To Operate A Community Service Outdoor Market On The Property Located At 73rd Avenue And Foothill Boulevard For A Term Ending On The Earlier Of October 18, 2027, Or The Commencement Of Construction On The Property, For A License Fee Of Five Hundred Dollars (\$500) Per Month; Making Findings That The Below Market Rate License Fee Is In The Best Interests Of The City; And Adopting California Environmental Quality Act Findings

[24-0053](#)

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

[View Attachment A](#)

[View Attachment B](#)

[View Attachment C](#)

[View Attachment D](#)

[View Legislation](#)

[NOTICE AND DIGEST](#)

**6 Speakers Spoke On This Item**

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A motion was made by Kevin Jenkins, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 2/20/2024. The motion carried by the following vote:

**Aye** 4 - Fife Gallo Jenkins, Kalb

**NO VOTE** 0

## Open Forum

**1 Speaker Spoke During Open Forum**

## Adjournment

***There being no further business The Oakland City Council Community And Economic Development Committee adjourned the meeting at 3:39 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**

**Phone: (510) 238-6406**

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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.**