



City of Oakland

Office of the City Clerk
Oakland City Hall,
1 Frank H. Ogawa Plaza,
Room 201
Oakland, California 94612

Meeting Minutes - DRAFT

*Community & Economic Development Committee

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

City of Oakland Website: <http://www.oaklandca.gov>

Tuesday, May 13, 2025

1:30 PM

City Council Chamber, 3rd Floor

The Oakland City Council Community And Economic Development Committee
Convened At 1:30 P.M. With Councilmember Brown Presiding As Chairperson

COMMITTEE MEMBERSHIP:

Roll Call / Call To Order

Present 3 - Carroll Fife, Rowena Brown, and Zac Unger

Excused 1 - Janani Ramachandran

1 Approval Of The Draft Minutes From The Committee Meeting Of April 22, 2025

[25-0683](#)

Attachments: [View Report](#)

0 Speakers Spoke On This Item

A motion was made by Carroll Fife, seconded by Zac Unger, that this matter be
Accepted. The motion carried by the following vote:

Aye 3 - Fife Brown, Unger

Excused 1 - Ramachandran

NO VOTE 0

2 Determination Of Schedule Of Outstanding Committee Items

[25-0684](#)

Attachments: [View Report](#)

[View Supplemental Report - 5/8/2025](#)

0 Speakers Spoke On This Item

A motion was made by Rowena Brown, seconded by Zac Unger, that this matter
be Accepted. The motion carried by the following vote:

Aye 3 - Fife Brown, Unger

Excused 1 - Ramachandran

NO VOTE 0

- 3** Subject: Authorization For First Amendment To LDDA With Liberation Park Residences
From: Economic And Workforce Development Department
Recommendation: Adopt An Ordinance Authorizing The City Administrator To Negotiate And Execute An Amendment To The Lease Disposition And Development Agreement With Liberation Park Residences, L.P., For A Portion Of City-Owned Property Located At 73rd Avenue And Foothill Boulevard (Parcel 2), To Revise The Ground Lease Terms Of Rent Payment By Replacing The Provision Of A 55-Year Capitalized Loan In The Amount Of \$1,505,004 At A 3% Interest Rate With An Annual Ground Rent Payment Of \$90,331 Capped At \$1,505,004, To Be Paid To The City During The 99-Year Ground Lease Term [25-0667](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

[View Attachment A](#)

[View Attachment B](#)

[View Legislation](#)

The Committee Approved The Recommendations Of Staff To Forward This Item To The May 20, 2025 Special City Council Agenda On Consent (1:00 P.M.)

2 Speakers Spoke On This Item

A motion was made by Rowena Brown, seconded by Zac Unger, that this matter be Approved the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 5/20/2025. The motion carried by the following vote:

Aye 3 - Fife Brown, Unger

Excused 1 - Ramachandran

NO VOTE 0

- 4** Subject: Resolution Of Necessity For Fire Station 4 Land Acquisition
From: Economic Workforce Development Department
Recommendation: Adopt A Resolution Of Necessity For The Acquisition, By Eminent
Domain, Of Real Property Located At 1745 14th Avenue, Oakland, California, And
Authorizing The Initiation Of Condemnation Proceedings For The Acquisition Of The
Property
[25-0660](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

[View Attachment A](#)

[View Legislation And Exhibit A](#)

***The Committee Approved The Recommendations Of Staff To Forward This Item To
The May 20, 2025 Special City Council Agenda As A Public Hearing (1:00 P.M.)***

1 Speaker Spoke On This Item

A motion was made by Carroll Fife, seconded by Zac Unger, that this matter be
Approved the Recommendation of Staff, and Forward to go before the Special
Concurrent Meeting of the Oakland Redevelopment Successor Agency/City
Council, to be heard 5/20/2025. The motion carried by the following vote:

Aye 3 - Fife Brown, Unger

Excused 1 - Ramachandran

NO VOTE 0

- 5** Subject: May 2025 Annual Action Plan Amendment
From: Housing And Community Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution:
(1) Authorizing The City Administrator To Prepare And Submit To The United States
Department Of Housing & Urban Development (HUD), A First Substantial Amendment To
The City Of Oakland's Annual Action Plan For Fiscal Year 2024/25 To Update Multiple
Allocations For Current- And Prior-Year HUD Grants; (2) Amending Resolution No.
90372 C.M.S., Which Among Other Things, Included Exhibit A Allocations And A List Of
Eligible Backup Activities To Be Funded With Funds That Become Available As A Result
Of Projects Being Completed Under Budget, Delayed, Cancelled Or Reprioritized, To
Modify Said Resolution To Reflect Updated Allocations As Described In Amended
Exhibit A And An Updated List Of Eligible Backup Activities To Be Funded With Grant
Funds That Become Available As A Result Of Projects Being Completed Under Budget,
Delayed, Cancelled Or Reprioritized, Contingent Upon Available Funding From HUD; (3)
Amending The Citizen Participation Plan To Increase The Threshold Of What Constitutes
A Substantial Amendment To An Activity-Level Reallocation Action That Shifts More Than
Twenty Percent Of The Annual Grant Award Amount; And (4) Authorizing The City
Administrator To Award Agreements For Activities As Set Forth In Exhibit A And The List
Of Eligible Backup Activities To Be Funded With Grant Funds That Become Available As
A Result Of Projects Being Completed Under Budget, Delayed, Cancelled Or
Reprioritized, Attached Hereto, And The City's Amended Fiscal Year 2024/25 Annual
Action Plan Inclusive Of Prior-Year Funding Availability, Subject To Compliance With Any
Applicable Competitive Bidding Requirements, Without Returning To Council
[25-0665](#)

Sponsors: Housing And Community Development Department

Attachments: [View Report](#)
 [View Legislation](#)
 [View Exhibit A](#)

***The Committee Approved The Recommendations Of Staff To Forward This Item To
The May 20, 2025 Special City Council Agenda As A Public Hearing (1:00 P.M.)***

**A motion was made by Carroll Fife, seconded by Zac Unger, that this matter be
Approved the Recommendation of Staff, and Forward to go before the Special
Concurrent Meeting of the Oakland Redevelopment Successor Agency/City
Council, to be heard 5/20/2025. The motion carried by the following vote:**

Aye 3 - Fife Brown, Unger

Excused 1 - Ramachandran

NO VOTE 0

- 6** Subject: Home Rehab Program: Limit Increase And Consultant
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing The City Administrator To: (1) Increase The Grant Limit Of The Lead Safe And Healthy Homes Program From \$33,575 To \$40,000 Per Project, (2) Increase The Grant Limit Of The Access Improvement Program From \$33,575 To \$40,000 Per Project And From \$53,720 To \$60,000 Per Project If A Wheelchair Lift Is Required, (3) Increase The Loan Limit Of The Emergency Home Repair Program From \$33,575 To \$40,000 Per Project, (4) Increase The Loan Limit Of The Home Maintenance Improvement Program From \$167,874 To \$250,000 Per Project, And (5) Modify The City's Residential Lending Home Rehabilitation Programs Guidelines To Allow For Annual Increases To Grant And Loan Per Project Limits Of Home Rehabilitation Programs In The City Administrator's Discretion, Without Returning To Council; And [25-0662](#)

Sponsors: Housing And Community Development Department

Attachments: [View Report](#)
 [View Legislation](#)

The Committee Approved The Recommendations Of Staff To Forward This Item To The May 20, 2025 Special City Council Agenda On Consent (1:00 P.M.)

1 Speaker Spoke On This Item

A motion was made by Carroll Fife, seconded by Zac Unger, that this matter be Approved the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 5/20/2025. The motion carried by the following vote:

Aye 3 - Fife Brown, Unger

Excused 1 - Ramachandran

NO VOTE 0

2) A Resolution: (1) Authorizing The City Administrator To Enter Into A Professional Services Agreement With Habitat For Humanity East Bay/Silicon Valley, Inc. To Provide Lending And Construction Management Services In Support Of The Residential Lending And Home Rehabilitation Program In An Amount Not To Exceed \$1,500,000 From July 1, 2025, Through June 30, 2029; (2) Waiving The Local And Small Local Business Enterprise (L/SLBE) Requirements For The Proposed Agreement; And (3) Authorizing The City Administrator To Increase The Not To Exceed Amount Using Any Community Development Block Grant (CDBG) Funding From The U.S. Department Of Housing And Urban Development (HUD) That Becomes Available For The Program During The Agreement Term, Including Any Extension, And To Extend The Term Of The Agreement For Up To Four Additional Years Subject To Funding Availability, Without Returning To Council

[25-0666](#)

Sponsors: Housing And Community Development Department

Attachments: [View Report](#)

[View Legislation](#)

The Committee Approved The Recommendations Of Staff To Forward This Item To The May 20, 2025 Special City Council Agenda On Consent (1:00 P.M.)

1 Speaker Spoke On This Item

A motion was made by Carroll Fife, seconded by Zac Unger, that this matter be Approved the Recommendation of Staff, and Forward to go before the Special Concurrent Meeting of the Oakland Redevelopment Successor Agency/City Council, to be heard 5/20/2025. The motion carried by the following vote:

Aye 3 - Fife Brown, Unger

Excused 1 - Ramachandran

NO VOTE 0

Open Forum

0 Speakers Spoke During Open Forum

Adjournment

There Being No Further Business, The Oakland City Council Community And Economic Committee Adjourned The Meeting At 2:38 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.