



City of Oakland

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

Meeting Minutes - DRAFT

*Community & Economic Development Committee

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

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

Tuesday, November 10, 2015

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

DEFINITION OF TERMS:

Consent Item: any action item that a subject matter Committee has forwarded to the full Council with unanimous recommendation for approval and is not controversial, and does not have a high level of public interest as determined by the Rules Committee.

Non-Consent Item: any action that a subject-matter Committee has forwarded to the full Council without unanimous recommendation for approval, or having a high level of public interest, or is controversial as determined by the Rules Committee.

Action Item: any resolution, ordinance, public hearing, motion, or recommendation requiring official vote and approval of the City Council to be effective.

Informational Item: an item of the agenda consisting only of an informational report that does not require or permit Council action.

Roll Call / Call To Order

Present 4 - Annie Campbell Washington, Lynette Gibson McElhaney, Rebecca Kaplan, and Laurence E. Reid

COMMITTEE MEMBERSHIP:

- 1 Approval Of The Draft Minutes From The Committee Meetings Of October 13, 2015 And October 27, 2015
[15-0221](#)

This Informational Report was Received and Filed.

Aye: 3 - Campbell Washington, Gibson McElhaney, and Kaplan

Absent: 1 - Reid

2 Determination Of Schedule Of Outstanding Committee Items

[15-0224](#)

A motion was made by Kaplan, seconded by Campbell Washington, that this matter be Received and Filed. The motion carried by the following vote:

Aye: 3 - Campbell Washington, Gibson McElhaney, and Kaplan

Absent: 1 - Reid

3 Subject: Mills Act Contracts

From: Planning & Building Department

Recommendation: Adopt A Resolution, As Recommended By The Landmarks Preservation Advisory Board, Approving Seven (7) Mills Act Contracts Between The City Of Oakland And The Properties At 856 Trestle Glen Road (Estimated \$8,662/Year Property Tax Reduction), 51 8th Street (Estimated \$6,442/Year Property Tax Reduction), 339 Palm Avenue (Estimated \$9,742/Year Property Tax Reduction), 319 Henry Street (Estimated \$2,156/Year Property Tax Reduction), 1433 12th Avenue (Estimated \$7,300/Year Property Tax Reduction), 334 Newton Avenue (Estimated \$2,990/Year Property Tax Reduction), And 1902 Myrtle Street (Estimated \$2,078/Year Property Tax Reduction) Pursuant To Ordinance 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

[15-0229](#)

This City Resolution was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 11/17/2015

Aye: 3 - Campbell Washington, Gibson McElhaney, and Kaplan

Absent: 1 - Reid

4 Subject: Sale Of Parcel At 1148 71st Avenue

From: Economic & Workforce Development Department

Recommendation: Adopt An Ordinance Authorizing City Administrator Or Designee To Negotiate And Execute A Purchase And Sales Agreement Between The City Of Oakland And Belter Palma And Juana Trujillo (Collectively, "Purchasers") For The Sale Of Cityowned Property Located At 1148 71st Avenue (APN 041-4135-028) For Twenty-Five Thousand Dollars (\$25,000)

[15-0255](#)

This Ordinance was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 11/17/2015

Aye: 3 - Campbell Washington, Gibson McElhaney, and Kaplan

Absent: 1 - Reid

- 5** Subject: Loan Restructuring For Hismen Hin-Nu And Marcus Garvey Commons
From: Housing & Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Amending Resolution Nos. 89-108, 90-92,2011-0017, 83921, And 84586 C.M.S. To Modify The Terms Of Existing Loans To The Marcus Garvey Commons Affordable Housing Project At 721 A Wood Street To (1) Allow The New Owner To Assume And Assign The Loans In Order To Consolidate The Loans With Loans For The Hismen Hin-Nu Terrace Project, (2) Extend The Maturity Date To 55 Years, And (3) Change The Interest Rate From 3% To The Applicable Federal Rate; And
[15-0256](#)

This City Resolution was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 11/17/2015

Aye: 3 - Campbell Washington, Gibson McElhaney, and Kaplan

Absent: 1 - Reid

2) A Resolution Amending Resolution Nos. 84038 And 85471 C.M.S. To Modify The Terms Of A \$1,517,000 Loan To East 14th Street Housing Associates For The Hismen Hin-Nu Terrace Affordable Housing Project To (1) Allow The New Owner To Assume And Assign The Loan In Order To Consolidate The Loan With Loans For The Marcus Garvey Commons Project, (2) Extend The Maturity Date To 55 Years, And (3) Change The Interest Rate From 3% To The Applicable Federal Rate
[15-0257](#)

This City Resolution was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 11/17/2015

- 6** Subject: Fruitvale Transit Village Phase II
From: Economic & Workforce Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt The Following Pieces Of Legislation:

1) An Ordinance Amending Ordinance No. 13313 C.M.S. To Add The East Bay Asian Local Development Corporation ("EBALDC") As An Additional Party To The Lease Disposition And Development Agreement (Phase IIA), A Sixty-Six (66) Year Ground Lease And Related Documents (Collectively "LDDA") As Amended By And Among The City Of Oakland, A Municipal Corporation, The Spanish Speaking Unity Council Of Alameda County, Inc., L&M Development Partners, Inc. And EBALDC For The Development Of Mixed Income Housing Located On APN 033-2177-021 At 37th Avenue And East 12th Street; And
[15-0258](#)

This Ordinance was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 11/17/2015

2) A Resolution Authorizing The City Administrator Or Designee To Negotiate And Execute A Development Loan Agreement By And Between The City Of Oakland And The Spanish Speaking Unity Council Of Alameda County, Inc. ("Unity Council") To Provide A Loan To Unity Council In The Aggregate Amount Of \$7,050,000 For The Fruitvale Transit Village Phase IIA Project By: (A) Amending The Central City East Redevelopment Project Area Excess Bond Spending Plan By Re-Appropriating And ReAllocating Previously Committed Excess Bond Proceeds In The Amount Of \$2,550,000 From Central City East - Major Projects; (B) Amending The Coliseum Redevelopment Project Area Excess Bond Spending Plan By Re-Appropriating And Re-Allocating Previously Committed Excess Bond Proceeds In The Amount Of \$500,000 From Coliseum City EIR And Specific Plan For A Total Of \$3,050,000 Excess Bond Funds; And (C) Allocating \$4 Million Of Proposition 1C Funds From The State Of California's Housing And Community Development Department As A Loan To The Fruitvale Transit Village Phase IIA Project

[15-0259](#)

This City Resolution was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 11/17/2015

- 7 Subject: Increasing The Rent Program Service Fee
From: Housing & Community Development Department
Recommendation: Receive A Report and Possible Action On A Proposed Ordinance Amending The Master Fee Ordinance (O.M.C. 13320) To Increase The Rent Program Service Fee From \$30 Dollars Per Unit To \$110 Per Unit [TITLE CHANGE]

[15-0261](#)

This Ordinance was Withdrawn with No New Date.

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

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 1:59 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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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.