



City of Oakland

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Clerk

Meeting Minutes - DRAFT

* Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee

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

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

Tuesday, July 17, 2018

11:30 AM

Council Chambers - 3rd Floor

The Oakland City Council Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee convened at 1:13 p.m. with Vice Mayor Campbell Washington presiding as Chairperson.

Roll Call / Call To Order

Present 4 - Annie Campbell Washington, Laurence E. Reid, Lynette McElhaney, and Noel Gallo

1 Approval Of The Draft Minutes From The Committee Meeting Of June 26, 2018

[18-0738](#)

Attachments: [View Report](#)

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approved. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

2 Determination Of Schedule Of Outstanding Committee Items

[18-0739](#)

Attachments: [View Report](#)

[View Supplemental Report 7-13-2018](#)

There were 2 speakers on this item

There were no changes to the pending list

A motion was made by Noel Gallo, seconded by Larry Reid, that this matter be Approved. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

- 3** Subject: Receive A Report On The Public Lands Policy Process And Analysis
From: Councilmember Guillén And Kaplan
Recommendation: Receive A Report And Recommendation On The Public Lands Policy
Process And Analysis To Inform Council Direction To Prepare Legislation To Implement
A City Public Lands Policy And/Or Strategy
[18-0522](#)

Attachments: [View Report Guillen And Kaplan Report](#)

[View Report](#)

[View Report Attachments A-G](#)

[View Supplemental Report 6-15-2018](#)

[View Supplemental Report Attachments A - B](#)

[View Supplemental Report 6-22-2018](#)

[View Supplemental Presentation 6-22-2018](#)

[View Supplemental Report 7-13-2018](#)

DUE TO THE PRESENCE OF COUNCILMEMBER KAPLAN A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE AND SECONDED TO ADJOURN THE MEETING OF THE SPECIAL CONCURRENT MEETING OF THE OAKLAND REDEVELOPMENT SUCCESSOR AGENCY AND COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 1:39 p.m.

There were 23 speakers on this item

A motion was made by Lynette McElhaney, 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 10/16/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

- 4 Subject: Resolution Approving A Moratorium On The Sale Of Public Land
From: Councilmember Kaplan
Recommendation: Adopt A Resolution Approving A 180-Day Moratorium On Council Approval Of The Long-Term Ground Lease Or Sale Of City Real Property, Or Until The City Council Has Adopted A Public Lands Policy If Adopted Within The 180-Day Moratorium Period
[18-0533](#)

Attachments: [View Report](#)

[View Supplemental Report 6-22-2018](#)

There were 23 Speakers on this item

This City Resolution be No Action Taken.

- 5 Subject: Tax Of 1% On Rental Property Revenue
From: Councilmember Kaplan
Recommendation Adopt A Resolution On The City Council's Own Motion Submitting To The Voters At The General Municipal Election On November 6, 2018, A Proposed Ordinance To Adopt A Special Supplemental Business License Tax On Rental Of Property At A Rate Of 1% Of Annual Gross Receipts In Excess Of \$200,000 To Fund Solutions For Homelessness, Illegal Dumping Remediation, And Related Programs; And Directing The City Clerk To Take Any And All Actions Necessary Under Law To Prepare For And Conduct The November 6, 2018 General Municipal Election
[18-0707](#)

Attachments: [View Report](#)

[View Supplemental Report 7-13-2018](#)

[View Supplemental Finance Report 7-13-2018](#)

there were 26 speakers on this item

This City Resolution be No Action Taken.

6 Subject: Just Cause Amendment Ballot Measure
From: Councilmember Gallo And Councilmember Kalb
Recommendation: Adopt A Resolution On The City Council's Own Motion Submitting To
The Voters At The November 6, 2018 General Municipal Election Proposed
Amendments To Oakland Municipal Code Section 8.22.300 Et Seq. (Just Cause For
Eviction Ordinance) To: (1) Remove The Exemption For Owner Occupied Duplexes And
Triplexes; (2) Allow The City Council, Without Returning To The Voters, To Add
Limitations On A Landlord's Right To Evict; And Directing The City Clerk To Fix The Date
For Submission Of Arguments And Provide For Notice And Publication In Accordance
With City Of Oakland's General Municipal Election On November 6, 2018
[New Title]
[18-0720](#)

Sponsors: Kalb

Attachments: [View Report](#)

[View Supplemental Report 7-13-2018](#)

[View Revised Report 7-20-2018](#)

[View Supplemental McElhaney Report 7-20-2018](#)

[87325 CMS](#)

There were 80 speakers on this item

This City Resolution be No Action Taken.

7 Subject: Cost To Implement Owner Occupancy Exemption Regulations
From: Housing And Community Development Department
Recommendation: Receive An Informational Report Of The Cost To Implement
Regulations That Ensure Compliance With The Provision Within The Just Cause Eviction
Ordinance (O.M.C. 8.22.300) Which Exempts Buildings With Two Or Three Units From
Just-Cause Protection If The Property Owner Lives In One Of The Units As A Primary
Residence
[18-0569](#)

Attachments: [View Report](#)

There were 7 speakers on this item

**A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this
matter be Approved the Recommendation of Staff, and Forward to go before the
*Special Concurrent Meeting of the Oakland Redevelopment Agency/City
Council, to be heard 7/24/2018. The motion carried by the following vote:**

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

8 Subject: Affordable Housing Sustainable Communities Program
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation;

1) A Resolution Amending Resolution No. 86993 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The 7th And Campbell Project At 1664-1676 7th Street, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation-Related Improvements; And [18-0576](#)

Attachments: [View Report](#)
[87299 CMS](#)

There was 1 speaker on on this item

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

2) A Resolution Amending Resolution No. 86994 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The 3268 San Pablo Project At 3268 San Pablo Avenue, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation Related Improvements; And [18-0577](#)

Attachments: [View Report](#)
[87300 CMS](#)

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

3) A Resolution Amending Resolution No. 86995 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The Coliseum Place Project At 905 72nd Avenue, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation-Related Improvements; And [18-0578](#)

Attachments: [View Report](#)
[87301 CMS](#)

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

4) A Resolution Amending Resolution No. 86216 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The Empyrean & Harrison Hotel At 1300 Webster Street And 1415 Harrison Street, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation-Related Improvements; And [18-0579](#)

Attachments: [View Report](#)
[87302 CMS](#)

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

5) A Resolution Amending Resolution No. 86217 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The Lakehouse Commons Project At E 12th And Lake Merrit Boulevard, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation-Related Improvements
[18-0580](#)

Attachments: [View Report](#)
[87303 CMS](#)

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

9 Subject: Anti-Displacement Services Program
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Authorizing The City Administrator To Negotiate And Enter Into A Services Agreement With Centro Legal De La Raza To Administer The Anti-Displacement Program And To Provide Related Services To Oakland Residents In The Amount Of \$2,200,000 From The Affordable Housing Trust Fund (1870) For A Two-Year Term And Waive The Request For Proposals Process
[18-0665](#)

Attachments: [View Report](#)
[87304 CMS](#)

There were 17 speakers on this item

The Committee approved recommendation and directed staff to return in January 2019 with updates and performance measures on this contract and others that they will bring back in the form of a Rules Request.

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

10 Subject: 2018/19 HUD Annual Action Plan For Entitlement Formula Grants
From: Department Of Housing & Community Development
Recommendation: Adopt A Resolution Authorizing The City Administrator To: 1) Prepare And Submit To The U.S. Department Of Housing And Urban Development The City's Consolidated Annual Action Plan For Fiscal Year 2018/19; 2) Accept And Appropriating \$14,090,589 Awarded To The City Under The U.S. Department Of Housing & Urban Development's Community Development Block Grant, Home Investments Partnership, Emergency Solutions Grant, And Housing Opportunities For Persons With Aids Program; 3) Negotiate And Execute 2018/19 Community Development Block Grant Agreement And/Or Continue The Second Year Of Existing Two-Year Community Development Block Grant Agreements For 2017/18 And 2018/19; 4) Accept Community Development District Board Recommendations For The Reallocation Of CDBG Funds Declined By Youth Employment Partnership, Oakland Beautification Council, And Oak Cultural Center For Districts Two And Three And The Allocation Of 2018/19 Community Development Block Grant Funds Earmarked For Capital Development Left To The Discretion Of The Office Of The Councilmember For District Two; 5) Appropriate \$850,000 In Revolving Loan Fund Program Income And Any Amounts In Excess Thereof For Housing Rehabilitation Activities; 6) Authorize The Reprograming, Reallocation And Extension Of Use Of Reconciled Community Development Block Grant Funds And Program Income From Prior Funding Allocations For Activities To Be Carried Out In Fiscal Year 2018/19; And 7) Authorize \$11,058 In General Purpose Funds To Pay Central Service Overhead Charges Associated With The Housing Opportunities For Persons With Aids Grant And \$8,146 In General Purpose Funds To Pay Central Service Overhead Charges Associated With The Emergency Solutions.

[18-0686](#)

Attachments: [View Report](#)
[87317 CMS.pdf](#)

There was 1 speaker for on this item

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

- 11 Subject: Professional Services Agreement With FUSE Corps
From: Planning And Building Department
Recommendation: Adopt A Resolution Authorizing The City Administrator, Or Designee
To: 1) Negotiate And Execute A Contract Between Fuse Corps And The City In An Amount Not-To-Exceed One Hundred And Fifty Thousand Dollars (\$150,000) To Fund One Executive-Level Fellow For The Planning And Building Department For A Full 12-Month Contract Term 2) Negotiate And Execute A Contract Between Fuse Corps And The City In An Amount Not-To-Exceed One Hundred And Fifty Thousand Dollars (\$150,000) To Fund One Executive-Level Fellow For The Economic And Workforce Development Department For A Full 12- Month Contract Term; 3) Accept And Appropriate One Hundred And Twenty-Five Dollars (\$125,000) From Fuse Corps; And 4) Waive The Competitive Request For Proposals/Qualifications (RFP/Q) Process Requirement For Listed Agreements
[18-0648](#)

Attachments: [View Report](#)
[87305 CMS](#)

There was 1 speaker on this item

A motion was made by Noel Gallo, seconded by Larry Reid, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

- 12** Subject: FEMA Grants For Residential Soft Story Seismic Retrofits
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Authorizing The City Administrator, Or Designee, To Apply For, Accept, And Appropriate Up To A Total Of \$15,000,000 In Hazard Mitigation Grant Program Funds From The Federal Emergency Management Agency And The State Of California Governor's Office Of Emergency Services For (1) A 5-9 Unit Soft Story Apartment Seismic Retrofit Grant Up To \$5,000,000;(2) A 10+ Unit Soft Story Apartment Retrofit Grant Up To \$5,000,000; And (3) A Soft Story Apartment Retrofit Grant For Publicly Supported Buildings For Up To \$5,000,000
[18-0715](#)

Attachments: [View Report](#)
[87306 CMS](#)

There was 1 speaker on this item

A motion was made by Noel Gallo, seconded by Larry Reid, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

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

1) A Resolution (A) Approving The Fiscal Year 2017-2018 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, And The Laurel Business Improvement District 2016 Advisory Boards; (B) Confirming The Continuing Annual Assessment For Each Said District And For The Koreatown/Northgate Community Benefit District 2017 For Fiscal Year 2018-2019; And (C) Authorizing Payment Of The City's Cumulative Fiscal Year 2018-2019 Fair Share Assessment In An Approximate Amount Of \$26,453.74 For City-Owned Properties In The Fruitvale District, The Jack London District, The Temescal District And The Koreatown District; And [18-0746](#)

Attachments: [View Report](#)
[87307 CMS](#)

There were 2 speakers on this item

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Joint Powers Financing Authority and the Finance & Management Committee, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

2) A Successor Agency Resolution Authorizing Payment Of The Oakland Redevelopment Successor Agency's Cumulative Fiscal Year 2018-2019 Fair Share Assessment In An Approximate Amount Of \$707.98 For One Oakland Redevelopment Successor Agency-Owned Property In The Downtown Oakland Community Benefit District Of 2008 [18-0747](#)

Attachments: [View Report](#)
[2018-013 CMS](#)

A motion was made by Lynette McElhaney, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

- 14** Subject: California Waste Solutions ENA
From: Office Of The City Administrator
Recommendation: Adopt A Resolution Authorizing An Exclusive Negotiating Agreement ("ENA") With California Waste Solutions, Inc. ("CWS"), Permitting Staff To 1) Negotiate The Price And Terms Of A Development And Disposition Agreement With CWS For The Relocation Of Its Existing West Oakland Recycling Uses To A Portion Of The North Gateway Parcels Located At The Former Oakland Army Base; 2) Accepting And Appropriating A Project Expense Payment In Connection With The ENA; And 3) Confirming The Application Of An Existing Security Deposit
[18-0745](#)

Attachments: [View Report](#)
[View Supplemental Report 7-20-2018](#)
[87308 CMS](#)

There were 4 speakers on this item

A motion was made by Lynette McElhaney, seconded by Larry Reid, that this matter be Approved the Recommendation of Staff, and Forward to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

- 15** Subject: Air Quality Plan For Operations Of The At The Former Oakland Army Base
From: Office Of The City Administrator
Recommendation: Receive An Informational Report On The Air Quality Plan Approved By The City Administrator For Operations Of The PODS Facility In The CE-1 Warehouse At The Oakland Army Base Redevelopment Project
[18-0697](#)

Attachments: [View Report](#)

There was 1 speaker on this item

A motion was made by Lynette McElhaney, seconded by Larry Reid, that this matter be Received and Forwarded to go before the *Special Concurrent Meeting of the Oakland Redevelopment Agency/City Council, to be heard 7/24/2018. The motion carried by the following vote:

Aye 4 - Campbell Washington Reid McElhaney, Gallo

NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

4 speakers spoke during Open Forum.

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Special Concurrent Oakland Redevelopment Successor Agency and Community & Economic Development Committee adjourned the meeting at 5:44 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.

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