



# 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

## \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the Community and 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, June 25, 2013

2:00 PM

Sgt. Mark Dunakin Room - Hearing  
Room 1

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### **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. These items are heard on the 5:30 P.M. portion of the agenda.

**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. These items are heard on the 6:30 P.M. portion of the agenda.

**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:**

Lynette Gibson McElhaney, District 3, Council President Patricia Kernighan, District 2, Libby Schaaf, District 4; Chairperson: Vice Mayor Larry Reid, District 7

1 Approval Of The Draft Minutes From The Committee Meeting Held On June 11, 2013

2 Determination Of Schedule Of Outstanding Committee Items  
(CED062513)

3 Subject: Amendments To Debt Service Rent Increase Regulations  
From: Department Of Housing And Community Development  
Recommendation: Adopt The Following Two Pieces Of Legislation:

1) A Resolution Adopting Amendments To The Rent Adjustment Regulations, Appendix A, Section 10.4 To Require That Debt Service Rent Increases For Newly Purchased Rental Properties Not Exceed Debt Service Calculated On A Standard Financing Model, To Limit Debt Service Rent Increases To A One-Time Cap Of Seven Percent Over The Current Allowable Rent Increase, And To Adopt A Grandparent Clause; And  
[\(12-0550\)](#)

2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. 8.22.090b) To Require Property Owners Seeking Rent Increases Based On Debt Service To File Owner Petitions;  
[\(12-0550-1\)](#)

Or, Alternatively, Adopt The Following Two Pieces Of Legislation:

1) A Resolution To Adopt Amendments To The Rent Adjustment Regulations Appendix A, Section 10.4 To Provide For A Grandparent Clause For Rental Properties With A Purchaser At The Enactment Of Elimination Of Debt Service As A Justification For A Rent Increase; And  
[\(12-0550-2\)](#)

2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. Sections 8.22.020 And 8.22.070) To Eliminate Debt Service As A Justification For A Rent Increase  
[\(12-0550-2A\)](#)

**This item was Continued from the June 11, 2013 Community & Economic Development Committee meeting.**

4 Subject: Army Base Interim Leasing Program  
From: Office Of Neighborhood Investment  
Recommendation: Receive A Report And Possible Action Regarding The Oakland Army Base Interim Leasing Program  
[\(12-0143-1\)](#)

**This item was Continued from the June 11, 2013 Community & Economic Development Committee meeting.**

5 Subject: Environmental Oversight Costs At Former Oakland Army Base  
From: Office Of The City Administrator  
Recommendation: Adopt A Resolution Authorizing The City Administrator To Negotiate And Execute The Following Agreements In Order To Modify The Manner In Which The California Department Of Toxic Substances Control (DTSC) And The Regional Water Quality Control Board Are Paid For Environmental Oversight Costs At The Former Oakland Army Base (OARB): (1) An Amendment To The 2003 Consent Agreement With DTSC; (2) An Amendment To The 2002 Environmental Services Cooperative Agreement With The United States Army (Army); And (3) An Assumption Agreement With The Army Approving The Transfer Of The OARB Property From The Oakland Redevelopment Agency To The City  
[\(12-0612\)](#)

**Pursuant to Rule 28(b) of Resolution 82580 C.M.S., this item was added to  
this agenda.**

- 6            Subject:     ENA For Coliseum Transit Village Phase I  
              From:        Office Of Neighborhood Investment  
              Recommendation: Adopt The Following Pieces Of Legislation:
- 1) A Resolution Authorizing An Exclusive Negotiating Agreement With The Oakland Economic Development Corporation For Development Of Phase I Of The Transit Village At The Coliseum Bart Station, And Authorizing A Predevelopment Loan For The Project In An Amount Not To Exceed \$400,000; And  
[\(12-0582\)](#)
- 2) A Resolution Authorizing The City Of Oakland To Continue To Accept And Appropriate Grant Funds Under The California Department Of Housing And Community Development's Transit Oriented Development Grant Program For The Coliseum BART Station Transit Village Project And Authorizing The City Administrator, Deanna Santana, To Negotiate Grant Terms, Execute, Modify, Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To The Transit Oriented Development Grant Program; And  
[\(12-0582-1\)](#)
- 3) An Oakland Redevelopment Successor Agency Resolution Transferring The Grant Under The California Department Of Housing And Community Development's Transit Oriented Development Grant Program For The Coliseum Bart Station Transit Village Project To The City Of Oakland  
[\(12-0582-2\)](#)
- 7            Subject:     ENA To Develop 12th Street Remainder Parcel  
              From:        Office Of Neighborhood Investment  
              Recommendation: Adopt A Resolution Authorizing An Exclusive Negotiating Agreement With UrbanCore-Integral, LLC For Development Of The 12th Street Remainder Parcel Located At 12th Street And 2nd Avenue  
[\(12-0592\)](#)
- 8            Subject:     ORSA Property Management Plan  
              From:        Office Of Neighborhood Investment  
              Recommendation: Adopt An Oakland Redevelopment Successor Agency (ORSA) Resolution Approving A Long-Range Property Management Plan Addressing The Disposition And Use Of Former Redevelopment Agency Properties  
[\(12-0601\)](#)

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

**Adjournment**

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**Tuesday, June 25, 2013**

- \* 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.

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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 8:30AM TO 5:00PM**

**LaTonda Simmons  
City Clerk and  
Clerk of the Council**