



FILED
OFFICE OF THE CITY CLERK
OAKLAND

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

2018 DEC -6 PM 5: 12

FROM: Mark Sawicki
Director, EWD

SUBJECT: 12th Street Remainder Community Benefits Program

DATE: December 5, 2018

City Administrator Approval

Date:

12/6/18

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing The Appropriation And Allocation Of \$300,000 Of The Land Sale Proceeds From The Sale Of The 12th Street Remainder Parcel To Fund A Community Benefits Program.

EXECUTIVE SUMMARY

At the Special City Council Meeting on December 4, 2018, Councilmember Abel Guillen directed staff to return to the City Council meeting of December 11, 2018, with a Resolution that designates the beneficiaries of the Community Benefits Program to be funded from the sale of the 12th Street Remainder Parcel.

Ordinance No. 13382 C.M.S. authorized the Disposition and Development Agreement ("DDA") for the 12th Street Remainder Parcel and authorized the City Administrator to appropriate \$300,000 of the land sale proceeds received at the time a land transfer occurs under the DDA, for the purposes of funding a Community Benefits Program. This authorization was subject to the City Council approving, through a Resolution, a proposed distribution and allocation of the funds.

Staff's proposed Resolution for City Council adoption reflects the direction given by Councilmember Guillen about the Community Benefits Program's beneficiaries and their respective allocation amounts, and is as follows:

- a) \$50,000 to Catholic Charities of the East Bay for a tenant-legal rights and education program(s) to help minimize the displacement of current tenants living within a three-mile radius of the project site, with a particular focus on outreach to monolinguals (residents whose primary language is not English);
- b) \$30,000 to the Lake Merritt Business Association's designated fiscal agent or the Economic & Workforce Development Department for a study to create a Business Improvement District or Community Benefits District in the commercial area of the Eastlake neighborhood;

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- c) \$150,000 to Oakland Parks and Recreation Foundation or Public Works for the paving and repurposing of dilapidated tennis courts at San Antonio Park or for construction of a recreational facility on existing publicly-owned property in City Council District 2 or to organizations that already are recipients of this Community Benefits Program;
- d) \$50,000 to Keep Oakland Clean & Beautiful or a qualified third-party for graffiti abatement and neighborhood beautification of the Eastlake Neighborhood to be generally defined as area bounded by 1st Avenue and 10th Avenue and between E12th Street and Foothill Blvd; and
- e) \$20,000 to Urban Releaf for the purchase and maintenance of trees planted east of Lake Merritt in City Council District 2, including the Eastlake Neighborhood.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Authorizing The Appropriation And Allocation Of \$300,000 Of The Land Sale Proceeds From The Sale Of The 12th Street Remainder Parcel To Fund A Community Benefits Program.

For questions regarding this report, please contact Hui-Chang Li at (510) 238-6239.

Respectfully submitted,



MARK SAWICKI
Director, Economic & Workforce Development
Department

Prepared by:
Hui-Chang Li, Urban Economic Analyst IV
Public Private Development Division

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OAKLAND

2018 DEC -6 PM 5:12

Approved as to Form and Legality:



Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A RESOLUTION AUTHORIZING THE APPROPRIATION AND ALLOCATION OF \$300,000 OF THE LAND SALE PROCEEDS FROM THE SALE OF THE 12TH STREET REMAINDER PARCEL TO FUND A COMMUNITY BENEFITS PROGRAM

WHEREAS, the City of Oakland (“City”) owns approximately 0.925 acres of vacant property identified as Assessor Parcel Number 19-27-14, commonly known as the 12th Street Remainder Parcel, bounded by East 12th Street on the east, Second Avenue and property owned by the Oakland Unified School District on the south, newly created open space to the west, and Lake Merritt Boulevard to the north (the “Property”); and

WHEREAS, the City Council adopted Ordinance 13382 C.M.S. approving the terms of a Disposition and Development Agreement (the “DDA”) with UrbanCore Development, LLC (“UrbanCore”) and Lakehouse Commons Affordable Housing LP (the “Partnership”), an affiliate of East Bay Asian Local Development Corporation (“EBALDC”), for sale of the Property and the construction thereon of a mixed-use residential project (the “Project”) as further described in the term sheet attached to such Ordinance; and

WHEREAS, the City Administrator executed the DDA with UrbanCore and the Partnership as of February 15, 2017; and

WHEREAS, on July 18, 2017, the City Council adopted Resolution 86849 C.M.S. authorizing the assignment of UrbanCore’s DDA obligations for the market-rate development to LakeHouse Commons, LLC, which is comprised of UrbanCore and its capital partner National Real Estate Advisors, LLC (“Market Rate Developer”); and

WHEREAS, Ordinance 13382 C.M.S. authorizes the City Administrator to appropriate \$300,000 of the land sale proceeds received at the time a closing under the DDA occurs, for purposes of funding a Community Benefits Program; and

WHEREAS, the authorization was subject to the City Council approving, through a Resolution, the proposed distribution and allocation of funds by the City Administrator; and

WHEREAS, pursuant to this Resolution, the City Council designates the beneficiaries of the Community Benefits Program and their respective allocation amounts; now therefore be it

RESOLVED: The City Council authorizes the City Administrator to appropriate \$300,000 of the land sale proceeds received at the time a closing under the DDA occurs, for the purposes of funding a Community Benefits Program into the General Purpose Fund (1010); Project Implementation Organization (85221) to be transferred to other City organizations/departments as appropriate to administer Community Benefits Program components; Contract Contingencies Account (54011); Project(s) to-be-determined; and be it

FURTHER RESOLVED: That the City Council hereby approves the distribution of the \$300,000 funds that will be received at the closing of the DDA and placed into the Community Benefits Program, to the following beneficiaries, in the specified amounts, as follows:

- a) \$50,000 to Catholic Charities of the East Bay for a tenant-legal rights and education program(s) to help minimize the displacement of current tenants living within a three-mile radius of the project site, with a particular focus on outreach to monolingualists (residents whose primary language is not English);
- b) \$30,000 to the Lake Merritt Business Association's designated fiscal agent or the Economic & Workforce Development Department for a study to create a Business Improvement District or Community Benefits District in the commercial area of the Eastlake neighborhood;
- c) \$150,000 to Oakland Parks and Recreation Foundation or Public Works for the paving and repurposing of dilapidated tennis courts at San Antonio Park or for construction of a recreational facility on existing publicly-owned property in Council District 2 or to organizations that already are recipients of this Community Benefits Program;
- d) \$50,000 to Keep Oakland Clean & Beautiful or a qualified third-party for graffiti abatement and neighborhood beautification of the Eastlake Neighborhood to be generally defined as area bounded by 1st Avenue and 10th Avenue and between E12th Street and Foothill Blvd; and

- e) \$20,000 to Urban Releaf for the purchase and maintenance of trees planted east of Lake Merritt in Council District 2, including the Eastlake Neighborhood;

and be it

FURTHER RESOLVED: That the City Administrator or his or her designee is further authorized to negotiate and enter into other agreements and take whatever action is necessary consistent with this Resolution and its basic purposes to effectuate the intent of this Resolution.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY, GUILLEN, KALB, KAPLAN, and PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California