



# SUPPLEMENTAL

## City of Oakland

### Meeting Agenda

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

**\*Special Concurrent Meeting of the Redevelopment Agency and Council Community & Economic Development Committee**  
**Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California 94612**

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

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**Tuesday, March 09, 2010**

**1:00 PM**

**Hearing Room One - 1st Floor**

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**\*\*PLEASE NOTE CHANGE IN TIME\*\***

#### ***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**

#### **COMMITTEE MEMBERSHIP:**

**President Jane Brunner, District 1; Patricia Kernighan, District 2; Larry Reid, District 7; Chairperson Ignacio De La Fuente, District 5**

- 1 Approval of the Draft Minutes from the Committee Meeting held on February 23, 2010
- 2 Determination of Schedule of Outstanding Committee Items  
(CED3910)
- 3 Subject: Oakland Army Base And PARC Services  
From: Councilmember Larry Reid  
Recommendation: Adopt An Agency Resolution Waiving Advertising And Competitive Bidding And Awarding A Construction Contract To PARC Services, Inc. For Demolition And Remediation Work At The Central Gateway Fill Project Site At The Oakland Army Base In Accord With Plans And Specifications And Contractor's Proposed Bid, Therefore, In An Amount Not-To-Exceed One Million Four Hundred

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Twenty-Two Thousand Four Hundred Dollars (\$1,422,400)(TITLE CHANGE)  
(09-0989)

**This item was rescheduled from the February 23, 2010 Community and  
Economic Development Committee agenda**

4 Subject: Affordable Housing Activities  
From: Community And Economic Development Agency  
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Amending Resolution No. 81110 C.M.S. To Approve An Assignment Of An Existing Loan In The Amount of \$5,815,000 By New Altenheim Partners, LP To Eden Housing Or Its Affiliate, And To Increase The Amount Of An Affordable Housing Development Loan To Eden Housing For The Altenheim Phase II Senior Housing Development Located At 1720 Macarthur Boulevard By \$625,000 For A Total City Loan Of \$6,440,000; And  
(09-1174)

2) A Resolution Authorizing A Rehabilitation Loan In An Amount Not To Exceed \$840,000 To Resources for Community Development For The Drachma Housing Project Located At 1428 8th Street; 1510 9th Street; 1711 Goss Street; 1030 Wood Street; 1479 12th Street; 1107 Center Street; 1503 12th Street, And Authorizing Loan Extensions And/Or Changes In The Terms For Existing City Loans For The Project; And  
(09-1174-1)

3) A Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$2,500,000 To Affordable Housing Associates For The Jefferson Oaks Apartments Project Located At 1424 Jefferson Street, And Authorizing Changes In Terms For Previous City Loans For The Project Known As The Oaks Hotel Located At 587 15th Street; And  
(09-1174-2)

4) A Resolution Amending Resolution No. 78595 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To Satellite Housing For The St. Andrew's Manor Housing Project Located At 3250 San Pablo Avenue By \$500,000 For A Total City Loan Amount Of \$1,248,300; And  
(09-1174-3)

5) A Resolution Amending Resolution No. 81112 To Increase The Amount Of An Affordable Housing Development Loan To Resources For Community Development For The 720 E. 11th Street Project By \$279,336 For A Total City Loan Amount Of \$1,669,503 And To Extend For 12 Months The Time Funds Are Reserved For The Project; And  
(09-1174-4)

6) A Resolution Amending Resolution No. 81111 C.M.S. To Extend By Eighteen (18) Months The Time Funds Are Reserved For An Affordable Housing Development Loan

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In An Amount Not To Exceed \$3,499,453 To East Bay Asian Local Development Corporation And The Related Companies Of California Jointly For The Lion Creek Crossings Phase IV Rental Project Located At 69th Avenue And Snell Street; And  
[\(09-1174-5\)](#)

7) A Resolution Amending Resolution No. 81845 C.M.S. To Extend The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$3,850,344 To Bridge Housing Corporation For The St. Joseph's Family Phase II Project Located At 2647 International Boulevard, Oakland; And  
[\(09-1174-6\)](#)

8) A Resolution Appropriating \$2,683,966 From Fund Balance In The Low And Moderate Housing Funds, The 2000 Subordinated Affordable Housing Bond Fund, And The 2006 Subordinated Affordable Housing Bond Fund For Housing Development Activities; And  
[\(09-1174-7\)](#)

9) A Resolution Authorizing A Rehabilitation Loan In An Amount Not To Exceed \$1,800,000 To East Bay Asian Local Development Corporation For The Drasnin Manor Project Located At 2530 International Boulevard, And Authorizing Loan Extensions And/Or Changes In The Terms For Existing Agency Loans For The Project; And  
[\(09-1174-8\)](#)

10) A Resolution Amending Resolution No. 2009-0030 C.M.S. To Increase The Amount Of A Preservation And Rehabilitation Loan To East Bay Asian Local Development Corporation By \$1,260,000 For The Effie's House (Ivy Hill) Project Located At 829 East 19th Avenue For A Total Loan Amount Of \$2,517,000, And Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project; And  
[\(09-1174-9\)](#)

11) A Resolution Authorizing A Rehabilitation Loan In An Amount Not To Exceed \$867,000 To Dignity Housing West, Inc. For The James Lee Court Apartments Project Located At 690 15th Street, And Authorizing Loan Extensions And/Or Changes In The Terms For Existing Agency Loans For The Project; And  
[\(09-1174-10\)](#)

12) A Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$3,850,000 To AMCAL Multi-Housing, Inc. For The MacArthur Apartments Project Located At 9800 MacArthur Boulevard; And  
[\(09-1174-11\)](#)

13) A Resolution Amending Resolution No. 2009-0032 C.M.S. To Increase The Amount Of An Affordable Housing Rehabilitation Loan To Resources For Community Development For The Marin Way Court Affordable Housing Development Located At 2000 International Boulevard By \$1,200,000 For A Total Agency Loan Amount Of \$2,400,000, And Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project; And

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[\(09-1174-12\)](#)

14) A Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not To Exceed \$2,397,000 To East Bay Asian Local Development Corporation For The Oakland Point LP Scattered Sites Affordable Housing Project Located At 915-17 Chester Street, 1025 Center Street, 1442-46 10th Street, 1430 10th Street, 963 Center Street, 1734 9th Street, And 1501 8th Street, And Authorizing Loan Extensions And/Or Changes In The Terms For Existing Agency Loans For The Project; And

[\(09-1174-14\)](#)

15) A Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not To Exceed \$2,760,000 To Resources For Community Development For The San Antonio Terrace Apartments Project Located At 1485 East 22nd Street, And Authorizing Loan Extensions And/Or Changes In The Terms For Existing Agency Loans For The Project; And

[\(09-1174-15\)](#)

16) A Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$148,000 To Paul Wang Enterprises For The 62nd Street Condominiums Located At 1029 62nd Street; And

[\(09-1174-16\)](#)

17) A Resolution Amending Resolution No. 2008-0027 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To Resources For Community Development For The 720 E. 11th Street Project By \$967,664 For A Total Agency Loan Amount Of \$5,827,497, And To Extend For 12 Months The Amount Of Time Funds Are Reserved For The Project; And

[\(09-1174-17\)](#)

18) A Resolution Amending Resolution No. 2009-0020 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To BRIDGE Housing Corporation For The St. Joseph's Family Phase II Project At 2647 International Boulevard By \$1,314,000 For A Total Agency Loan Amount of \$4,333,656, And To Extend For Six Months The Amount Of Time Funds Are Reserved For The Project; And

[\(09-1174-18\)](#)

19) A Resolution Amending Resolution No. 2008-0018 C.M.S. To Extend By Eighteen (18) Months The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$1,652,000 To Alameda County Social Service Agency, Fred Finch Youth Center, And Affordable Housing Associates Jointly For The Emancipation Village Project Located At 3800 Coolidge Avenue, Oakland; And

[\(09-1174-19\)](#)

20) A Resolution Amending Resolution No. 2008-0023 C.M.S. To Extend By Eighteen (18) Months The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$2,980,547 To East Bay Local Development Corporation And The Related Companies Of California Jointly For The Lion Creek

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Crossings Phase IV Rental Project Located At 69th Avenue And Snell Street; And  
[\(09-1174-20\)](#)

21) A Resolution Amending Resolution No. 2007-0021 C.M.S. And No. 2009-0026  
C.M.S. To Extend By Twelve (12) Months The Time Funds Are Reserved For An  
Affordable Housing Development Loan In An Amount Not To Exceed \$5,133,000 To  
Oakland Housing Initiatives And Christian Church Homes Of Northern California  
Jointly For The Harrison Street Senior Housing Project Located At 1633 Harrison Street  
And 321 17th Street, Oakland; And  
[\(09-1174-21\)](#)

22) A Resolution Amending Resolution Nos. 2007-0025 C.M.S. And 2008-0022 To  
Extend By One Year The Time Funds Are Reserved For An Affordable Housing  
Development Loan In An Amount Not To Exceed \$6,032,000 To Christian Church  
Homes Of Northern California For The Hill-Elmhurst Senior Housing Project Located  
At 9415-9437 International Boulevard; And  
[\(09-1174-22\)](#)

23) A Resolution Authorizing A Modification Of The \$386,550 Affordable Housing  
Site Acquisition Loan To Habitat For Humanity East Bay For 10211 Byron Avenue To  
Extend The Term, Reduce The Interest Rate, And Forgive The Accrued Interest; And  
[\(09-1174-23\)](#)

24) A Resolution Amending Resolution No. 2008-0016 C.M.S. To Approve The  
Assignment Of An Existing Loan In The Amount of \$1,753,000 By New Altenheim  
Partners, LP To Eden Housing Or Its Affiliate For The Altenheim Phase II Senior  
Housing Development Located at 1720 MacArthur Boulevard; And  
[\(09-1174-24\)](#)

25) A Resolution Amending Resolution No. 2009-0033 C.M.S. To Allow An Existing  
Commitment Of Funds To Affordable Housing Associates For The Oaks Hotel Project In  
The Amount Of \$1,100,000 To Be Used For The Expanded Jefferson Oaks Apartments  
Project Located At 1424 Jefferson Street And To Allow An Extension Of Time For The  
Commitment Of Funds  
[\(09-1174-25\)](#)

5 Subject: California Hotel - Rehabilitation & Conversion  
From: Community And Economic Development Agency  
Recommendation: Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Amending Agency Resolution No. 2008-0005 C.M.S. To  
Change The Recipient Of A \$300,000 Grant For The Rehabilitation And  
Conversion Of The California Hotel To Permanent Supportive Housing From Cahon  
Associates To The East Bay Asian Local Development Corporation  
(EBALDC); And  
[\(09-1175\)](#)

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2) An Agency Resolution Amending Resolution No. 2008-0055 C.M.S. To Reallocate Up To \$325,000 From Unused Funds From A Tenant Assistance Program For Residents At Oakland Community Housing, I  
[\(09-1175-1\)](#)

6 Subject: Two Professional Services Agreements  
From: Community And Economic Development Agency  
Recommendation: Adopt An Agency Resolution Authorizing The Professional Services Agreements With Advanced Resources In Construction Services, Ltd., And The Alley Group Construction Managers To Provide Construction Monitoring Services For Affordable Housing Projects On An As-Needed Basis In An Aggregate Amount Not To Exceed Two Hundred And Fifty Thousand Dollars (\$250,000)  
[\(09-1176\)](#)

7 Subject: Loan Modification Activity - Follow Up  
From: Community And Economic Development Agency  
Recommendation: Receive A Follow-Up Report On Loan Modification Activity Including 1) Options For Modifying The Linked Banking Services Ordinance To Include Foreclosure Statistics, 2) Alternative Options To Receive Statistics About Loan Modifications And Foreclosures, And 3) Information From Counseling Agencies And Banks Regarding Permanent Loan Modification Activities  
[\(09-1177\)](#)

8 Subject: Purchase Of Real Property At 2330 Webster And 2315 Valdez Street  
From: Community And Economic Development Agency  
Recommendation: Adopt An Agency Resolution Authorizing The Purchase Of Real Property At 2330 Webster And 2315 Valdez Street In The Central District Redevelopment Project Area, From Oakland PPD Return, LLC, For \$4,050,000, Less The Cost Of Any Environmental Site Remediation, And Authorizing Up To \$25,000 For Real Estate Closing Costs  
[\(09-1217\)](#)

9 Subject: Weatherization Assistance Program  
From: Office Of The City Administrator  
Recommendation: Adopt A Resolution Authorizing The City Administrator On Behalf Of The City Of Oakland, To Apply For, Accept And Appropriate Grant Funds From The American Recovery And Reinvestment Act Of 2009 (Federal Government's "Stimulus Package") For Up To \$4,000,000 From The California Community Services Department's Weatherization Assistance Program For The Purpose Of Providing Weatherization Services To Low-Income Residents  
[\(09-1207\)](#)

10 Subject: Local Initiatives Support Corporation - Purchase  
From: Community And Economic Development Agency  
Recommendation: Adopt An Agency Resolution Authorizing The Agency Administrator To Purchase A \$220,300 Loan Secured By 1662-1664 7th Street, 1666 7 th Street, 1672

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7 th Street, 715 Campbell Street And 1676 7 th Street In West Oakland From The Local Initiatives Support Corporation For An Amount Not To Exceed \$100,000  
(09-1173)

S-11 Subject: Broadway Streetcar And Transit Improvement Plan  
From: Community And Economic Development Agency  
Recommendation: Adopt An Agency Resolution Authorizing (1) The Agency Administrator To Apply For, Accept And Appropriate A Grant From The California Department Of Transportation (Caltrans), Community-Based Transportation Planning Grant Program In An Amount Up To \$250,000 For A Broadway Streetcar And Transit Improvement Plan; And (2) A Local Match For The Grant From Central District Funds In The Amount Of \$25,000  
(09-1259)

S-12 Subject: Lowell Street Corridor Community Plan  
From: Community And Economic Development Agency  
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing The City Administrator To Apply For, Accept, And Appropriate A Grant Under The California Department Of Transportation, Transportation Planning Environmental Justice Grant Program In The Amount Of \$150,000 For The Lowell Street Corridor Community Plan; And Accepting A Local Match In The Amount Of \$15,000 For The Project From The Redevelopment Agency Under The Cooperation Agreement; And  
(09-1260)

2) An Agency Resolution Contributing \$15,000 In Fiscal Year 2009/2010 In General Redevelopment Purpose Funds To The City Of Oakland Under The Cooperation Agreement As A Local Match For The Caltrans Transportation Planning Environmental Justice Grant For The Lowell Street Corridor Community Plan  
(09-1260-1)

**Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)**

**Adjournment**

\* 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.

NOTE: Americans With Disabilities Act  
If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 48 hours prior to the meeting so we can make reasonable arrangements to ensure accessibility. Also, in compliance with Oakland's policy for people with environmental illness or multiple chemical sensitivities, please refrain from wearing strongly scented products to meetings.

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Office of the City Clerk - Agenda Management Unit

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(TDD)

**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 8:30AM TO 5:00PM**

**LATONDA SIMMONS**

**Agency Secretary/City Clerk**

**and Clerk of the Council**

ORA - Oakland Redevelopment Agency

S - Supplemental Item