



City of Oakland

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

Meeting Minutes - FINAL *Special Community & Economic Development Committee

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

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

Tuesday, October 24, 2023

1:00 PM

Sgt. Mark Dunakin Room - 1st Floor

The Oakland City Council Special Community & Economic Development Committee convened at 1:05 P.M., with President Pro Tempore Kalb presiding as Chairperson.

The Roll Call was modified to note Councilmember Jenkins present at 1:28 p.m.

Roll Call / Call To Order

Excused 1 - Kevin Jenkins

Present 3 - Carroll Fife, Dan Kalb, and Noel Gallo

COMMITTEE MEMBERSHIP:

- 1 Approval Of The Draft Minutes From The Committee Meeting Of October 10, 2023
[23-0794](#)

Attachments: [View Report](#)

0 Speakers Spoke On 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:

Excused 1 - Jenkins

Aye 3 - Fife Kalb, Gallo

NO VOTE 0

2 Determination Of Schedule Of Outstanding Committee Items

[23-0797](#)

Attachments: [View Report](#)

[View Supplemental Report - 10/19/2023](#)

1 Speaker Spoke On This Item

The Committee Approved To Accept The Pending List As Amended With the Following: Updating the Anticipated Date For Scheduling to Reflect November 14, 2023 and Striking October 24, 2023; In addition, scheduling Item 1. "Quarterly Tracking Report For Code Enforcement" from the Quarterly Reports Pending List, To The December 12, 2023 Community And Economic Development Committee Agenda

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

Excused 1 - Jenkins

Aye 3 - Fife Kalb, Gallo

NO VOTE 0

- 3 Subject: On-Call Appraisal, Title And Escrow Contracts
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution Authorizing The City Administrator To Negotiate And Execute Seven (7) On Call Professional Service Agreements For Real Estate Appraisal, Title And Escrow Services In Amounts Not To Exceed Five Hundred Thousand Dollars (\$500,000) Per Vendor, Totaling Three Million Five Hundred Thousand Dollars (\$3,500,000) For All Vendors Combined Over A Five-Year Term, With Bender Rosenthal Inc., Colliers International, Yovino-Young Inc., Integra Realty Resources, Valbridge Property Advisors, Chicago Title Company And Old Republic Title Company

[23-0778](#)

Attachments: [View Report](#)

[View Legislation](#)

[View Supplemental Report - 10/31/2023](#)

1 Speaker Spoke On This Item

The Committee Approved The Recommendations Of Staff And To Forward This Item To The November 7, 2023 City Council Agenda On Consent and with request for staff to do their due diligence and conduct a review of the enforcement actions by the state regulator to determine if the 5 firms that are being recommended are still okay.

A motion was made by Carroll Fife, 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 11/7/2023. The motion carried by the following vote:

Excused 1 - Jenkins

Aye 3 - Fife Kalb, Gallo

NO VOTE 0

- 4** Subject: 2023 Mills Act Contract Recommendations
From: Planning And Building Department
Recommendation: Adopt A Resolution, As Recommended By The Landmarks Preservation Advisory Board, Approving Three (3) Mills Act Contracts Between The City Of Oakland And The Properties At 295 MacArthur Boulevard, 867 Willow Street, And 3220 MacArthur Boulevard, Pursuant To Ordinance No. 12987 C.M.S., To Provide Property Tax Reductions In Exchange For Owners' Agreement To Repair And Maintain Historic Properties In Accordance With Submitted Work Programs And Approving Total City Tax Revenue Reduction Estimated To Be Below \$25,000 Per Year, And Making California Environmental Quality Act Findings
[23-0784](#)

Attachments: [View Report](#)
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1 Speaker Spoke On This Item

The Committee Approved The Recommendations Of Staff And To Forward This Item To The November 7, 2023 City Council Agenda On Consent

A motion was made by Noel Gallo, seconded by Carroll Fife, 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 11/7/2023. The motion carried by the following vote:

Aye 4 - Fife Kalb Gallo, Jenkins

NO VOTE 0

- 5** Subject: Affordable Housing Professional Services Agreements
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Authorizing The City Administrator To: (1) Extend The Terms And Increase The Amounts Of Four Existing Professional Services Agreements With The Following Consultants And Waive The Request For Proposals/Qualification Process: (A) Amy Hiestand Consultant, LLC Extending The Term From December 31, 2023, To December 31, 2026, And Increasing The Amount Of The Agreement From \$150,000 To An Amount Not To Exceed \$300,000; And (B) Kenneth Jones (Aka Liberty Atlantic Development Partners) Or An Entity Owned By Kenneth Jones, Extending The Term From December 31, 2023, To December 31, 2026, And Increasing The Amount Of The Agreement From \$99,500 To An Amount Not To Exceed \$150,000; And (C) Housing Tools, LLC, Extending The Term From May 1, 2024, To December 31, 2026, And Increasing The Amount Of The Agreement From \$49,999 To An Amount Not To Exceed \$150,000; And (D) Anjanette Scott, LLC, Extending The Term From May 1, 2024, To December 31, 2026, And Increasing The Amount Of The Agreement From \$49,999 To An Amount Not To Exceed \$150,000; And (2) Enter Into A Professional Services Agreement With Myall Consulting For A Term To December 31, 2026, And In An Amount Not To Exceed \$150,000

[23-0785](#)

Attachments: [View Report](#)

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1 Speaker Spoke On This Item

The Committee Approved The Recommendations Of Staff And To Forward This Item To The November 7, 2023 City Council Agenda On 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 11/7/2023. The motion carried by the following vote:

Aye 4 - Fife Kalb Gallo, Jenkins

NO VOTE 0

- 6 Subject: 2023 Homekey Recommendations & Rapid Response Homeless Housing Program
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation:
1) A Resolution: A Resolution: 1. Authorizing The City Administrator To Accept, And Enter Into Standard Agreements As A Local Agency Partner For, Funds Awarded Under Round Three Of The California Department Of Housing And Community Development's Homekey Program, 2. Approving And Authorizing Affordable Housing Development Funding From Homekey Round Three And City Matching Funds For The Following Homekey Projects: 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), And 3. Making Related California Environmental Quality Act Findings; And [23-0786](#)

Attachments: [View Report](#)
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1 Speaker Spoke On This Item

The Committee Approved The Recommendations Of Staff And To Forward This Item To The November 7, 2023 City Council Agenda On Consent

A motion was made by Carroll Fife, 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 11/7/2023. The motion carried by the following vote:

Aye 4 - Fife Kalb Gallo, Jenkins

NO VOTE 0

2) A Resolution: 1. Authorizing The City Administrator To Apply As A Local Agency Partner For Funds For Affordable Housing Development Grants From Round Four Of The California Department Of Housing And Community Development's Homekey Program, 2. Waiving Local And Small Local Business Enterprise (L/SLBE) Program, Local Employment, And Oakland Apprenticeship Requirements For Homekey Projects, And 3. Making Related California Environmental Quality Act Findings; And [23-0787](#)

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1 Speaker Spoke On This Item

The Committee Approved The Recommendations Of Staff And To Forward This Item To The November 7, 2023 City Council Agenda On Consent

A motion was made by Carroll Fife, 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 11/7/2023. The motion carried by the following vote:

Aye 4 - Fife Kalb Gallo, Jenkins

NO VOTE 0

3) A Resolution: 1. Establishing A Rapid Response Homeless Housing (R2H2) Program To Fund Projects That Provide Housing To People Experiencing Or At Risk Of Homelessness In An Expedious And Effective Manner, 2. Allocating City Capital Funds In A Total Amount Not To Exceed \$10,400,740 And Operating Funds From The State Of California Permanent Local Housing Allocation Grant Program In An Amount Estimated To Be \$19,667,562 To The R2H2 Program, 3. Authorizing The City Administrator To Fund Loans Or Grants Under The R2H2 Program Without Returning To Council, 4. Waiving Local And Small Local Business Enterprise (L/SLBE), Local Employment, And Oakland Apprenticeship Requirements For Projects Funded Under The R2H2 Program, And 5. Making Related California Environmental Quality Act Findings
[23-0788](#)

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1 Speaker Spoke On This Item

The Committee Approved The Recommendations Of Staff And To Forward This Item To The November 7, 2023 City Council Agenda On Consent

A motion was made by Carroll Fife, 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 11/7/2023. The motion carried by the following vote:

Aye 4 - Fife Kalb Gallo, Jenkins

NO VOTE 0

Open Forum

2 Speakers Spoke During Open Forum

Adjournment

There being no further business, the Oakland City Council Special Community & Economic Development Committee adjourned the meeting at 2:50 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.