

NOTICE AND DIGEST

**AN ORDINANCE:
AUTHORIZING THE CITY ADMINISTRATOR TO (A) NEGOTIATE AND EXECUTE A LEASE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OAKLAND AND LIBERATION PARK RESIDENCES, L.P. ("RESIDENTIAL DEVELOPER"), OR ITS AFFILIATES, FOR DEVELOPMENT OF 119 UNITS OF AFFORDABLE HOUSING ON A PORTION OF THE PROPERTY LOCATED AT 73RD AVENUE AND FOOTHILL BOULEVARD ("PARCEL 2"), WITH A TERM OF TWO AND ONE-HALF YEARS WITH TWO ONE-YEAR ADMINISTRATIVE EXTENSION OPTIONS, (B) A 99-YEAR GROUND LEASE, AND (C) A 55-YEAR CAPITALIZED LOAN IN THE AMOUNT EQUAL TO \$1,505,004; AND ADOPTING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS**

Notice of Publication

This Ordinance would authorize the City Administrator to enter into a Lease Disposition and Development Agreement ("LDDA") and 99-year ground lease for the development of 119 units of affordable housing on approximately one half of a City-owned property located at 73rd Avenue and Foothill Boulevard in Oakland. The LDDA would have an initial term of two and one-half years, with two one-year extension options. The terms of the agreements would be substantially consistent with the negotiated term sheets attached to the Agenda Report for this Ordinance. The ground lease would be financed through a 55-year capital loan from the City in the amount of \$1,505,004, which is equal to the proportional fair market value of the Parcel 2. Payments on the loan would be at below market rate interest of 3%, with payments deferred until the project produces residual receipts. The Ordinance adopts findings that such below market rate loan is in the best interests of the City and that the project is not subject to further environmental review under CEQA.

This Ordinance was introduced at the Special City Council meeting, Tuesday evening **February 20, 2024**, and passed to print **8 Ayes, Fife, Gallo, Kalb, Kaplan, Ramachandran, Reid, Fortunado Bas, And Jenkins**. Final adoption has been scheduled for the Special City Council meeting Wednesday evening **March 6, 2024, 5:00 p.m.**, at One Frank H. Ogawa Plaza, Council Chamber, 3rd floor, Oakland, California and via Teleconference.

Three full copies are available for use and examination by the public in the Office of the City Clerk at One Frank H. Ogawa Plaza, 1st floor, Oakland, California.

ASHA REED, City Clerk
OT 6812830; Mar. 1, 2024