


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

INTRODUCED BY COUNCIL PRESIDENT NIKKI FORTUNATO BAS

RESOLUTION DIRECTING THE CITY ADMINISTRATOR TO (A) SOLICIT A PROPOSAL FROM SATELLITE AFFORDABLE HOUSING ASSOCIATES (SAHA) FOR A 100% AFFORDABLE HOUSING PROJECT ON THE SECOND PORTION OF THE 12TH STREET REMAINDER PARCEL, LOCATED AT EAST 12TH STREET AND 2ND AVENUE (PROPERTY) THAT WOULD QUALIFY AS EXEMPT SURPLUS LAND UNDER CALIFORNIA SURPLUS LAND ACT SECTION 54421(F)(1)(A) AND (B) PROVIDE A TIMELINE TO RETURN TO COUNCIL WITH A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH SAHA FOR THE PROPERTY

WHEREAS, the City of Oakland (“City”) owns approximately 0.925 acres of vacant property (Assessor Parcel Number 19-27-14), commonly known as the 12th Street Remainder Parcel, bounded by East 12th Street on the east, Second Avenue and property owned by the Oakland Unified School District on the south, newly created open space to the west, and Lake Merritt Boulevard to the north (the “Property”); and

WHEREAS, the Property was previously public right-of-way for that portion of E. 12th Street situated between 1st and 2nd Avenue; and

WHEREAS, on July 14, 2015, the City issued a Notice of Offer and Intent to Convey the Property to potential developers; and

WHEREAS, in the Fall of 2015, the East 12th Coalition – a diverse group of community-based neighborhood, faith, non-profit, and labor organizations and area residents – brought together an estimated 200 residents from across Oakland to design and build a community vision for a 100% affordable housing development on the Property, called the People’s Proposal, and identified Satellite Affordable Housing Associates (SAHA) as their partner developer; and

WHEREAS, SAHA is an award-winning nonprofit housing developer with over 50 years of experience developing, owning and managing affordable housing; and

WHEREAS, SAHA has successfully completed more than 70 housing developments throughout the Bay Area including 25 affordable housing communities in Oakland; and

WHEREAS, in response to the City's Request for Proposals, SAHA collaborated with East Lake United for Justice and the East 12th Coalition to submit the People's Proposal in November of 2015; and

WHEREAS, the SAHA People's Proposal was shaped by a deep community engagement process, engaging hundreds of community members in multiple languages and reflecting their feedback on housing needs, affordability, security, and residents' desires for community, commercial, and green / open spaces; and

WHEREAS, the proposal received widespread community support in the form of 25 community group endorsements, hundreds of resident endorsements, and is the culmination of organizing, direct action, advocacy, legal analysis, and civic participation from thousands of residents citywide; and

WHEREAS, on July 19, 2016, the City Council adopted Ordinance No. 13382 C.M.S. approving the terms of a Disposition and Development Agreement (DDA) with a team including East Bay Asian Local Development Corporation (EBALDC) and a market-rate developer to develop a mixed-income project including approximately 100 units of housing affordable to lower-income households; and

WHEREAS, following several administrative and force majeure extensions, the mixed-income project ultimately did not move forward, with Council voting to deny the sixth and final extension on March 2, 2022 and expressing support for 100% affordable housing on the Property; and

WHEREAS, EBALDC is proposing to acquire, by long-term lease and air-rights subdivision, a portion of the Property ("Parcel 1") from the City for development of a project with 91 units of housing affordable to lower-income households ("Parcel 1 Project"); and

WHEREAS, on July 19, 2022, City Council will vote on authorizing the City Administrator to negotiate and enter into an Exclusive Negotiating Agreement (ENA) with EBALDC for the Parcel 1 Project; and

WHEREAS, the East 12th Coalition and SAHA are working together to conduct additional community engagement and develop an updated proposal for SAHA to acquire by long-term lease, a portion of the Property ("Parcel 2") from the City for development of a project with affordable housing to lower-income households; and now, therefore be it

RESOLVED: That the City Council hereby directs the City Administrator to solicit a proposal from SAHA for a 100% affordable housing project on Parcel 2 of the Property that would qualify as Exempt Surplus Land under California Surplus Land Act Section 54421(f)(1)(A); and be it

FURTHER RESOLVED: That the City Administrator shall provide a timeline to return to Council with a resolution authorizing the City Administrator to negotiate and enter into an Exclusive Negotiating Agreement with SAHA for Parcel 2.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California