

CITY OF OAKLAND

AGENDA REPORT

2011 MAR -3 AM 9:52

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: March 15, 2011

RE: An Ordinance Authorizing The Sale Of A City-Owned Parcel At 319 Chester Street To The Alliance For West Oakland Development For The Purchase Price Of \$94,000, Authorizing Seller Financing For The Purchase Price, Authorizing A \$400,000 Construction Loan, And Authorizing A Disposition and Development Agreement With The Developer To Develop The Parcel With A Single-Family Home

SUMMARY

At its meeting of November 9, 2010, the City Council continued this proposed Disposition and Development Agreement to a future date, and asked staff to return with additional information regarding affordability restrictions, documented land value, comparable housing sales information, costs of construction, project designs, and additional information from the proposed developer. This supplemental report has been prepared to provide that additional information, including:

- Details and Conditions of Sale
- Affordability Restrictions and Project Funding Source
- Documented Land Value
- Comparable Sales in The Area
- Project Budget/Cost of Construction/Project Duration
- Probable Project Designs
- Additional Developer Information – Past Projects

KEY ISSUES AND IMPACTS

Details and Conditions of the Sale and Construction Financing

Staff proposes the sale of 319 Chester Street at its fair market value, \$94,000, to the Alliance for West Oakland Development (AWOD). In lieu of cash the City proposes to accept a promissory note for the purchase price, which will be secured by a deed of trust recorded against the property. When the unit is developed and sold, the seller financing from the City will be repaid in full. No interest would be due on the seller financing from the City.

Staff also proposes that the City make a construction loan to AWOD in the amount of \$400,000 to fund development of the home on the site. No interest would be due on this financing. The

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City proposes to establish an internal escrow account with \$400,000 using Housing and Community Development Division's Miscellaneous Grants (Fund 2999), Municipal Lending Unit (88939), Neighborhood Housing Revitalization (Fund) 2108, Project Number G08760 (Neighborhood Revitalization Fund), exclusively for project related construction costs. City staff will manage the escrow account and release payment for materials, labor, subcontractors and construction related activities after a review of subcontracts and invoices. When the unit is developed and sold, the construction loan from the City will be repaid.

Upon sale of the home on the Property, all net proceeds shall be repaid as follows: up to \$94,000 shall be repaid into the General Purpose Fund (Fund 1010), and the balance shall be repaid into the Neighborhood Revitalization Fund to fund future projects.

Should the net sales proceeds be insufficient to repay both the seller financing and the construction loan, the City would forgive a portion of the construction loan in the amount of the difference between the loan amount due and available proceeds to repay the loan. The loss would not be absorbed by the General Purpose Fund (Fund 1010). The \$94,000 authorized for seller finance for the purchase price would be paid in full into Fund 1010, and any loss would be absorbed by the Neighborhood Housing Revitalization (Fund) 2108.

The goal of this project is to remove the blight impact of a longstanding vacant lot from the neighborhood and to support the job training efforts for ten clients of AWOD. The anticipated completion time for the project is fourteen to eighteen months after approval. If the new house sells for \$400,000, which staff believes is reasonable, the maximum net investment by the City will be \$94,000 to achieve the blight reduction and job training goals. If the new house sells for \$494,000, which staff believes is possible, these goals will be achieved at no net cost to the City. A comparable property referenced later in this report sold for \$525,000.

Affordability Restrictions and Project Funding Source

Initially two funding sources were proposed for the project, \$200,000 from Housing and Community Development Division's Miscellaneous Grants (Fund 2999), Municipal Lending Unit (88939), Neighborhood Housing Revitalization (Fund 2108) (Neighborhood Revitalization Fund) and \$200,000 from the West Oakland Vacant and Blighted Properties Rehabilitation Program, Low and Moderate Income Housing Funds (Fund 9580, Project P209310).

The use of Low and Moderate Income Housing Funds requires 45 year affordability resale restrictions on owner-occupied units, and 55 year affordability restrictions on rental units. To eliminate the restrictions, Low and Moderate Income Housing Funds will not be used. The Neighborhood Revitalization Fund will be used to fund the \$400,000 project budget. The account is funded using loan repayments from the discontinued Residential Rental Rehabilitation Program. There are no income limit restrictions, initial sale or resale restrictions associated with projects funded using Neighborhood Revitalization funds.

Documented Land Value

As of November 30, 2010, the estimated values of the Subject Property range between \$94,000 (about \$15 per square foot of land area) and \$125,000 (about \$20 per square foot of land area) based on the assumptions and limiting conditions described in the report prepared by the City of Oakland's Real Estate Division of the Community and Economic Development Agency.

A summary of the value of the lots sold is as follows:

| ADDRESS | ZIP CODE | CLOSE DATE | LOT SQFT | SALE PRICE |
|--------------------------|----------|------------|----------|------------|
| 2337 MARKET ST | 94607 | 10/1/2008 | 2500 | \$55,000 |
| 2505 FILBERT ST | 94607 | 8/31/2009 | 4166 | \$70,000 |
| 1035 W GRAND AVE | 94607 | 10/1/2009 | 3750 | \$80,000 |
| 1699 12 TH ST | 94607 | 7/9/2008 | 2000 | \$90,000 |

See *Attachment A* for additional details from City Real Estate staff on the value of this land.

Comparable Sales in the Area

As of January 19, 2011 there is no record of sales available of comparable single family dwellings constructed in 2010, on a 6,248 square foot lot in the area. As per the Multiple Listing Service, similar comparable sales in the area range between \$115,000 for a 2,380 square foot, Contractor Fixer on a 5,000 square foot lot and \$525,600 for a 2,939 square foot single family dwelling on a 4,305 square foot lot.

A summary of the closing prices is as follows:

| ADDRESS | CLOSE DATE | LOT SQFT | BLDG SQFT | SALE PRICE |
|--------------------------|------------|----------|-----------|------------|
| 1663 11 TH ST | 11/15/2010 | 5050 | 2380 | \$115,000 |
| 997 10 TH ST | 12/20/2010 | 3564 | 1520 | \$200,000 |
| 353 LEWIS ST | 9/17/2010 | 7236 | 1500 | \$330,000 |
| 1182 14 TH ST | 8/12/2010 | 4305 | 2939 | \$525,600 |

Attachment B provides additional information on recent sales of comparable properties.

Probable Project Designs

The proposed structure will be a single family dwelling and between 1800 and 2000 square feet. The rationale for developing a single family as opposed to a multi unit structure is based on the current zoning of the parcel and the funds available for development. 319 Chester Street is zoned OS Open Space because of its original use as a park/playground. The adjacent parcels are zoned R-30 Residential. After consulting with Planning and Zoning staff, it was determined that

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a single family dwelling could be constructed on the site without requesting a zoning designation change and building more than one unit would exceed the project budget. The probable project designs will also be consistent with the existing architecture in the area.

Attachment C shows probable designs for a new structure. *Attachment D* provides photos of adjacent properties.

Project Budget/Cost of Construction/Project Duration

The staff report to the October 26, 2010 CED Committee listed the cost of construction at \$375,000. The original estimated cost was based on the assumption that a 2000 square foot structure would be constructed on the site at a cost of \$150.00 per square foot. The total project budget will be \$400,000 to include a contingency for unanticipated expenses. The Alliance for West Oakland Development (the developer) has submitted a breakdown of costs including material costs, project management fees, building trade subcontractor costs, soft costs and stipends for part-time employment for approximately ten graduates from the training program. The developer's budget also includes a tool and equipment allowance for an additional twenty non paid trainees.

Staff has also prepared a unit cost estimate for construction based on the current market rate including a cost for labor and materials. Staff's cost estimate is based on the probable designs included in *Attachment C*.

The developer's breakdown is as follows:

| | |
|--|------------------|
| Building Materials | \$120,000 |
| Drawings/Project Mgt/Construction Mgt/AWOD Overhead | \$80,000 |
| Permits | \$10,000 |
| Utilities | \$20,000 |
| Subcontractors | \$40,000 |
| Graduate Stipends | \$60,000 |
| Project Insurance | \$27,000 |
| AWOD Tool/Equipment Allowance | \$18,000 |
| Project Total | \$375,000 |

Attachment E is a detailed breakdown of project costs prepared by City staff. It is anticipated that construction will be completed fourteen to eighteen months after Planning and Building approval of design and construction drawings.

Additional Developer Information

History

The construction training program was started by Bruce Cox, General Contractor in 2006 to coordinate with the local municipalities and non profits in providing opportunities for West

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Oakland residents to have successful employment in local construction/development projects. The program has been partially funded by participating developers and in-kind contributions of materials by local businesses.

Mission

Alliance for West Oakland Development's mission is to facilitate the hiring and successful job retention of West Oakland residents in local construction projects, through training of appropriate construction skills and procedures, along with guidance and training in successfully contributing to positive construction site culture.

Current Status

The training program currently meets two evenings per week in six-week segments. As many as fifteen participants are trained per session. Approximately one hundred students have completed the training program. Approximately forty percent were employed on both union and non-union projects.

Participating Contractors include:

Pulte Homes
Holiday Development
East Bay Asian Local Development Company (EBALDC)
Lukate Construction
Masterpiece Painting
MBC Construction
Gehrid Component Framing
Oaktown Construction and Drywall
Deskin's Plumbing
Cannon Construction
Cahill Construction

There are no evaluations of Alliance for West Oakland Development's performance on file, but the developer has provided letters of support and numerous published articles of support, which are included as *Attachment F* to this report.

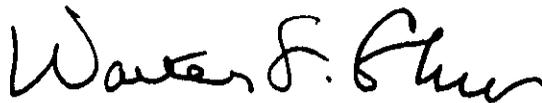
RECOMMENDATIONS AND RATIONALE

Staff recommends approval of the revised Ordinance authorizing a Disposition and Development Agreement with the Alliance for West Oakland Development for the sale of, and development of a single family dwelling on, one City-owned parcel at 319 Chester Street. This development will eliminate an existing source of blight, provide construction job training opportunities for Oakland residents, employment opportunities for local subcontractors, and stimulate the local economy.

ACTION REQUESTED OF THE CITY COUNCIL

Staff requests approval of the attached Ordinance.

Respectfully Submitted,



Walter S. Cohen, Director
Community and Economic Development Agency

Reviewed by:
Michelle Byrd, Deputy Director
Housing and Community Development

Prepared by:
Loyd Ware, Manager
Residential Lending and Rehabilitation

**APPROVED AND FORWARDED TO
THE CITY COUNCIL:**



Office of the City Administrator

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March 15, 2011

319
CHESTER

Interoffice Memorandum

To: Harnid Ghaemmaghami
Supervising Real Estate Agent

From: Edwin H. Kawamoto
Real Estate Agent

Date: November 30, 2010

Subject: Preliminary range of value estimates for the City-owned vacant parcel ("Subject Property") consisting of about 6,248 square feet of land located at 319 Chester Street (APN: 004-0103-035) as of November 30, 2010.

Scope and Purpose

Pursuant to your request, attached is a report entitled "Preliminary range of value estimates for the City owned vacant parcel ("Subject Property") consisting of about 6,248 square feet of land located at 319 Chester Street (APN: 004-0103-035) as of November 30, 2010." This report has been prepared for the limited internal use of the personnel of the City of Oakland for budget purposes. The Subject Property is valued in the "as is" condition based on the market data approach to value.

Assumptions and Limiting Conditions

This preliminary report has been prepared without the verification of any comparable sales to confirm its accuracy, and the confirmation of the land area, building size, and other information relating to the Subject Property. This preliminary report assumes that the Subject Property is free and clear of any contamination and pollution and that the zoning will be changed to permit residential development on the Subject Property.

Description of Subject Property

The description of the Subject Property includes the following:

The description of the Subject Property includes the following:

1. Owner: City of Oakland
2. Address: 319 Chester Street
3. Assessors Parcel Number (APN): 004-0103-035
4. Location: Located on Chester Street between 3rd and 5th Street

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Hamid Ghaemmaghani
November 30, 2010
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5. Land Area: ± 6,248 square feet
6. Use: vacant
7. General Plan Designation: Neighborhood Center
8. Zoning: OS(AMP)
9. Neighborhood: The Subject Property is located in the west Oakland neighborhood less than a block from the West Oakland BART Station on 7th Street between Mandela Parkway and Chester Street. The Subject Property is also located less than a block from the South Prescott Park.

Highest and Best Use Analysis

The Subject Property is a fenced vacant lot. The highest and best use of the Subject Property is to improve it with a residential development. This is consistent with the surrounding land uses (adjacent residential developments in close proximity to the West Oakland BART Station and the South Prescott Park), and the need for residential developments.

Conclusions

As of November 30, 2010, the estimated values of the Subject Property range between \$94,000 (about \$15 per square foot of land area) and \$125,000 (about \$20 per square foot of land area) based on the assumptions and limiting conditions described in the attached report.

Approved:

By:


Hamid Ghaemmaghani
Supervising Real Estate Agent

Date:

12-1-2010

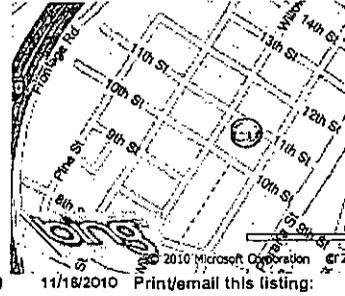


RESIDENTIAL Detached

List Price
\$119,000

Status
Sold

Virtual Tour Link



1663 11TH ST Unit: **OAKLAND, CA 94607-1444** MLS Number
 Two Story Area: 2607 Orig. Price: \$119,000 Sold Price: \$115,000 DMLS: 17
 List Date: 10/8/2010 Off Mkt Date: 10/25/2010 Pend Date: 10/25/2010 COE Date: 11/15/2010 DOM: 17

| PROPERTY INFORMATION AND PUBLIC REMARKS | | | | COMMON PROPERTY AND HOA INFORM/ | | |
|---|--------------------|--|-----|---------------------------------|-------------|------------|
| Bedrooms: 7 | Yr Bilt: 1918 | Garage?: | Yes | No. of Units: | Complex: | |
| Baths/Par: 2 / 0 | Age: 92 | Spaces: | 1 | Unit's Floor: | Type Own: | %OwnOcc: |
| Sq Ft: 2380 | Acres: 0.12 | Fireplaces: | 1 | HOA7: No Name: | | |
| Source: Public Records | Lot SF: 5050 | Pool: | No | Fee: \$ | Litigation: | Trans Fee: |
| D/N/S: PRESCOTT | Total Rms: 12 | New Sbdiv: | | | | |
| Bldr/Arch: | New Sbdiv: | Sales Ofc: | | | | |
| Model: | List \$/SqFt: \$50 | Contractor Special - almost 2400 legal sq ft of living space. Total fixer but solid bones. Need Cash offer! Lots of potential. Need immediate TLC to bring back its past glory. Attached garage. Large backyard too. | | | | |

SHOWING AND LISTING INFORMATION

Confid. Regular Sale. Priced for Cash Offer. Totally fixer with lots of potential. No reports. Call Steve at 510-759-5088 or email off Steve@JwiOnline.com. Offer is reviewed when it comes. Pre-escrow at Chicago Title, Broadway

Remarks:

Occ. By: Vacant Name: Occupant Phone: Supra Box? Yes Door

Show Info: Go Direct 24 Hr. Notice Req'd? No Associated Docs Availabl

Directions: Cross St: Campbell St Thomas Bros. Map: 84

List Type: Excl Right Comp Selling Ofc: 3 Dual/Variable: Yes Listing Service: Full Set

List Ofc: F A S REALTY INC. - Off. (510) 409-8488 Ofc Special Info: None

List Agt: STEVE MOK Preferred Agent Fax: Agent H

Co-List: ssmok@pacbell.net Client HI

Zoning: 1001 APN: 008001303400 Census Tract: 4018.00 Point of Sale Ord.: No City Trai

OTHER FEATURES

| | | | |
|----------------------|--------------------------|------------------|---------------------------------------|
| COOLING | No Air Conditioning | KITCHEN FEATURES | Other |
| CONSTRUCTION STATUS | B (isting) | LAUNDRY | Hookups Only, In Laundry Room |
| DISCLOSURES | Agt Related To Principal | LEVEL - STREET | 3 Bedrooms, 1 Bath |
| EQUIPMENT ADDITIONAL | Water Hsaler Gas | LEVEL - UPPER | 3 Bedrooms, 1 Bath |
| EXTERIOR | Wood Siding | LOT DESCRIPTION | Level, Regular |
| FIREPLACES | Brick, Living Room | POOL | None |
| FLOORING | Hardwood Floors, Other | POSSESSION | COE |
| GARAGE/PARKING | Attached Garage | ROOF | Rolled Composition, Other |
| HEATING | Wall Furnace | ROOM - ADOMONAL | No Additional Rooms |
| | | STYLE | Craftsman |
| | | TERMS | Cash |
| | | WATER/SEWER | Sewer System - Public, Water - Public |
| | | YARD DESCRIPTION | Bsck Yard |

School Dist: Oakdnd (510) 879-8111 Elem: Call School District Jr HI: Call School District Sr HI: Call Scho

<http://maxebrdi.fhismls.com/Paragon/search/Reports/Report.aspx?view=29...> 11/16/2010

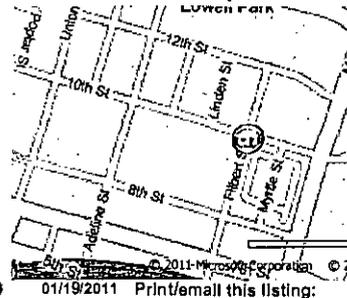


RESIDENTIAL
Detached

List Price
\$209,900

Status
Sold

Virtual Tour Link



01/19/2011 Print/email this listing:

997 10TH STREET Unit: **OAKLAND, CA 94607-3110** MLS Number
 Two Story Area: 2607 Grlg. Price: \$229,900 Sold Price: \$200,000 DMLS: 19
 List Date: 8/25/2010 Off Mkt Date: 9/14/2010 Pend Date: 9/14/2010 COE Date: 12/20/2010 DOM: 20

| PROPERTY INFORMATION AND PUBLIC REMARKS | | | | COMMON PROPERTY AND HOA INFORM | | |
|---|--------------------|---------------|--|----------------------------------|-------------|------------|
| Bedrooms: 4 | Yr Blt: 1999 | Garage?: Yes | | No. of Units: Complex: | | |
| Baths/Par: 2 / 1 | Age: 11 | Spaces: 2 | | Unit's Floor: Type Own: %OwnOcc: | | |
| Sq Ft: 1520 | Acres: 0.08 | Fireplaces: 1 | | | | |
| Source: Public Records | Lot SF: 3564 | Pool: No | | | | |
| D/N/s: OAKLAND | Total Rms: 7 | | | | | |
| Bldr/Arch: | New Subdiv: | | | HOA?: No Name: | | |
| Model: | List S/SqFt: \$138 | | | Fee: \$ | Litigation: | Trans Fee: |
| Move-in ready. New carpet and painL Desirable contemporary floorplan. Fireplace and garage ls tandem parking. Light colors. Corner lot. Super nice rear yard with alley access. | | | | | | |
| | | | | New Sbdiv: | | |
| | | | | Sales Ofc: | | |

SHOWING AND LISTING INFORMATION

Confid. **DEED RESTRICTED PROPERTY**, Income Restrictions. Owner Occupied Only. See associated documents and submit w/ pre approval letter and earnest deposit to Bayareahomesales@gmail.com.
 Remarks: **DEED RESTRICTED PROPERTY**, Income Restrictions. Owner Occupied Only. See associated documents and submit w/ pre approval letter and earnest deposit to Bayareahomesales@gmail.com.
 Occ. By: Vacant Name: Occupant Phone: Supra Box? Yes
 Show Info: Just Go-Lock all doors 24 Hr. Notice Reqd? No Associated Docs Availabl
 Directions: Market Cross St: Market Thomas Bros. Map: 64:
 List Type: Excl Right Comp Selling Ofc: 3 Dual/Variable: No Listing Service: Full Ser
 List Ofc: Bay Area Home Sales & Evaluation - Ofc: (925) 947-1740 Ofc Fax: (925) 947-6793 Special Info: REO
 List Agt: Michael Gadams Preferred Agent Fax: Agent HI
 Co-List: bavareahomesales@gmail.com Client HI
 Zoning: 1001 APN: 004000701602 Census Tract: 4025.00 Point of Sale Ord.: No City Trai

OTHER FEATURES

| | |
|--|---|
| BATH-MASTER INCLUDES Shower Over Tub | KITCHEN FEATURES Counter - Laminate, Dishwasher |
| BATH NON-MSTR INCLUDE Shower Over Tub | LAUNDRY Hookups Only, In Garage |
| COOLING None | LEVEL - STREET Main Entry |
| CONSTRUCTION STATUS Existing | LEVEL - UPPER 4 Bedrms, 2S Baths |
| DISCLOSURES Nat Hazard Disclosur, REO/Bank Owned | LOT DESCRIPTION Corner |
| EQUIPMENT ADDITIONAL None | POOL None |
| EXTERIOR Wood Siding | POSSESSION COE |
| FIREPLACES Living Room | ROOF Composition Shingles |
| FLOORING Laminate, Wall to Wall Carpeting | ROOM - ADDITIONAL No Additional Rooms |
| GARAGE/PARKING Attached Garage, Tandem Parking | STYLE Contemporary |
| HEATING Forced Air 1 Zone | TERMS Cash, Conventional, FHA |
| | WATER/SEWER Sewer System - Public, Water - Public |
| | YARD DESCRIPTION Back Yard, Deck(s), Fenced, Front Yard |

School Dist: Oakland (510) 879-8111 Elem: Call School District Jr HI: Call School District Sr HI: Call Scho

<http://maxebrdi.fnismls.com/Paragon/search/Reports/Report.aspx?view=29...> i/19/2011

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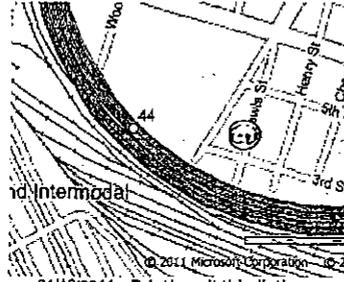


**RESIDENTIAL
Condo**

List Price
\$325,000

Status
Sold

Virtual Tour Link
Virtual Tour



353 Lewis Street Unit: **OAKLAND, CA 94607-1235** MLS Number
 Three or More Stories Area: 2607 Orig. Price: \$325,000 Sold Price: \$330,000 DMLS: 14
 List Date: 8/3/2010 Off Mkt Date: 8/17/2010 Pend Date: 8/17/2010 COE Date: 9/17/2010 DOM: 14

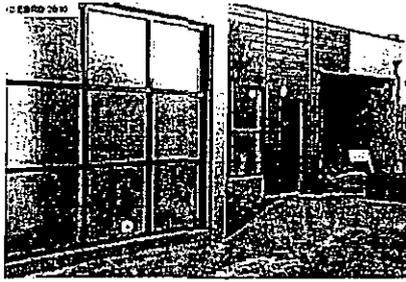
| PROPERTY INFORMATION AND PUBLIC REMARKS | COMMON PROPERTY AND HOA INFORM |
|---|---|
| Bedrooms: 1 Yr Blt: 1991 Garage?: No | No. of Units: 4 Complex: Not Listed |
| Baths/Par: 2 / 0 Age: 19 Spaces: 0 | Unit's Floor: 1 Type Own: %OwnOcc: 7 |
| Sq Ft: 1500 Acres: 0.17 Firaplasas: 0 | UNIT FEATURE Corner Unit, Levels in Unit - 3+, Live/Work Unit |
| Source: Public Records Lot SF: 7236 Pool: No | HOA?: Yes Name: PINE TREE HOA |
| D/N/S: WEST OAKLAND Total Rms: 2 | Fee: \$ 235 Monthly Litigation: No Trans Fee: Paid |
| Bldr/Arch: Tom Dolan New Subdiv: | HOA AMENITIES Other |
| Model: List \$/SqFt: \$217 | HOA DOCUMENTS Bylaws, CC&R'S, Financial Statement |
| TRUE LIVE/WORK LOFT. REGULAR SALE! 1st level artist's working studio, own entry & full bath. 2nd level spacious living area. 3rd level Loft bedroom with wood floor, full bath. Tiled kitchen floor. Skylights. Soaring ceiling. Balcony. All appliances stay. Fenced garden/patio. Storage shed. 3 blocks from BART | HOA FEES INCLUDE Common Area Maint, Exterior Maintenance, Reserves, Trash Removal, Water/Sewer, Other |
| | New Subdiv: |
| | Sales Ofc: |

| SHOWING AND LISTING INFORMATION | | | |
|---------------------------------|---|-----------------------------------|--|
| Confid. Remarks: | PLS CALL AND CONFIRM APPT WITH SELLER. This is a working artist's studio. There is an ALARM! Owner in process is home most of the time. | | |
| Occ. By: | Owner Name: Stephen | Occupant Phono: (510) 459-8898 | Supra Box? Yes By front |
| Show Info: | CALL/CONFIRM APPT W/ SELLER | 24 Hr. Notice Req'd? No | Associated Docs Availabl |
| Directions: | 5th St to Lewis, 3 blocks from BART W Oakland | Cross St: 5th Street | Thomas Bros. Map: 64 |
| List Type: | Excl Right | Comp Selling Ofc: 3 | Dual/Variable: Yes Listing Service: Full Ser |
| List Ofc: | ALAIN PINEL REALTORS - Off: (510) 339-9900 | Ofc Fax: (510) 339-3747 | Special Info: None |
| List Agt: | PACITA C. PIMACALI - Act: (510) 205-2992 | Preferred Agent Fax: 866 929 9241 | Agent H |
| Co-List: | | pacita@pacitarealtor.com | Client Hi |
| Zoning: | 1004 APN: 004010704000 | Census Tract: 4019.00 | Point of Sale Ord.: No City Tra |

| OTHER FEATURES | | |
|-----------------------|---------------------------------|--|
| BATH-MASTER INCLUDES | Shower Ovs: Tub, Skylight, Tile | KITCHEN FEATURES |
| BATH NON-MSTR INCLUDE | Stall Shower | Breakfast Bar, Eat In Kitchn, Gas Range/Ck |
| COOLING | Ceiling Fan(s), None | Range/Oven Built-in, Refrigerator |
| CONSTRUCTION STATUS | Existing | Dryer, In Laundry Room, Washer, In Unit |
| DISABLED FEATURES | None | 1 Bath, Laundry Facility, Other, Main Entry |
| DISCLOSURES | Nat Hazard Disclosure | 1 Bath, Master Bedrm Suits - 1, Loft, Other |
| EQUIPMENT ADDITIONAL | Dryer, Washer | Level |
| EXTERIOR | Wood Siding | None |
| FIREPLACES | None | COE, Negotiable |
| FLOORING | Laminate, Wood, Other | Unknown |
| FOUNDATION | Slab | Workshop |
| GARAGE/PARKING | Carport - 1, Off Street Parking | Contemporary |
| HEATING | Gas | Cash, Conventional |
| INSPECTIONS/REPORTS | None | Sswsr System - Public, Water - Public |
| | | Other |
| | | YARD DESCRIPTION |
| | | Back Yard, Fenced, Patio, Side Yard, Storage |

School Dist: Oakland (510) 875-8111 Elem: Call School District Jr HI: Call School District Sr HI: Call Scho

<http://maxebrdi.fnismls.com/Paragon/search/Reports/Report.aspx?view=29...> 1/19/2011

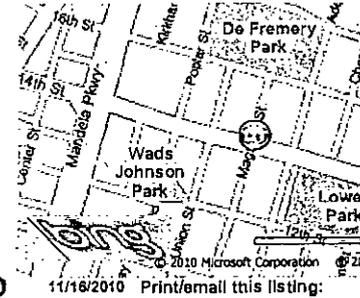


RESIDENTIAL Detached

List Price
\$499,000

Status
Sold

Virtual Tour Link
[Virtual Tour](#)



1182 14th STREET Unit: **OAKLAND, CA 94607** MLS Number
 One Story Area: 2607 Orig. Price: \$499,000 Sold Price: \$525,600 DMLS: 14
 List Date: 6/16/2010 Off Mkt Date: 6/30/2010 Pend Date: 6/30/2010 COE Date: 8/12/2010 DOM: 14

| PROPERTY INFORMATION AND PUBLIC REMARKS | | | | COMMON PROPERTY AND HOA INFORM | | |
|---|--------------------|---------------|---------------|--------------------------------|------------|--|
| Bedrooms: 2 | Yr Blt: 1955 | Garage?: No | No. of Units: | Complex: | | |
| Baths/Par: 2 / | Age: 55 | Spaces: 0 | Unit's Floor: | Type Own: | %OwnOcc: | |
| Sq Ft: 2939 | Acres: 0.09 | Fireplaces: 0 | | | | |
| Source: Public Records | Lot SF: 4305 | Pool: No | | | | |
| D/N/S: WEST OAKLAND | Total Rms: 9 | | | | | |
| Bldr/Arch: SOMA STYLE | New Subdiv: | | HOA?: No | Name: | | |
| Model: LOFT | List S/SqFt: \$170 | | Fee: \$ | Litigation: | Trans Fee: | |
| OPEN SUNDAY JUNE 20 & 27 2-5 * NO HOA FEE * SOMA STYLE LOFT * 2,900 SQ FT * 1 LEVEL * DESIGNER RENOVATION & UPGRADES * DETACHED HOME * OPEN FLEXIBLE FLOORPLAN * GARDENS * 8 BLOCKS TO BART * EZ SF FREEWAY ACCESS * 10" CEILING * FULL HVAC * READY FOR DWELL, READY FOR YOU * FINISHES & STAGING by SCOUT | | | | New Sbdiv: Sales Ofc: | | |

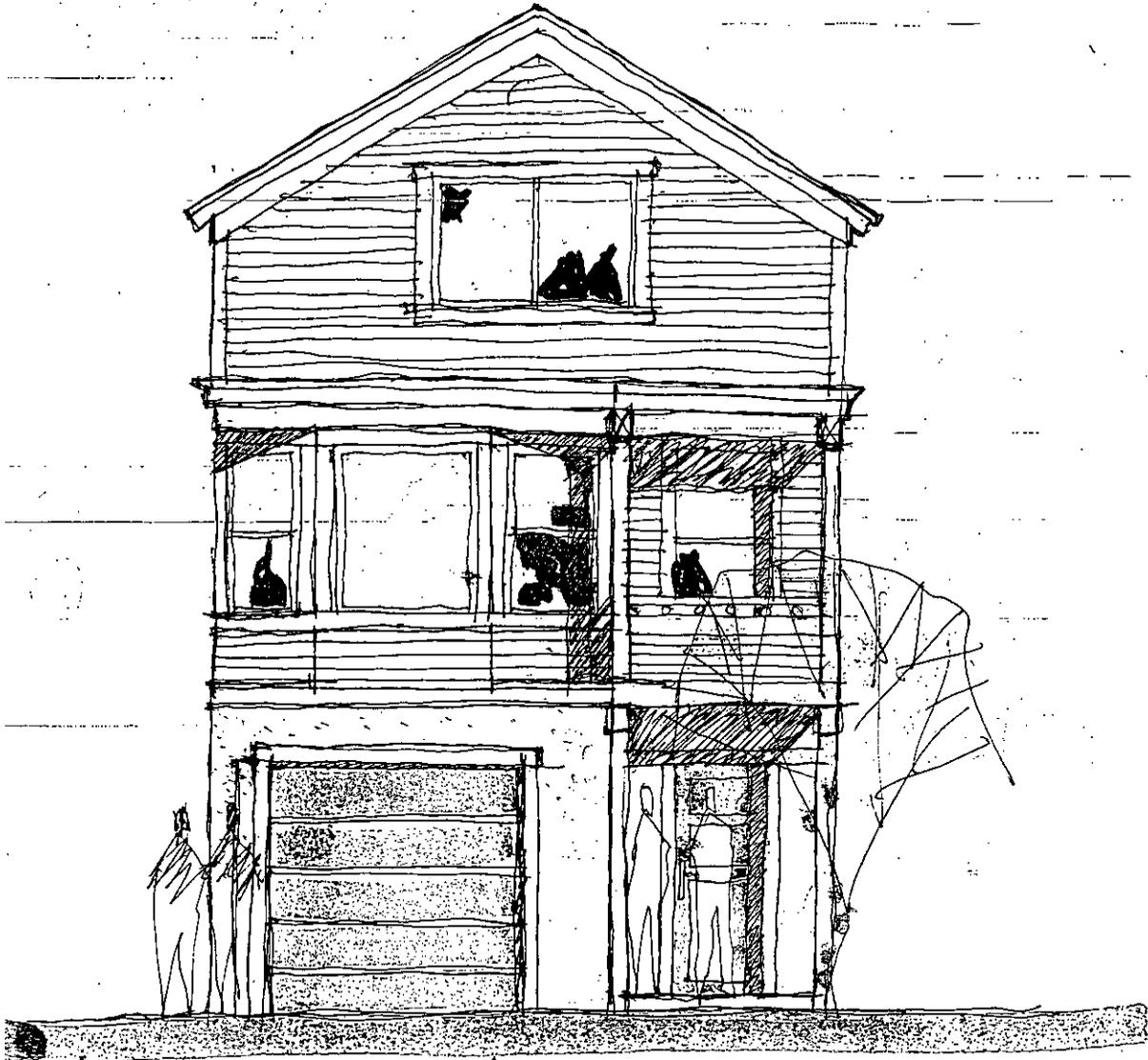
SHOWING AND LISTING INFORMATION
 Confid. OFFERS ON TUE5 JUNE 29 * ALARM ON * CODE 1492 & OFF * TURN ON 1492 & AWAY * 2 LOCK SOXES-GATE & F
 Remarks: ESCROW WITH OLD REPUBLIC MONTCLAIR * NO HOA FEES-DETACHED HOME * BKR TOUR MON JUNE 21 * OPE
 Occ. By: Vacant Name: Occupant Phone: Supra Box 7 Yes GATE&F
 Show Info: LOCKBOX AFTER 6/17 TOUR 24 Hr. Notice Req? No Associated Docs Availabl
 Directions: I-980 to 14th Street & drive West Cross St: ADELINE ST Thomas Bros. Map: 64

List Type: Excl Agency Comp Selling Ofc: 2.50 Dual/Variable: No Listing Service: Full Sei
 List Ofc: LAWTON ASSOCIATES - Off: (510) 547-5970 Ofc Fax: (510) 547-5625 Special Info: None
 List Agt: KEITH SJOHQIM - Call: (510) 812-3993 Preferred Agent Fax: Agent HI
 Co-List: keith@keith4realestate.com Client HI
 Zoning: APN: Census Tract: Point of Sale Ord.: No City Trai

| OTHER FEATURES | | | |
|-----------------------|--|------------------|--|
| BATH-MASTER INCLUDES | Shower Over Tub, Solid Surface, Tile, Tub with Jets, Updated Baths | KITCHEN FEATURES | Breakfast Bar, Eat In Kitchen, Gas Range/Cooktop, Refrigerator, Skylight(s), Updated Kitchen |
| BATH NON-MSTR INCLUDE | Shower Over Tub, Solid Surface, Split Bath, Tile, Updated Baths | LAUNDRY | 220 Volt Outlet, Hookups Only, In Laundry Room |
| COOLING | Central 2 Or 2+ Zones A/C | LEVEL - STREET | 2 Bedrooms, 2 Baths, Master Bedrm Suite - 1, Lau |
| CONSTRUCTION STATUS | Existing | LOT DESCRIPTION | Corner, Regular |
| DISABLED FEATURES | Other | POOL | None |
| DISCLOSURES | Nat Hazard Disclosure | POSSESSION | COE |
| EQUIPMENT ADOMONAL | Security Alarm - Owned, Water Heater Gas | ROOF | Roll'd Composition |
| EXTERIOR | Brick, Stucco | ROOM - ADOMONAL | Bonus/Plus Room, Den, Kitchen/Family Combo, C |
| FIREPLACES | None | STYLE | Custom |
| FLOORING | Concrete Slab | TERMS | Cash, Conventional, FHA |
| FOUNDATION | Slab | WATER/SEWER | Sewer System - Public, Water - Public |
| GARAGE/PARKING | None | VEWS | Other |
| HEATING | Forced Air 2 2ns or More, Gas | YARD DESCRIPTION | Back Yard, Cog Run, Fenced, Garden/Play, Patio |
| INSPECTIONS/REPORTS | Pest Control | | |

School Dist: Oakland (510) 879-8111 Elem: Call School District Jr Hi: Call School District Sr Hh Call Scho

<http://maxebrdi.fnismls.com/Paragon/search/Reports/Report.aspx?view=29...> 11/16/2010





313



314

Project: 319 CHESTER STREET

12/21/2010

| Sec. | Item | Quan'ty | Unit Cost | Unit | Subtotal | O/P | Total |
|----------------------|--------------------------|---------|------------|-------------|-------------|-------------|-------------|
| 1 | PLAN CHECK/PERMITS FEES | 300000 | 3% | ea. | \$9,000.00 | \$1,350.00 | \$10,350.00 |
| | DRAWINGS | 1 | 15000 | ea. | \$15,000.00 | \$2,250.00 | \$17,250.00 |
| | SITE CLEARING | 6250 | \$0.85 | s.f. | \$5,312.50 | \$796.88 | \$6,109.38 |
| | TEMPORARY TOILET | 6 | \$250.00 | ea. | \$1,500.00 | \$225.00 | \$1,725.00 |
| | LABOR (duration of Work) | 2200 | \$1.00 | s.f. | \$2,200.00 | \$330.00 | \$2,530.00 |
| | UTILITY | 6 | \$300.00 | LS | \$1,800.00 | \$270.00 | \$2,070.00 |
| | FEES | 1 | \$5,000.00 | LS | \$5,000.00 | \$750.00 | \$5,750.00 |
| | SECTION TOTAL | | | | \$39,812.50 | \$5,971.88 | \$45,784.38 |
| 2 | STORM DRAINAGE | 200 | \$80.00 | l.f. | \$16,000.00 | \$2,400.00 | \$18,400.00 |
| | WOOD FENCE | 230 | \$28.00 | l.f. | \$6,440.00 | \$966.00 | \$7,406.00 |
| | WROUGHT IRON FENCE | 120 | \$40.00 | l.f. | \$4,800.00 | \$720.00 | \$5,520.00 |
| | PAVING/SIDEWALK | 1200 | \$6.00 | s.f. | \$7,200.00 | \$1,080.00 | \$8,280.00 |
| | LANDSCAPE | 2500 | \$2.00 | s.f. | \$5,000.00 | \$750.00 | \$5,750.00 |
| | SECTION TOTAL | | | | \$39,440.00 | \$2,550.00 | \$41,990.00 |
| 3 | CONCRETE FOUNDATION | 160 | \$150.00 | l.f. | \$24,000.00 | \$3,600.00 | \$27,600.00 |
| | SUBAREA VENTS | 10 | \$20.00 | ea. | \$200.00 | \$30.00 | \$230.00 |
| | CONCRETE FRONT PORCH | 10 | \$50.00 | s.f. | \$500.00 | \$75.00 | \$575.00 |
| | SECTION TOTAL | | | | \$24,700.00 | \$3,705.00 | \$28,405.00 |
| 6 | 1st FLOOR FRAMING | 1100 | \$6.00 | s.f. | \$6,600.00 | \$990.00 | \$7,590.00 |
| | FLOOR SHEATHING | 1100 | \$3.00 | s.f. | \$3,300.00 | \$495.00 | \$3,795.00 |
| | 1st & 2nd WALL FRAMING | 600 | \$12.00 | l.f. | \$7,200.00 | \$1,080.00 | \$8,280.00 |
| | 1st & 2nd WALL SHEATHING | 440 | \$3.00 | s.f. | \$1,320.00 | \$198.00 | \$1,518.00 |
| | 2nd FLOOR FRAMING | 900 | \$6.00 | s.f. | \$5,400.00 | \$810.00 | \$6,210.00 |
| | FLOOR SHEATHING | 900 | \$3.00 | s.f. | \$2,700.00 | \$405.00 | \$3,105.00 |
| | ROOF FRAMING | 1200 | \$8.00 | s.f. | \$9,600.00 | \$1,440.00 | \$11,040.00 |
| | ROOF SHEATHING | 1200 | \$4.00 | s.f. | \$4,800.00 | \$720.00 | \$5,520.00 |
| | INTERIOR STAIRS | 15 | \$200.00 | tread | \$3,000.00 | \$450.00 | \$3,450.00 |
| | SHELF/POLE | 100 | \$5.00 | l.f. | \$500.00 | \$75.00 | \$575.00 |
| | EXT. WINDOW TRIM | 240 | \$5.00 | l.f. | \$1,200.00 | \$180.00 | \$1,380.00 |
| | INT. BASE/TRIM | 500 | \$5.00 | l.f. | \$2,500.00 | \$375.00 | \$2,875.00 |
| SECTION TOTAL | | | | \$48,120.00 | \$7,218.00 | \$55,338.00 | |
| 7 | ROOFING/GUTTER/DS | 1550 | \$5.00 | s.f. | \$7,750.00 | \$1,162.50 | \$8,912.50 |
| | INSULATION | 3500 | \$1.50 | s.f. | \$5,250.00 | \$787.50 | \$6,037.50 |
| | SECTION TOTAL | | | | \$13,000.00 | \$1,950.00 | \$14,950.00 |
| 8 | DOORS EXTERIOR | 2 | \$950.00 | ea. | \$1,900.00 | \$285.00 | \$2,185.00 |
| | SECURITY DOOR | 2 | \$525.00 | ea. | \$1,050.00 | \$157.50 | \$1,207.50 |
| | DOORS INTERIOR | 10 | \$300.00 | ea. | \$3,000.00 | \$450.00 | \$3,450.00 |
| | CLOSET DOORS | 6 | \$250.00 | ea. | \$1,500.00 | \$225.00 | \$1,725.00 |
| | FINISH HARDWARE | 20 | \$90.00 | ea. | \$1,800.00 | \$270.00 | \$2,070.00 |
| | O/H GARAGE DOOR | 1 | \$1,500.00 | ea. | \$1,500.00 | \$225.00 | \$1,725.00 |

Item: _____
City Council
March 15, 2011

| | | | | | | | |
|--|----------------------|----|----------|-----|-------------|------------|-------------|
| | VINYL WINDOW | 12 | \$550.00 | ea. | \$6,600.00 | \$990.00 | \$7,590.00 |
| | SECTION TOTAL | | | | \$17,350.00 | \$2,602.50 | \$19,952.50 |

| | | | | | | | |
|----|-------------------------|------|------------|------|-------------|------------|-------------|
| 9 | STUCCO | 3200 | \$6.00 | s.f. | \$19,200.00 | \$2,880.00 | \$22,080.00 |
| | GYPSUM WALL BOARD | 7900 | \$2.00 | s.f. | \$15,800.00 | \$2,370.00 | \$18,170.00 |
| | DUROCK | 240 | \$5.00 | s.f. | \$1,200.00 | \$180.00 | \$1,380.00 |
| | CERAMIC TILE | 120 | \$12.00 | s.f. | \$1,440.00 | \$216.00 | \$1,656.00 |
| | INTERIOR PAINT | 7900 | \$1.00 | s.f. | \$7,900.00 | \$1,185.00 | \$9,085.00 |
| | EXTERIOR PAINT | 3200 | \$2.00 | s.f. | \$6,400.00 | \$960.00 | \$7,360.00 |
| | CARPET W/ PADDING | 800 | \$4.00 | s.f. | \$3,200.00 | \$480.00 | \$3,680.00 |
| | WOOD FLOORING | 1080 | \$6.00 | s.f. | \$6,480.00 | \$972.00 | \$7,452.00 |
| | SECTION TOTAL | | | | \$61,620.00 | \$9,243.00 | \$70,863.00 |
| 10 | BATH ACCESSORIES | 2.5 | \$800.00 | LS | \$2,000.00 | \$300.00 | \$2,300.00 |
| | SHOWER DOOR | 2 | \$500.00 | ea. | \$1,000.00 | \$150.00 | \$1,150.00 |
| | MIRROR | 9 | \$30.00 | s.f. | \$270.00 | \$40.50 | \$310.50 |
| | SECTION TOTAL | | | | \$3,270.00 | \$490.50 | \$3,760.50 |
| 11 | MICRO OVEN/HOOD | 1 | \$550.00 | ea. | \$550.00 | \$82.50 | \$632.50 |
| | RANGE | 1 | \$1,000.00 | ea. | \$1,000.00 | \$150.00 | \$1,150.00 |
| | DISHWASHER | 1 | \$450.00 | ea. | \$450.00 | \$67.50 | \$517.50 |
| | REFRIGERATOR | 1 | \$1,200.00 | ea. | \$1,200.00 | \$180.00 | \$1,380.00 |
| | WASHER/DRYER SET | 1 | \$1,600.00 | ea. | \$1,600.00 | \$240.00 | \$1,840.00 |
| | GARBAGE DISPOSAL | 1 | \$350.00 | ea. | \$350.00 | \$52.50 | \$402.50 |
| | SECTION TOTAL | | | | \$5,150.00 | \$772.50 | \$5,922.50 |
| 12 | CABINET/BASE | 16 | \$150.00 | l.f. | \$2,400.00 | \$360.00 | \$2,760.00 |
| | CABINET/WALL | 14 | \$90.00 | l.f. | \$1,260.00 | \$189.00 | \$1,449.00 |
| | COUNTER TOP | 16 | \$120.00 | l.f. | \$1,920.00 | \$288.00 | \$2,208.00 |
| | VANITY | 2 | \$405.00 | ea. | \$810.00 | \$121.50 | \$931.50 |
| | SECTION TOTAL | | | | \$6,390.00 | \$958.50 | \$7,348.50 |
| 15 | WASTE LINE | 120 | \$150.50 | l.f. | \$18,060.00 | \$2,709.00 | \$20,769.00 |
| | SUPPLY LINES | 100 | \$43.75 | l.f. | \$4,375.00 | \$656.25 | \$5,031.25 |
| | GAS TEST | 1 | \$800.00 | LS | \$800.00 | \$120.00 | \$920.00 |
| | WATERCLOSET | 3 | \$400.00 | ea. | \$1,200.00 | \$180.00 | \$1,380.00 |
| | LAVATORY | 3 | \$300.00 | ea. | \$900.00 | \$135.00 | \$1,035.00 |
| | BATHTUB/FIXTURE | 2 | \$1,000.00 | ea. | \$2,000.00 | \$300.00 | \$2,300.00 |
| | TANKLESS WATER HEATER | 1 | \$1,500.00 | ea. | \$1,500.00 | \$225.00 | \$1,725.00 |
| | KITCHEN SINK W/FAUCET | 1 | \$600.00 | ea. | \$600.00 | \$90.00 | \$690.00 |
| | HOSEBIB | 2 | \$267.75 | ea. | \$535.50 | \$80.33 | \$615.83 |
| | FURNACE | 1 | \$7,000.00 | ea. | \$7,000.00 | \$1,050.00 | \$8,050.00 |
| | SECTION TOTAL | | | | \$36,970.50 | \$5,545.58 | \$42,516.08 |
| 16 | DUPLEX OUTLETS | 30 | \$169.75 | ea. | \$5,092.50 | \$763.88 | \$5,856.38 |
| | FLUORESCENT WALL SCONES | 3 | \$300.00 | ea. | \$900.00 | \$135.00 | \$1,035.00 |
| | CEILING FIXTURE | 16 | \$300.00 | ea. | \$4,800.00 | \$720.00 | \$5,520.00 |
| | EXTERIOR FIXTURE | 2 | \$400.00 | ea. | \$800.00 | \$120.00 | \$920.00 |
| | FLOODLIGHT | 1 | \$400.00 | ea. | \$400.00 | \$60.00 | \$460.00 |
| | SWITCH | 20 | \$175.00 | ea. | \$3,500.00 | \$525.00 | \$4,025.00 |
| | GFCI | 9 | \$350.00 | ea. | \$3,150.00 | \$472.50 | \$3,622.50 |

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City Council
March 15, 2011

| | | | | | | |
|----------------------|---|------------|-----|--------------------|-------------------|--------------------|
| BATH FAN/LIGHT | 3 | \$400.00 | ea. | \$1,200.00 | \$180.00 | \$1,380.00 |
| SMOKE DETECTOR HARD | 6 | \$300.00 | ea. | \$1,800.00 | \$270.00 | \$2,070.00 |
| SERVICE | 1 | \$4,000.00 | ea. | \$4,000.00 | \$600.00 | \$4,600.00 |
| SECTION TOTAL | | | | \$25,642.50 | \$3,846.38 | \$29,488.88 |

| | | | | | | |
|--------------|--|--|--|---------------------|--------------------|---------------------|
| TOTAL | | | | \$321,465.50 | \$48,219.83 | \$369,685.33 |
|--------------|--|--|--|---------------------|--------------------|---------------------|

Item: _____
City Council
March 15, 2011

MASTERPIECE PAINTING



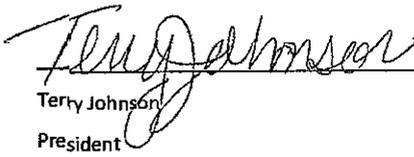
1440 BROADWAY SUITE 609
OAKLAND, CA 94612
(510) 531- 5494
(510) 832- 7100 FAX

December 28, 2010

Att: City Council members
1 Frank Ogawa Plaza
Oakland, CA 94612

Re: Alliance of West Oakland Development Building Project
319 Chester St in Oakland, Ca.

I, Terry Johnson the President of Masterpiece Painting, have hired some of the students that have participated in the training program that Bruce Cox runs at the Alliance of West Oakland. In the future I will be looking forward to working with them again, provided that they are participants in the program.



Terry Johnson
President



Date

Masterpiece Painting

DEPUTY SHERIFFS' ASSOCIATION OF ALAMEDA COUNTY
6689 GWENS DRIVE, SUITE 100 • PLEASANTON, CA 94588
PHONE (925) 463-3760 • FAX (925) 463-3763

June 20, 2008

Honorable Ron Dellums
Office of the Mayor
City of Oakland
1 Frank Ogawa Plaza
3rd Floor
Oakland, CA 94612

VIA U.S. MAIL AND FAX (510) 238-4731

Dear Mayor Dellums:

On behalf of more than 1,000 deputy sheriffs working in Alameda County, it is my sincere pleasure to write in support of the funding request from the Alliance Construction Training Program.

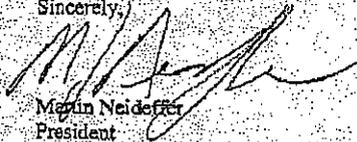
We had the great pleasure of visiting Mr. Bruce Cox at his job training program facility, and we witnessed, first-hand, the outstanding work the Alliance Construction Training Program is providing in West Oakland.

The program is obviously effective and efficient. If expanded, we believe Mr. Cox's efforts would greatly help young adults transition from the criminal justice system to productive employment.

We strongly recommend the West Oakland Project Area Committee support the request of Mr. Cox and the ACT Program for an allocation of \$100,000 from the City's Redevelopment Fund.

We appreciate your consideration of our position on this issue. Please call me if you have any questions about our support for the Alliance Construction Training Program.

Sincerely,


Martin Neidoffer
President

WWW.ACSODSA.ORG

Jones Tile and Marble
667 35th St.
Oakland, CA. 94609
Fred Jones - Owner

December 15, 2010

City of Oakland
City Counsel Members
One Frank Ogawa Plaza
Oakland, CA. 94612

RE: Alliance of West Oakland Development (AWOD)

To: Whom concerned:

My name is Fred Jones. I am a union contractor, and owner of Jones Tile and Marble. I'm pleased to support the proposal presented by AWOD to the City of Oakland, to create a new single family home on a City owned lot located at 319 Chester Street in West Oakland. I have in the past assisted Bruce Cox in a training program by teaching Tile courses to his students. I will assist Bruce in any future projects, in any way I can. Bruce Cox is dedicated to training people and helping them obtain work ethics, skills and jobs. In the past, I have donated tools to the program and would be willing, if feasible, to hire some of Bruce's students when work becomes available.


Fred Jones

12-16-10
Date

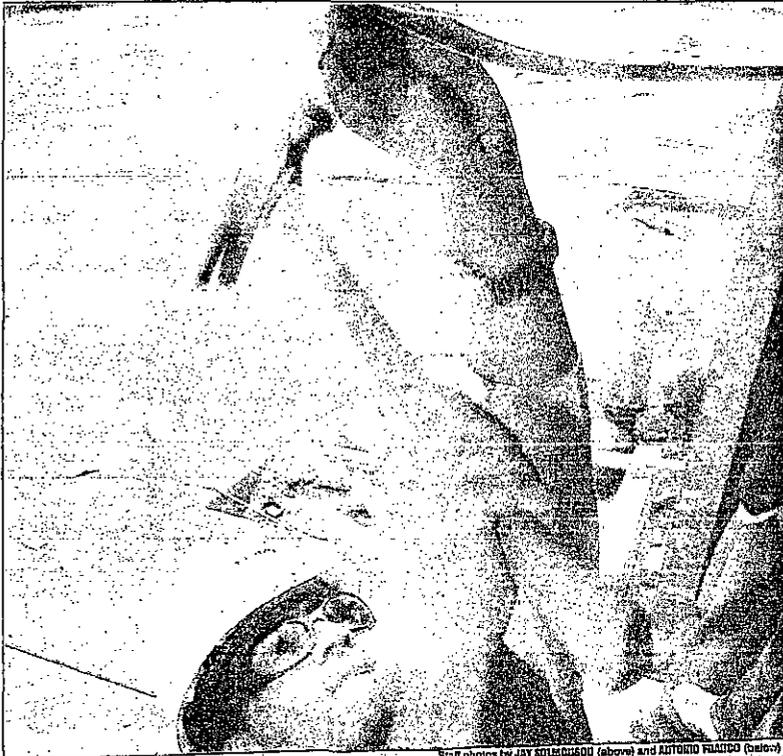
03/20/09 04:37AM HP JONES/TILE/MARBLE 5106250401 P.01

WEDNESDAY
June 27, 2007

METRO

oaklandtribune.com

Helping the handy get hired



Staff photos by JAY SOLER (above) and ANTONIO FIANCO (below)

REGGIE COLLIER II (above), 23, a recent graduate of a West Oakland construction training program run by Bruce Cox, is helping build townhomes at the massive Central Station development on Wood Street. Gehrig Construction, framing subcontractor for Pulte Homes, hired Collier earlier this month. Cox (below) visits the Pulte Homes job site on Wood Street to check on one of his students hired earlier this month.

Local hiring a round-the-clock job for one man

By Cecily Burt
STAFF WRITER

OAKLAND — With hard hat shoved snugly onto his head and leather tool belt slung around his waist, Reggie Collier II is hardly distinguishable from any other construction worker clambering over the wood frame outlines of condominiums rising on Wood Street in West Oakland.

No one would suspect he carries the fate of local hiring on his slim shoulders.

Collier, 23, is a successful product of an efficient, bare-bones construction job training program launched by Bruce Cox in an effort to get local residents jobs on the massive Central Station residential development, a collection of 1,500 residences that will go a long way in chang-

Please see JOB, Metro 2



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password

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Can't find what you're looking for? Click here to visit the profiles on our old website.

From Carpenter to Community Organizer



photo: Pendarvis Harshaw

Author Profile



Pendarvis Harshaw

Photos



By Pendarvis Harshaw
May 22, 2009 at 01:00pm

Bruce Cox is a carpenter whose work as a community builder is the never-ending construction job. Cox, a native son of Oakland, Ca, takes pride in giving the idle youth of the East Bay port city something to put their hands on.

Cox is the president of the Alliance for West Oakland Development, a community building program located in the shadows of the 7th Street West Oakland BART station. The organization's construction class sheds light on the potential of the green wave the United States is currently riding. Cox believes, "It will take the experience and resources of my generation, and the time and energy of this younger generation for us to go green".

The vocational construction class focuses on preparing individuals in the immediate community for the work force in a rapidly changing world. The class is held in a sawdust-laden classroom that serves as a canvas for the young construction workers to hone their skills. The class meets on Tuesday and Thursday afternoons every week with roughly ten attendees of all demographics; some are young and will soon graduate high school; others are almost retiring age.

Leslie Wills and John Talbert, both 18, and Jordan Clark, 19, came to the program via a connection between their high school, Ralph J. Bunche, and the Alliance for West Oakland Development program.

"I saw the kids out in the streets in the afternoon, so I went up to the school", says Cox. "I didn't know class ended at 1:30pm... so I told the school about my program".

The Alliance for West Oakland Development has been in operation since 2005 when Cox, along with a handful of other small business owners, came together in efforts to not only revive the famed West Oakland 7th st corridor, but do so in the community's image. The group agreed to make earnest strides toward employing residents. Cox has fulfilled this commitment with his initiative to work with local high school students as well as adults seeking skills for long-term employment.

Some of the students have dreams of building their own music studio or dream home, and others have dreams of merely landing a gig in order to build their resume. Mr. Cox's dream of building a bridge to connect the two generations in his

FILED
OFFICE OF THE CITY CLERK
OAKLAND

APPROVED AS TO FORM AND LEGALITY



Deputy City Attorney

2011 MAR -3 AM 9:54

OAKLAND CITY COUNCIL

ORDINANCE No. _____ C.M.S.

ORDINANCE AUTHORIZING THE SALE OF A CITY-OWNED PARCEL AT 319 CHESTER STREET TO THE ALLIANCE FOR WEST OAKLAND DEVELOPMENT FOR A PURCHASE PRICE OF \$94,000, AUTHORIZING SELLER FINANCING FOR THE PURCHASE PRICE, AUTHORIZING A \$400,000 CONSTRUCTION LOAN, AND AUTHORIZING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE DEVELOPER TO DEVELOP THE PARCEL WITH A SINGLE-FAMILY HOME

WHEREAS, the City of Oakland is the owner of the property in the City of Oakland at 319 Chester Street, APN: 004-0103-035-00, (the "Property"); and

WHEREAS, the City desires to enter into a disposition and development agreement with the Alliance For West Oakland Development ("Developer") for the sale of the Property for its appraised fair market value, and development of one single family home on the Property; and

WHEREAS, the City is the Lead Agency for this project for purposes of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

WHEREAS, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

WHEREAS, the City Council has adopted Ordinance No. 11602 C.M.S., which established procedures for the sale and lease of City-owned property which is surplus; now, therefore

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby authorizes the sale of the Property to the Developer for a purchase price of \$94,000 subject to a Disposition and Development Agreement ("DDA") to be negotiated and executed by the City Administrator or his designee. The DDA shall require the Developer to develop and sell one single-family home on the Property.

Section 2. The City of Oakland, in lieu of cash, will accept a promissory note for the purchase price, to be secured by a deed of trust recorded against the Property, which will be due and payable upon the development and sale of the developed home on Property by the Developer or 18 months from the start of construction, whichever is earlier. No interest shall be charged on this loan. The City Administrator is hereby authorized to negotiate terms for the seller financing by the City.

Section 3. The City Council hereby authorizes a construction loan to the Developer in the amount of \$400,000 to be used for development of the single family home on the Property. The construction loan shall be secured by a deed of trust on the Property. No interest shall be charged on this loan. The loan shall be due and payable upon the development and sale of the developed home on the Property or 18 months from the start of construction, whichever is earlier. Should the net sales proceeds from the sale be insufficient to repay both the seller financing from the City and the construction loan, the City Administrator is authorized to forgive a portion of the construction loan equal to the amount of the difference between the loan amounts due and the net sales proceeds. The City Administrator is hereby authorized to negotiate terms for the construction financing by the City.

Section 4. Pursuant to Section 6 of Ordinance No. 11602 C.M.S., it is determined to be in the best interest of the City to sell the Property by negotiated sale due to the intended use of the Property for the development and sale of a single family housing unit.

Section 5. All net proceeds shall be repaid to the Housing and Community Development Division's Miscellaneous Grants (fund 2999), Municipal Lending Unit (88939), Neighborhood Housing Revitalization (fund 2108) Project (G08760) and Home Ownership and Rehabilitation Program (NB32).

Section 6. The City Council has independently reviewed and considered this environmental determination, and the City Council finds and determines that this action complies with CEQA because the sale and development of the Properties is exempt from CEQA pursuant to Sections 15303 (new construction of small structures), 15312 (surplus government property sales), 15280 (lower-income housing projects), and 15332 (infill housing development) of the CEQA Guidelines.

Section 7. The City Administrator or his or her designee shall cause to be filed with the County of Alameda a Notice of Exemption for this project.

Section 8. The City Administrator is hereby authorized to negotiate and execute documents and take whatever other action is necessary with respect to the Property, the DDA, and the loans consistent with this Ordinance and its basic purposes. All documents shall be approved as to form and legality by the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF, and
PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

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

NOTICE AND DIGEST

ORDINANCE AUTHORIZING THE SALE OF A CITY-OWNED PARCEL AT 319 CHESTER STREET TO THE ALLIANCE FOR WEST OAKLAND DEVELOPMENT FOR A PURCHASE PRICE OF \$94,000, AUTHORIZING SELLER FINANCING FOR THE PURCHASE PRICE, AUTHORIZING A \$400,000 CONSTRUCTION LOAN, AND AUTHORIZING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE DEVELOPER TO DEVELOP THE PARCEL WITH A SINGLE-FAMILY HOME

This ordinance authorizes transfer of one lot, 319 Chester Street, to the Alliance for West Oakland Development (AWOD) for development and sale of one home through a Disposition and Development Agreement, and authorizes seller financing and a construction loan from the City in the amount of \$400,000.