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To: Members of the CED Committee  
From: Chair Brunner  
Date: January 10, 2012  
Re: Item 3: Army Base Community Benefits

The City Council has agreed to develop a Community Benefits Agreement for the Oakland Army Base. I was asked to chair the Jobs Working Group to develop policies addressing job creation at the Oakland Army Base. The purpose of these policies is to guide the job creation dimension of the final Community Benefits Agreement.

I am pleased to report that the Jobs Working Group came to consensus on the set of recommendations that are described in the staff report.

The Jobs Working Group consisted of representatives from West Oakland; community coalitions, such as OaklandWORKS and Revive Oakland!; the Building Trades Council of Alameda County, contractors, and the developer. The meetings were open to anyone who wanted to attend. This group held nine meetings over the course of the last year and also assigned a task force over the summer to develop further recommendations related to construction jobs.

The goal of these meetings was to create consensus and support for a set of policies to ensure that Oakland residents, particularly those from communities and populations that have historically faced obstacles in securing employment, have access to good jobs and careers through both the construction and operations phases of the Army Base project.

The early meetings were challenging but over the course of the year, the group was able to come to consensus on many important issues including: a 50% local hire policy for construction and operations jobs, a tracking system for all construction hires through a Jobs Center, and the development of a binding Community Jobs Agreement, the terms of which would be mirrored in all Developer Agreements and Project Labor Agreements.

The policy recommendations from the Jobs Working Group are summarized on pages 1 - 4 in the staff report. These recommendations are a package that is being proposed to be considered in its entirety. There were compromises on many issues to get to consensus and a delicate balance was achieved. Where there were areas of disagreement, recommendations were not included. All of the recommendations included in the staff report are supported by all of the participants in the Jobs Working Group.

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Adoption of the Jobs Working Group's recommendations is a critical step in the development of a full Community Benefits Agreement that will create real jobs with career pathways for Oakland residents. These policies represent a baseline that has broad-based support from community groups, labor, city staff and contractor representatives. Based on these policies, more detailed language will be developed by staff and negotiated with the developers.

I urge the Community and Economic Development Committee and the City Council to adopt this set of recommendations. Adoption of these policies will help ensure that the development of the Army Base truly improves the lives of Oakland residents.