



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 - FINAL

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>

Tuesday, June 12, 2018

1:30 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 Gibson 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 Of May 22, 2018

[18-0596](#)

Attachments: [View Report](#)

2 Determination Of Schedule Of Outstanding Committee Items

[18-0597](#)

Attachments: [View Report](#)

[View Supplemental Report 6-8-2018](#)

- 3 Subject: Cost To Implement Owner Occupancy Exemption Regulations
From: Housing And Community Development Department
Recommendation: Receive An Informational Report Of The Cost To Implement Regulations That Ensure Compliance With The Provision Within The Just Cause Eviction Ordinance (O.M.C. 8.22.300) Which Exempts Buildings With Two Or Three Units From Just-Cause Protection If The Property Owner Lives In One Of The Units As A Primary Residence

[18-0569](#)

Attachments: [View Report](#)

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 4 Subject: 2017 Housing Element Annual Progress Report
From: Planning And Building
Recommendation: Conduct A Public Hearing And Upon Conclusion Receive An Informational Report On The City Of Oakland's Housing Element Annual Progress Report For Calendar Year 2017

[18-0571](#)

Attachments: [View Report](#)

Legislative History

5/24/18	*Rules & Legislation Committee <i>Public Hearing</i>	Scheduled to the *Community & Economic Development Committee
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- 5 Subject: Resolution Approving A Moratorium On The Sale Of Public Land
From: Councilmember Kaplan
Recommendation: Adopt A Resolution Approving A 180-Day Moratorium On Council Approval Of The Long-Term Ground Lease Or Sale Of City Real Property, Or Until The City Council Has Adopted A Public Lands Policy If Adopted Within The 180-Day Moratorium Period

[18-0533](#)

Attachments: [View Report](#)

Legislative History

5/17/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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6 Subject: Harrison Hotel & San Pablo Hotel Loan Term Changes
From: Housing & Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation;

1) A Resolution Amending Resolution Nos. 70597 And 80571 C.M.S. To Extend The Maturity Date And Authorize The Reduction Of The Interest Rate Of The Existing Loan To The Harrison Hotel Affordable Housing Project; And

[18-0572](#)

Attachments: [View Report](#)

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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2) A Resolution Amending The Existing Affordable Housing Loan For The San Pablo Hotel Project At 1955 San Pablo Avenue To (1) Approve The Assignment And Assumption Of The Loan From San Pablo Hotel Associates To San Pablo Associates II, LP, (2) Terminate The City Regulatory Agreement And Amend And Extend The Former Redevelopment Agency Regulatory Agreement, (3) Extend The Loan Term, And (4); Reduce The Interest Rate To The Applicable Federal Rate; And

[18-0573](#)

Attachments: [View Report](#)

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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3) A Resolution Authorizing The Grant Of Federal Home Funds To Provide Operating Support And Technical Assistance To The Community Housing Development Corporation, Dignity Housing West, Inc., Construction Resource Center, And Friendship Community Development Corporation In An Aggregate Amount Not To Exceed \$315,000; And

[18-0574](#)

Attachments: [View Report](#)

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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4) A Resolution Appropriating An Additional \$166,000 To The Housing Predevelopment Revolving Loan And Grant Program

[18-0575](#)

Attachments: [View Report](#)

Legislative History

5/24/18

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
Development Committee

- 7 Subject: Affordable Housing Sustainable Communities Program
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation;

1) A Resolution Amending Resolution No. 86993 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The 7th And Campbell Project At 1664-1676 7th Street, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation-Related Improvements; And

[18-0576](#)

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Legislative History

5/24/18

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
Development Committee

2) A Resolution Amending Resolution No. 86994 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The 3268 San Pablo Project At 3268 San Pablo Avenue, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation Related Improvements; And

[18-0577](#)

Attachments: [View Report](#)

Legislative History

5/24/18

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
Development Committee

3) A Resolution Amending Resolution No. 86995 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The Coliseum Place Project At 905 72nd Avenue, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation-Related Improvements; And

[18-0578](#)

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Legislative History

5/24/18

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
Development Committee

4) A Resolution Amending Resolution No. 86216 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The Empyrean & Harrison Hotel At 1300 Webster Street And 1415 Harrison Street, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation-Related Improvements; And [18-0579](#)

Attachments: [View Report](#)

Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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5) A Resolution Amending Resolution No. 86217 C.M.S., Which Authorized The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The Lakehouse Commons Project At E 12th And Lake Merrit Boulevard, To Revise Fiscal Provisions, Include Provisions Required By The State, And Authorize Agreements With Bart And AC Transit For Transportation-Related Improvements [18-0580](#)

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Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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8 Subject: 2016 Telegraph Avenue
From: Economic & Workforce Development Department
Recommendation: Adopt A Successor Agency Resolution Authorizing The Agency Administrator Or Designee To Execute A Consent To (A) The Assignment By W/L Broadway Telegraph Owner VII, LLC To 2016 Telegraph Owner LLC, Or A Related Entity, Of The Assignor's Interest In The Disposition And Development Agreement For Development Of Property Located At 2000-2016 Telegraph Avenue And 490 Thomas L. Berkeley Way, And (B) The Transfer Of All Of The Ownership Interest In 2016 Telegraph Owner LLR, Or A Related Entity, To NASH - Holland 2016 Telegraph Investors, LLC, Or A Related Entity; And Authorizing A Fourth Amendment To The Disposition And Development Agreement To (1) Waive Performance And Payment Bond Requirements; (2) Waive The Successor Agency's Repurchase Right; (3) Extend The Date For Completion Of Construction From 30 To 36 Months; (4) Require Payment Of \$100,000 To The Successor Agency As Consideration For The Amendment; (5) Require That Holland Partner Group Investments, LLC, Or A Related Entity, Guaranty Completion; (6) Require That 2016 Telegraph Owner LLC, Or A Related Entity, Provide A Letter Of Credit In The Amount Of \$1,000,000 To The Successor Agency Payable In Up To Six Installments Only If The Project Is Not Completed Per Established Development Deadlines; And (7) Reduce A Contingent Payment Obligation From The Successor Agency To Telegraph Owner LLC, Or An Affiliate, From \$1,550,000 To \$1,525,000; Relying On The 2004 Uptown Mixed-Use Project Environmental Impact Report And The "2016 Telegraph Avenue Project CEQA Analysis" Addendum Thereto, Finding That The Project Is Exempt From Additional Environmental Review Pursuant To CEQA Sections 15162-15164, 15168, 15180, 15183 And 15183.3, And Adopting Related CEQA Findings

[18-0564](#)

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Legislative History

5/24/18

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
Development Committee

- 9 Subject: FY 2018-19 Oakland Workforce Development Board Budget And Contracts
From: Economic & Workforce Development Department
Recommendation: Adopt One The Following Pieces of Legislation;

1) A Resolution (1) Adopting The Fiscal Year 2018-2019 Workforce Development Budget; (2) Accepting And Appropriating Workforce Innovation And Opportunity Act (WIOA) Title I Formula Funds And Other Funds For Adult, Dislocated Worker, Youth And Rapid Response Services In The Estimated Amount Of \$5,332,907; (3) Authorizing Contracts With Service Providers Competitively Selected By The Oakland Workforce Development Board To Provide Comprehensive, Specialized, And Youth Services From WIOA Title I Formula Funds And Other Funds For Fiscal Year 2018-2019; And (4) Authorizing The City To Apply For, Accept And Appropriate Grants And Contributions For Workforce Development Services Beyond The WIOA Title I Formula Funding And Other Budgeted Funding Sources Up To \$200,000 With The Approval Of The Oakland Workforce Development Board Without Returning To Council; Or

[18-0581](#)

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Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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A title change was read into record.

2) A Resolution (1) Adopting The Fiscal Year 2018-2019 Workforce Development Budget; (2) Accepting And Appropriating Workforce Innovation And Opportunity Act (WIOA) Title I Formula Funds And Other Funds For Adult, Dislocated Worker, Youth And Rapid Response Services In The Estimated Amount Of \$5,557,907; (3) Authorizing Contracts With Service Providers Competitively Selected By The Oakland Workforce Development Board To Provide Comprehensive, Specialized, And Youth Services From WIOA Title I Formula Funds And Other Funds For Fiscal Year 2018-2019; (4) Authorizing The City To Apply For, Accept And Appropriate Grants And Contributions For Workforce Development Services Beyond The WIOA Title I Formula Funding And Other Budgeted Funding Sources Up To \$200,000 With The Approval Of The Oakland Workforce Development Board Without Returning To Council; And (5) Appropriating An Additional \$225,000 In One-Time Funds From The General Fund For Workforce Development Direct Services For Fy 2018-2019

[18-0582](#)

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Legislative History

5/24/18	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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A title change was read into record.

- 10** Subject: West Oakland Job Resource Center
From: Economic & Workforce Development
Recommendation: Adopt A Resolution Authorizing The Following Agreements With West Oakland Job Resource Center: (1) A License Agreement For The Use Of City Space At The West Oakland Branch Of The Oakland Public Library For Job Resource Center Services; And (2) A Grant Agreement For An Amount Not To Exceed \$355,237 For The Period From July 1, 2018 Through June 30, 2019, For The Provision Of Job Resource Services

[18-0567](#)

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Pursuant to Rule 28(b) Committee of Resolution 87044 C.M.S., this item was added to this agenda.

Legislative History

5/24/18	*Rules & Legislation Committee	No Action Taken
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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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Office of the City Clerk - Agenda Management Unit

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CITY CLERK, 1 FRANK H. OGAWA PLAZA, 1ST AND 2ND FLOOR, OAKLAND, CA 94612 FROM
8:30 A.M. TO 5:00 P.M.**