



City of Oakland

Meeting Agenda

*Community & Economic Development Committee

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

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

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

Tuesday, November 10, 2015

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

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:

Annie Campbell Washington, District 4; Council President Lynette Gibson McElhaney, District 3; Vice Mayor Rebecca Kaplan, At Large; Chairperson: President Pro Tempore Larry Reid, District 7

- 1 Approval Of The Draft Minutes From The Committee Meetings Of October 13, 2015 And October 27, 2015
[15-0221](#)

Attachments: [View Report.pdf](#)

There are no minutes to approve for October 27, 2015 as the meeting was cancelled.

2 Determination Of Schedule Of Outstanding Committee Items

[15-0224](#)

Attachments: [View Report](#)

- 3 Subject: Mills Act Contracts
From: Planning & Building Department
Recommendation: Adopt A Resolution, As Recommended By The Landmarks Preservation Advisory Board, Approving Seven (7) Mills Act Contracts Between The City Of Oakland And The Properties At 856 Trestle Glen Road (Estimated \$8,662/Year Property Tax Reduction), 51 8th Street (Estimated \$6,442/Year Property Tax Reduction), 339 Palm Avenue (Estimated \$9,742/Year Property Tax Reduction), 319 Henry Street (Estimated \$2,156/Year Property Tax Reduction), 1433 12th Avenue (Estimated \$7,300/Year Property Tax Reduction), 334 Newton Avenue (Estimated \$2,990/Year Property Tax Reduction), And 1902 Myrtle Street (Estimated \$2,078/Year Property Tax Reduction) Pursuant To Ordinance 12987 C.M.S., To Provide Property Tax Reductions In Exchange For Owners' Agreement To Repair And Maintain Historic Properties In Accordance With Submitted Work Programs

[15-0229](#)

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- 4 Subject: Sale Of Parcel At 1148 71st Avenue
From: Economic & Workforce Development Department
Recommendation: Adopt An Ordinance Authorizing City Administrator Or Designee To Negotiate And Execute A Purchase And Sales Agreement Between The City Of Oakland And Belter Palma And Juana Trujillo (Collectively, "Purchasers") For The Sale Of Cityowned Property Located At 1148 71st Avenue (Apn 041-4135-028) For Twenty-Five Thousand Dollars (\$25,000)

[15-0255](#)

Attachments: [View Report](#)

- 5 Subject: Loan Restructuring For Hismen Hin-Nu And Marcus Garvey Commons
From: Housing & Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Amending Resolution Nos. 89-108, 90-92,2011-0017, 83921, And 84586 C.M.S. To Modify The Terms Of Existing Loans To The Marcus Garvey Commons Affordable Housing Project At 721 A Wood Street To (1) Allow The New Owner To Assume And Assign The Loans In Order To Consolidate The Loans With Loans For The Hismen Hin-Nu Terrace Project, (2) Extend The Maturity Date To 55 Years, And (3) Change The Interest Rate From 3% To The Applicable Federal Rate; And

[15-0256](#)

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2) A Resolution Amending Resolution Nos. 84038 And 85471C.M.S. To Modify The Terms Of A \$1,517,000 Loan To East 14th Street Housing Associates For The Hismen Hin-Nu Terrace Affordable Housing Project To (1) Allow The New Owner To Assume And Assign The Loan In Order To Consolidate The Loan With Loans For The Marcus Garvey Commons Project, (2) Extend The Maturity Date To 55 Years, And (3) Change The Interest Rate From 3% To The Applicable Federal Rate

[15-0257](#)

6 Subject: Fruitvale Transit Village Phase II
From: Economic & Workforce Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Ordinance Amending Ordinance No. 13313 C.M.S. To Add The East Bay Asian Local Development Corporation ("EBALDC") As An Additional Party To The Lease Disposition And Development Agreement (Phase IIA), A Sixty-Six (66) Year Ground Lease And Related Documents (Collectively "LDDA") As Amended By And Among The City Of Oakland, A Municipal Corporation, The Spanish Speaking Unity Council Of Alameda County, Inc., L&M Development Partners, Inc. And EBALDC For The Development Of Mixed Income Housing Located On APN 033-2177-021 At 37th Avenue And East 12th Street; And

[15-0258](#)

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2) A Resolution Authorizing The City Administrator Or Designee To Negotiate And Execute A Development Loan Agreement By And Between The City Of Oakland And The Spanish Speaking Unity Council Of Alameda County, Inc. ("Unity Council") To Provide A Loan To Unity Council In The Aggregate Amount Of \$7,050,000 For The Fruitvale Transit Village Phase IIA Project By: (A) Amending The Central City East Redevelopment Project Area Excess Bond Spending Plan By Re-Appropriating And ReAllocating Previously Committed Excess Bond Proceeds In The Amount Of \$2,550,000 From Central City East - Major Projects; (B) Amending The Coliseum Redevelopment Project Area Excess Bond Spending Plan By Re-Appropriating And Re-Allocating Previously Committed Excess Bond Proceeds In The Amount Of \$500,000 From Coliseum City EIR And Specific Plan For A Total Of \$3,050,000 Excess Bond Funds; And (C) Allocating \$4 Million Of Proposition 1C Funds From The State Of California's Housing And Community Development Department As A Loan To The Fruitvale Transit Village Phase IIA Project

[15-0259](#)

- 7 Subject: Increasing The Rent Program Service Fee
From: Housing & Community Development Department
Recommendation: Receive A Report and Possible Action On A Proposed Ordinance Amending The Master Fee Ordinance (O.M.C. 13320) To Increase The Rent Program Service Fee From \$30 Dollars Per Unit To \$110 Per Unit [TITLE CHANGE]
[15-0261](#)

Attachments: [View Report](#)

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.

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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.