



City of Oakland

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

Meeting Agenda - SUPPLEMENTAL

* Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee

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

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

Tuesday, July 11, 2017

1:00 PM

Sgt. Mark Dunakin Room - Hearing Room 1

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 Reid, District 7; Lynette McElhaney, District 3; Noel Gallo, District 5;
Chairperson: Vice Mayor Annie Campbell Washington, District 4

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On June 13, 2017
[16-1331](#)

Attachments: [View Report](#)

2 Determination Of Schedule Of Outstanding Committee Items

[16-1334](#)

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

- 3 Subject: Displacement Of Oakland's Non-Profit Organizations Due To Dramatic
Increases In Rental Costs
From: Councilmember Brooks
Recommendation: Receive An Informational Report From The City Administrator And
Possible Action On The Impact Of The High Costs Of The Current Commercial Rental
Market On Nonprofit And Community Based Organizations; An Analysis Of The
Displacement Of Nonprofits From The City Of Oakland Between 2012 To The Present
(Analysis To Include The Impact On The Delivery Of Services); And Recommendations
On How To Retain A Vibrant Non-Profit Community In Oakland Through City Support
To Ameliorate The Impact Of Rising Rental Costs

[16-0778](#)

Sponsors: Ms. Brooks

Attachments: [View Report](#)
[View Report](#)
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Legislative History

2/23/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
4/11/17	*Special Community & Economic Development Committee	Continued to the *Community & Economic Development Committee

*Staff was directed to review the matter for fiscal impact and framework for a
timeline to assist Nonprofits, to return to on the April 25, 2017 Community And
Economic Development*

6/13/17

*Special Community &
Economic Development
Committee

Continued to the *Community & Economic
Development Committee

Staff was directed to include the 5 items provided by the Oakland Pic;

1. Immediately--- appoint a single point of contact(s) in the City to respond to inquiries and initiate action on behalf of non-profits who are facing immediate displacement. (See Staff Report, p.7.)

2. Clarify criteria for selection of non-profits that have received free use of City space or have received other City assistance. (See City Staff Report, p. 5.)

3. Identify the types of technical and/ or the financial assistance available for non-profits impacted by displacement.

4. Question: Have the City's previous actions to avert non-profit displacement received a Race and Equity analysis--- as would now be required by the City's Ordinance?

5. Question: Can the City participate in loan assistance for nonprofits that need additional resources to remain in Oakland (i.e., loan guarantees, co-participation with the Northern California Community Loan Fund, etc.)?

And more information on the 3 items on page 4 of the report.

There were 11 speakers on this item.

DUE TO THE PRESENCE OF COUNCILMEMBER BROOKS, A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE AND SECONDED TO ADJOURN THE MEETING OF THE SPECIAL COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 2:43 P.M.

- 4 Subject: Phase I Of The Walk This Way: Broadway / Webster Project
From: Planning And Building Department
Recommendation: Adopt A Resolution Authorizing The City Administrator To: 1) Negotiate And Execute A Professional Services Contract With PGA Design In An Amount Not-To-Exceed One Million Three Hundred Eighty Thousand Dollars (\$1,380,000) For Design And Engineering Services For The Walk This Way: Broadway I Webster Project, Consisting Of Phase 1 In An Amount Not-To-Exceed Four Hundred Thirty Thousand Dollars (\$430,000), And Phase 2 In An Amount Not-To-Exceed Nine Hundred Fifty Thousand Dollars (\$950,000), With Phase 2 Being Contingent On Appropriation Of Funding, For A Term Of Seven (7) Years, Or Completion Of Construction, Whichever Occurs First; And 2) Return To Council To Accept And Appropriate Grant And Other Funding For Phase 2 Of The Walk This Way: Broadway I Webster Project; And 3) Appropriate Grant Funds Up To Three Hundred Forty-Two Thousand And One Hundred Ten Dollars (\$342,110) From The Metropolitan Transportation Commission's Safe Routes To Transit Program For Phase 1 Of The Walk This Way: Broadway / Webster Project; And 4) Authorize A Contribution From The Central District Redevelopment Project Broadway Streetscape Funds In An Amount Up To Fifty-Seven Thousand Eight Hundred Ninety Dollars (\$57,890) For Phase 1 Of The Walk This Way: Broadway I Webster Project; And 5) Authorize A Contribution From The Planning And Building Department Funds In An Amount Up To Thirty Thousand Dollars (\$30,000) For Phase 1 Of The Walk This Way: Broadway I Webster Project.

[16-1180](#)

Sponsors: Planning & Building Department

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

Legislative History

6/1/17	*Rules & Legislation Committee <i>No Public Hearing.</i>	Scheduled to the *Community & Economic Development Committee
6/13/17	*Special Community & Economic Development Committee <i>There was 1 speaker on this item.</i>	Continued to the *Community & Economic Development Committee

- 5** Subject: On-Call Property Maintenance Services Contract
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution Authorizing The City Administrator To Negotiate, And, Without Returning To City Council, Execute A Contract With Men Of Valor Academy For Three Years With Three Optional One Year Extensions In An Amount Not-To-Exceed Five Hundred Thousand Dollars (\$500,000.00) For On-Call Property Maintenance Services For Multiple City-Owned Parcels Predominantly In East Oakland

[16-1307](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

Legislative History

6/29/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 6** Subject: Authorize An Allocation Of \$20 Million In New Market Tax Credits
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution: (1) Authorizing Oakland Renaissance NMTC, Inc. (ORNMTC), An Affiliate Of The City, To Accept An Allocation Of New Markets Tax Credit Authority In An Amount Not To Exceed \$20 Million, And To Enter Into An Allocation Agreement And Related Documents With The Community Development Financial Institutions Fund For This Tax Credit Authority; (2) Approving An Allocation Of \$14 Million In New Market Tax Credits By ORNMTC To Neighborhood Assets LLC, Or Its Affiliates, For The Development Of A Grocery Store At 3103 Myrtle Street; (3) Approving An Allocation Of \$6 Million In New Market Tax Credits' To A Commercial Loan Pool, To Be Administered By ORNMTC And Other Partners, For The Purpose Of Providing Small Business Loans To Commercial Businesses In Eligible Sections Of Oakland; (4) Authorizing Reappropriation Of \$2,630,059 In Cash Balances From Loan Repayments To The Revolving Commercial Loan Funds; And (5) Authorizing A Leveraged Loan For \$4,500,000 From Revolving Commercial Loan Funds To ORNMTC Or A Related Entity For The Commercial Loan Pool Program

[16-1311](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

Legislative History

6/29/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 7 Subject: Purchase The HUD-Held Mortgage Loan Secured By E.C. Reems Garden Apartments
From: Housing And Community Development Department
Recommendation: Adopt A Resolution (1) Authorizing The Purchase Of A HUD-Held Mortgage Loan Secured By E.C. Reems Garden Apartments Located At 2700 Alvingroom Court (The "Property") For A Purchase Price Of Up To \$4,000,000 Plus Accrued Interest, And (2) Authorizing The City Administrator To Take Actions To Facilitate The Preservation And Rehabilitation Of The Property, Including Contracting With An Interim Property Management Company, Foreclosing On City Loans Secured By The Property, And/Or Assigning City Loans Or Lien Rights On The Property To An Affordable Housing Entity

[16-1313](#)

Sponsors: Housing And Community Development Department

Attachments: [View Report](#)
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Legislative History

6/29/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 8 Subject: 12th Street Remainder DDA Assignment
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution Authorizing The Partial Assignment Of The Disposition And Development Agreement Between The City Of Oakland And Urbancore Development Llc ("Urbancore") And Lakehouse Commons Affordable Housing, LP For The Sale And Development Of The 12th Street Remainder Parcel Located At E12th Street And Second Ave From Urbancore To Lakehouse Commons LLC Or Its Related Entities Or Affiliates

[16-1292](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

Legislative History

6/29/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 9 Subject: Renewal of Management Agreement for Oakland Ice Center With Sharks Ice, LLC
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution: (1) Authorizing The City Administrator, Without Returning To The City Council, To Negotiate And Execute A Management Agreement Between The City Of Oakland And Sharks Ice, LLC (Or Its Related Entities Or Affiliates) To Manage And Operate The Oakland Ice Center ("OIC") Substantially In Conformance With The Term Sheet Attached As Exhibit A; (2) Authorizing An Appropriation Of Up To \$3,800,000 To Fund Capital Improvements At The OIC, Including A New Refrigeration System, To Be Undertaken By Sharks Ice, LLC; And (3) Finding Such Actions Exempt From CEQA Pursuant To CEQA Guidelines Section 15301

[16-1316](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

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Legislative History

6/29/17

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
Development Committee

- 10 Subject: Property BID Annual Reports And Assessment Payment Approval
From: Economic And Workforce Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution (A) Approving The Fiscal Year 2016-2017 Annual Reports Of The Downtown Oakland Community Benefit District Of 2008, The Lake Merritt/Uptown Community Benefit District Of 2008, The Fruitvale Property Business Improvement District Of 2011, The Lakeshore/Lake Park Business Improvement Management District Of 2012, The Jack London Improvement District, The Temescal/Telegraph Business Improvement District 2015, And The Laurel Business Improvement District 2016 Advisory Boards; (B) Confirming The Continuing Annual Assessment For Each Applicable District For Fiscal Year 2017-2018; And (C) Authorizing Payment Of The City's Cumulative Fiscal Year 2017-2018 Fair Share Assessment In An Approximate Amount Of \$205,711.59 For City-Owned Properties In The Downtown Oakland District, The Lake Merritt/Uptown District, The Fruitvale District, The Jack London District, And The Temescal/Telegraph District 2015; And

[16-1314](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

Legislative History

6/29/17

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
Development Committee

2) Adopt The Successor Agency Resolution Authorizing Payment Of The Oakland Redevelopment Successor Agency's Cumulative Fiscal Year 2017-2018 Fair Share Assessment In An Approximate Amount Of \$4,537.56 For One Oakland Redevelopment Successor Agency-Owned Property In The Downtown Oakland Community Benefit District Of 2008

[16-1315](#)

Sponsors: Economic & Workforce Development Department

Attachments: [View Report](#)

Legislative History

6/29/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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11 Subject: 2017/18 Annual Action Plan For Entitlement Formula Grants
From: Housing And Community Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution Authorizing The City Administrator To (1) Prepare And Submit To The U.S. Department Of Housing And Urban Development, The Consolidated Plan Annual Action Plan For Fiscal Year 2017/18; (2) Accept And Appropriate Funds Totaling \$12,229,282 For The Home, Emergency Solutions Grant, Housing Opportunities For Persons With AIDS, And The Community Development Block Grant Programs For FY 2017/18; (3) Authorizing The City Administrator To Negotiate And Execute Two-Year Grant Agreements Under The Community Development Block Grant Program, With The Second Year Funding Contingent Upon Level Of CDBG Funds Awarded To The City Oakland By Hud For FY 2018/19; (4) Appropriating \$1,200,000 In Revolving Fund Program Income And Any Amounts In Excess Thereof For Housing Rehabilitation Revolving Fund; (5) Authorizing The Reprograming \$209,750 In Community Development Block Grant Program Savings And Carry-Forward Funds For 2017/18 Projects; And (6) Authorizing A Contribution From The General Purpose Fund In The Estimated Amount Of \$8,089 For Central Service Overhead Charges Associated With The Emergency Solutions Grant

[16-1287](#)

Sponsors: Housing And Community Development Department

Attachments: [View Report](#)

Legislative History

6/29/17	*Rules & Legislation Committee	Rescheduled to the *Community & Economic Development Committee
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- 12** Subject: Brooklyn Basin Affordable Housing Parcels: Joint Ownership Agreement
From: Housing And Community Development Department
Recommendation: Ordinance Authorizing (1) The Sale Of An Undivided 50 Percent Interest In The Affordable Housing Parcels At Brooklyn Basin To The Oakland Housing Authority Or Affiliate For A Purchase Price Of \$10 Million, And (2) A Joint Ownership Agreement With The Oakland Housing Authority Or Affiliate Governing The Joint Ownership, Disposition And Operation Of The Property
[16-1312](#)

Sponsors: Housing And Community Development Department

Attachments: [View Report](#)

Legislative History

6/29/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 13** Subject: Process To Confirm Owner-Occupancy Exemption For Duplexes And Triplexes
From: Councilmember Kaplan
Recommendation: Adopt A Resolution Requesting The Housing Residential Rent And Relocation Board To Consider Regulations To Have Property Owners Who Owner-Occupy Duplexes And Triplexes To Confirm Owner-Occupancy Status Through A Certificate Of Exemption Or Other Administrative Process; And Requesting That, Before Implementation, Rent Board Will Bring Any Proposed Regulation Before City Council For Consideration Of Costs
[16-1362](#)

Sponsors: Kaplan

Attachments: [View Report](#)

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Legislative History

6/29/17	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 14** Subject: Clarify And Strengthen The City's Remedies And Penalties For Violations
From: Office Of The City Attorney
Recommendation: Adopt A Ordinance Enacting Oakland Municipal Code Chapter 1.10 (Civil Remedies For Municipal Code Violations) And Amending Chapter 1.08 (Civil Penalties) And Chapter 1.12 (Administrative Citations) To Clarify And Strengthen The City's Remedies And Penalties For Violations Of The Oakland Municipal Code
[16-1355](#)

Sponsors: Office Of The City Attorney

Attachments: [View Report](#)

Legislative History

6/29/17

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
Development Committee

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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