



# 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 - DRAFT

### \*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, September 24, 2019

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

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#### Roll Call / Call To Order

*The Oakland City Council Community and Economic Committee convened at 1:48 p.m, with Councilmember Reid presiding as Chairperson.*

#### COMMITTEE MEMBERSHIP:

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On September 10, 2019  
18-2188

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

**This Report and Recommendation be Accepted.**

- 2 Determination Of Schedule Of Outstanding Committee Items  
18-2189

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

[View Supplemental Report 9/20/2019](#)

**This Report and Recommendation be Accepted as Amended.**

Subject Disposition And Development Of The Fire Alarm Building At 1310 Oak Street  
From: Councilmembers Bas And McElhanev  
Recommendation: Adopt One Of The Following Pieces Of Legislation:

- 1) A Resolution Directing The City Administrator To Issue A Request For Proposals, Consistent With The Surplus Land Act, For The Disposition And Development Of The Property; Or  
**18-2249**

**This City Resolution be Scheduled to go before the \*Community & Economic Development Committee to be heard 10/22/2019**

2) A Resolution Directing The City Administrator To Exercise The Waiver Of Competitive Process In Chapter 2.42.050 Of The Oakland Municipal Code And Issue A Surplus Land Act Notice For The Disposition And Development Of The Property, And If No Other Proposal Is Received, To Enter Into Exclusive Negotiation For The Lease And Development Of The Property With The Museum Of Jazz And Art

**18-2250**

**This City Resolution be Scheduled.to go before the \*Community & Economic Development Committee to be heard 10/22/2019**

Subject: Quarterly Tracking Report for Code Enforcement  
From: Planning And Building Department  
Recommendation: Receive The Quarterly Tracking Report for Code Enforcement  
18-2281

**This Informational Report be Scheduled.to go before the \*Community & Economic Development Committee to be heard 11/12/2019**

Subject: Informational Report On Draft Downtown Oakland Specific Plan  
From: Planning And Building Department  
Recommendation: Receive An Informational Report On The Draft Downtown Oakland Specific Plan (Draft Plan), Which Will Guide Development And Growth In The Downtown Area Over The Next Approximately 20 Years, And Propose Transformative Ideas To Connect The Community's Goals To Strategic Actions Involving Land Use, Culture, Community Benefits, Economic Growth, And Housing

**18-2242**

*Scheduled to pending list under no specific date*

**This Informational Report be Scheduled.to go before the \*Community & Economic Development Committee**

- 3** Subject: 2018/19 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 & Evaluation Report For Fiscal Year 2018/19 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons With AIDS, And Emergency Solutions Grant Programs To Be Submitted To The United States Department Of Housing & Urban Development  
18-2198

Attachments: [View Report](#)

**This Informational Report be Received and Forwarded.to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council to be heard 10/1/2019**

- 4 Subject: 500 Kirkham DDA Amendment  
From: Economic Workforce And Development Department  
Recommendation: Adopt An Ordinance To Amend Ordinance No. 13368 C.M.S. To Authorize A First Amendment To The Disposition And Development Agreement Between The City Of Oakland And 500 Kirkham, To (1)(A) Change The Project Definition To Allow Development Consisting Of Three Buildings And 1,032 Residential Units, (B) Adjust The Affordable Housing Requirement To Include 85 Very Low Income Units On-Site And A \$7.1 Million Payment To The Affordable Housing Trust Fund, (C) Allow The Project Schedule To Be Extended Annually For Up To Ten Years If Payment Of Extension Fees Are Made According To The Extension Schedule Shown In Exhibit A, And (D) Require Evidence Of A Funding Commitment For The West Oakland Shuttle, And (2) To Make The Determination That An Addendum Pursuant To CEQA Guidelines Section 15164 Is Appropriate And Alternatively, The Project Is Exempt From CEQA Pursuant To CEQA Guidelines Sections 15168,15183, And 15183.3  
18-2203

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

*There was a motion by Councilmember Gallo, seconded by Councilmember Taylor to approve the recommendations as amended to add a new section 5, which includes the following language:*

*The City Council authorizes the City Administrator to require Developer to pay a \$1 Million workforce training payment directly to the following entities in the amounts specified: (i) \$300,000 for the West Oakland Job Resource Center, (ii) \$300,000 to The Workforce Collaborative, (iii) \$200,000 to Civicorps, and (iv) \$200,000 to the West Oakland Youth Center, by the date and with the form of evidence specified by the City Administrator. the amendment also included deleting Sections 6 and 7. the committee approved this item to go to the non-consent calendar on October 1, 2019.*

**This Ordinance 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 10/1/2019**

- 5 Subject: On-Call Historic Preservation Planning Services  
From: Planning And Building Department  
Recommendation: Adopt A Resolution Authorizing The City Administrator, Or Designee, To Award, Negotiate, And Execute A Professional Services Agreement With Environmental Science Associates (ESA) For A Not To Exceed Amount Of \$500,000 And Not To Exceed Term Of Five Years.  
18-2195

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

*There were 2 speakers on this item*

**This City Resolution 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 10/1/2019**

- 6 Subject: Measurer KK Affordable Housing Programs  
From: Housing And Community Development Department  
Recommendation: Adopt A Resolution Authorizing The City Administrator Or Her Designee To: 1) Make Acquisition And Conversion To Affordable Housing (ACAH) Loans From Measure KK Bond Proceeds Without Returning To Council; And 2) Reallocate Funding From Projects Currently Scheduled To Be Funded By The First Tranche Of Measure KK Funds (Fund 5331), Notwithstanding Any Previous Action By The City Council, To Any New Projects Initiated Pursuant To Programs Authorized To Receive Funding From Measure KK Bonds, Including But Not Limited To Projects Initiated Pursuant To The ACAH Program, To The Extent Necessary To Maximize Spend Down Of Outstanding Bond Funds And Ensure Cost Efficiency  
18-2222

Attachments: [View Report](#)

[View Supplemental Report 9/27/2019](#)

*There was a motion by Councilmember Bas, seconded by councilmember Gallo to approve the staff recommendation as amended to add a final Whereas clause:*

*WHEREAS, the FY 2019-2021 Budget, adopted by the City Council on June 25, 2019, includes a Budget Policy Directive creating a Permanent Affordability Program with an annually recapitalized budget of \$12 million to be utilized by Community Land Trusts and Limited Equity Housing Cooperatives to acquire, rehabilitate, and preserve small sites (properties of 25 units or less) for permanent affordability, prioritizing households under 80 percent AMI. And to also add a final further resolved clause:*

*FURTHER RESOLVED: That \$12 million of Measure KK funds be dispensed on a rolling basis to the extent that funds are available after the first round in accordance with the Budget Policy Directive creating a Permanent Affordability Program and allocating these funds towards Community Land Trusts, Limited Equity Housing Cooperatives, and organizations that partner with these entities.*

*This City Resolution 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 10/1/2019*

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

*There were 4 speakers on this item*

## 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 4:06 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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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.