



AGENDA REPORT



TO:	Honorable Mayor, City Council & Members of the Public	FROM:	Nikki Fortunato Bas Council President Councilmember, District 2
SUBJECT:	Trybe, Inc. License Agreement For Use Of San Antonio Park Tennis Courts For Community Programming	DATE:	June 8, 2023

RECOMMENDATION

Council President Bas Respectfully Request That The City Council That The Oakland City Council **Adopt An Ordinance Authorizing The City Administrator To Negotiate And Execute A License Agreement With Trybe, Inc., A California Nonprofit Organization, To Activate The San Antonio Park Tennis Courts For Town Nights And Year-Round Programming For A 1-Year Term With Two 1-Year Options At A Rate Of Zero Dollars (\$0.00) Per Year, Effective June 1, 2023; (2) Making Findings That The License For Below Fair Market Value Is In The Best Interest Of The City; And (3) Making Appropriate California Environmental Quality Act Findings.**

EXECUTIVE SUMMARY

The request is for the Oakland City Council to approve an Ordinance that allows Trybe Inc. to execute year-round programming on the San Antonio Tennis Courts for a below-market rate of \$0.00 effective June 1, 2023, until June 11th, 2024 out of temporary programming pods, which the organization will install and maintain. This ordinance will allow for programming on under-utilized tennis courts for multiple marginalized communities and identities, and bring a net gain of programming resources into an already underserved community. The purpose of this Ordinance is to encourage more positive partnerships between the City and Community Based Organizations where our residents are served more effectively and in a more accessible way in their communities.

In particular, the programming will serve seniors, school-aged and transitional age youth, infants/toddlers and caregivers, and immigrants/refugees. Programming will center on health and wellness through activity, youth development community resilience through distribution of food and other essentials, emergency resource navigation, and community safety and celebration events. The infrastructure being stored will be four (4) programming 'pods' stored on the second of the four courts (see Exhibit A).

REASON FOR URGENCY *(If Applicable)*

This item was scheduled to come before the PRAC (Parks and Recreation Advisory Commission) on May 10th, however, that meeting was canceled, and subsequently, this item would most likely not be able to come before PRAC or LEC before the Council's recess. To ensure that Trybe, Inc. 's programming can continue as scheduled, this item is being submitted with an urgency finding to be brought before Council on June 20th, 2023. The item will still be brought before the PRAC on June 14th, 2023 as a matter of process and courtesy, however, since this is not a request for a Minor Conditional Use Permit, it is not necessary to go to PRAC.

BACKGROUND / LEGISLATIVE HISTORY

Trybe Inc. is a nonprofit organization that proposes to activate the San Antonio Park through year-round programming centered on community resilience through distribution of food and other necessities, emergency resource navigation, and community safety and celebration events and serve seniors, school-aged and transitional age youth, infants/toddlers and caregivers, and immigrants/refugees in the San Antonio, Little Saigon, Eastlake and Fruitvale neighborhoods in Oakland.

Trybe Inc. has served the San Antonio and surrounding neighborhoods for 15 years, and over the past three years has supported the community through a multitude of levers: coordinating and executing food giveaways (the equivalent of 5.4 million meal equivalents as a single organization); resource navigation fairs (where they've distributed more than \$23 million in food and other resources), community actions, events and meetings, averaging 40 per year; executing necessary programming for infants, youth, families, and seniors in the San Antonio and surrounding areas that addresses health disparities, financial preparedness, job training, youth development, homelessness, and other issues; and, Trybe Inc. delivers 1,000,000 units of services and serves upwards of 21,000 individuals annually, at least 40% of whom are in the 94606 area code;

Trybe Inc.'s request for a License Agreement at \$0.00 is centered in the goal of reactivating an already blighted and underutilized space by executing targeted programming, resource distribution, and community engagement for under-resourced communities. Trybe Inc. cohabitates the San Antonio Rec Center, which, due to its size, provides little to no inside or sheltered programming, storage, or office space. Trybe Inc. intends to expand their programming to the San Antonio Tennis Courts to both activate the space, as well as create more programming space to serve infants, youth, families, seniors, and other residents in the surrounding community. Programming will also include and incorporate other community organizations, such as Vertical Skills, StreetSoccerUSA, Soccer Without Borders, Friends of San Antonio Park, EBAYC, and others to deliver consistent, impactful programming to targeted communities around the park.

The intention is to start the installation of storage and ‘pods’ as soon as possible, to support the programming series already happening, and start activation early to mitigate issues in the summer with usage. Movement and installation of ‘pods’ would take a maximum of four (4) weeks, allowing for a minimum of eleven (11) months of programming at zero expense to the City.

PROGRAMMING:

Programming will happen throughout the tennis courts, and is illustrated in Exhibit B.

- Tennis Court 1/Top Tennis Court: Utilized by Vertical Skills Sports Outreach to do:
 - ◆ Youth boxing and Fitness Program
 - ◆ Community Events
- Tennis Courts 2 & 3: Utilized by Trybe, Inc. to do:
 - ◆ Town Nights, a recurring and extremely impactful programming series, and Creative Community Space on Saturdays;
 - ◆ Neighborhood Coalition Events and Community Events focused on San Antonio Park & Neighborhood
 - ◆ Health Clinics for under-resourced residents and unhoused residents;
 - ◆ Soccer/Futsal to be managed by soccer organizations/groups
- Tennis Court 4: Utilized by the Community for:
 - ◆ Tennis and other racquet sports
 - ◆ Soccer
 - ◆ Dancing
 - ◆ Dog Training
 - ◆ Racketball
 - ◆ Volleyball
 - ◆ Lounging
 - ◆ Catch

ANALYSIS AND POLICY ALTERNATIVES

Public parks are a central resource for Oakland residents that need activation, maintenance, and attention. Working with community organizations that offer free, high quality resources and opportunities to Oakland residents by utilizing and activating under resourced City spaces, the City can better understand, allocate resources to, and address the needs of surrounding communities.

FISCAL IMPACT

This lease agreement brings a multitude of positive impacts into the San Antonio and surrounding neighborhoods at no cost to the City, or to residents. Trybe Inc. intends to be responsible for and continue upkeep of the courts and has already allocated funds for the

movement of the ‘pods’ to the intended site. Trybe Inc. will not be charging for any programs, resources, or other services that they offer on the site, adding a net gain to the overall community.

The City has and continues to offer use of property to community serving organizations to provide services for below-market rates. Other comparable, below-market rate lease/license agreements for in-kind services of community-serving uses of City property (some of which are parks) include:

- Scrapper Bike Team bike repair shop @ Arroyo Viejo Park (\$0/month)
- East Oakland Boxing Association @ 816 98th Ave (\$0/month)
- Fam 1st Family Foundation @ West Oakland Youth Center (\$0/month)
- Black Cultural Zone Akoma Market @ 73rd & Foothill (\$500/month)
- Homies Empowerment Freedom Farm @ 10451 MacArthur (\$500/month)

Considering that Trybe, Inc. provides upwards of 1,000,000 units of service to over 21,000 residents in the San Antonio and surrounding areas, the net gain for the City and community are nearly incalculable.

PUBLIC OUTREACH / INTEREST

Trybe Inc., along with multiple other community partners, has been organizing around building up the resources and services coming out of the San Antonio Park, and this is a natural evolution of that organizing. While programming pods are not intended to be permanent structures, it is an opportunity for the City to work with community-based partners who can add significant value both to the physical offerings, and overall security of one of our parks. The Friends of San Antonio Park Coalition (FOSAP), has also issued a letter in support of Trybe Inc.’s use of the tennis courts. FOSAP is a coalition formed in April of 2021 which includes East Bay Asian Youth Center (EBAYC) and E.D. David Kakishiba, Trybe, Inc., and E.D. Andrew Park, Eastside Arts Alliance and Collective Member Elena Serrano, Lotus Bloom and E.D. Angela Louie Howard and Director of Programs Dawn Edwards, San Antonio Family Resource Center Parent Action Research Team and coordinator Liz Sullivan, and San Antonio Park Steward Wendy Jung, has

COORDINATION

Council President Bas has worked with various community organizations, City departments, the Office of the City Administrator, and the Office of the City Attorney on this legislation and will consult with Oakland Department of Parks, Recreation, and Youth Development.

PAST PERFORMANCE, EVALUATION AND FOLLOW-UP *(If Applicable)*

Since 2008, Trybe, Inc. has led multiple initiatives to:

- Increase the health and safety of youth in the community by helping Garfield Elementary advocate for a new playground instead of using a city owned playground.
- Respond to crime and violence through community building by utilizing programs like peace walks, community ambassador groups, and hosting large community events such as the Eastlake Connection Night– where service providers came to engage with over 500 families creating opportunity and access for low and moderate income families.
- Continue to serve and impact more than 1,000 youth through internship programs, pre-workforce development, youth nights, and college trips to San Diego and Santa Cruz.
- Activate and beautify blighted public neighborhood space by applying for and being awarded a City of Oakland District 2 grant to hire artists to work with the community to paint a mural.
- Establish a youth and family resource center where various early childhood playgroups are hosted: Early literacy, Bi-Lingual, LGBTQ family groups, and preschool readiness. The Trybe Center has become a hub of community activity with youth groups, after-school tutoring, women's drumming group, girls groups, fathers support groups, and community celebrations.

SUSTAINABLE OPPORTUNITIES

Economic: Trybe, Inc. offers resources that support the economic and physical wellbeing of residents, particularly their food distributions and giveaways, which are critical to many of the immigrant, senior, and low income families in the area who struggle to obtain fresh and unprocessed, or even cultural foods. By expanding Trybe, Inc.'s reach onto the courts, the City can partner to support and increase food distribution and other necessary resources.

Environmental: The San Antonio Tennis Courts have long been in disrepair and unusable for most programming. As such, it has become a less safe space in the park. Through activating the tennis courts with this organization, we could see an improvement in safety and wellbeing for park-goers. Trybe, Inc. also does a plethora of programming around beautification and environmental Justice.

Race & Equity: Trybe, Inc., serves primarily BIPOC residents in the San Antonio and surrounding communities, many of whom are low income, immigrants or refugees, or part of another marginalized community. This adds direct and accessible resources to residents directly in their community.

ACTION REQUESTED OF THE CITY COUNCIL

Councilmember Nikki Fortunato Bas respectfully requests that the Oakland City Council: Adopt an ordinance authorizing the City Administrator to negotiate and execute a license agreement with Trybe, Inc., a California Nonprofit organization, to activate the San Antonio Park tennis courts for Town Nights and year-round programming for a 1-year term with two 1-year options at a rate of zero dollars (\$0.00) per year, effective June 1, 2023; (2) making findings that the license for below fair market value is in the best interest of the city; and (3) making appropriate California Environmental Quality Act Findings.

For questions regarding this report, please contact Eric Adams, Policy Analyst, at (510) 238-7021.

Respectfully submitted,



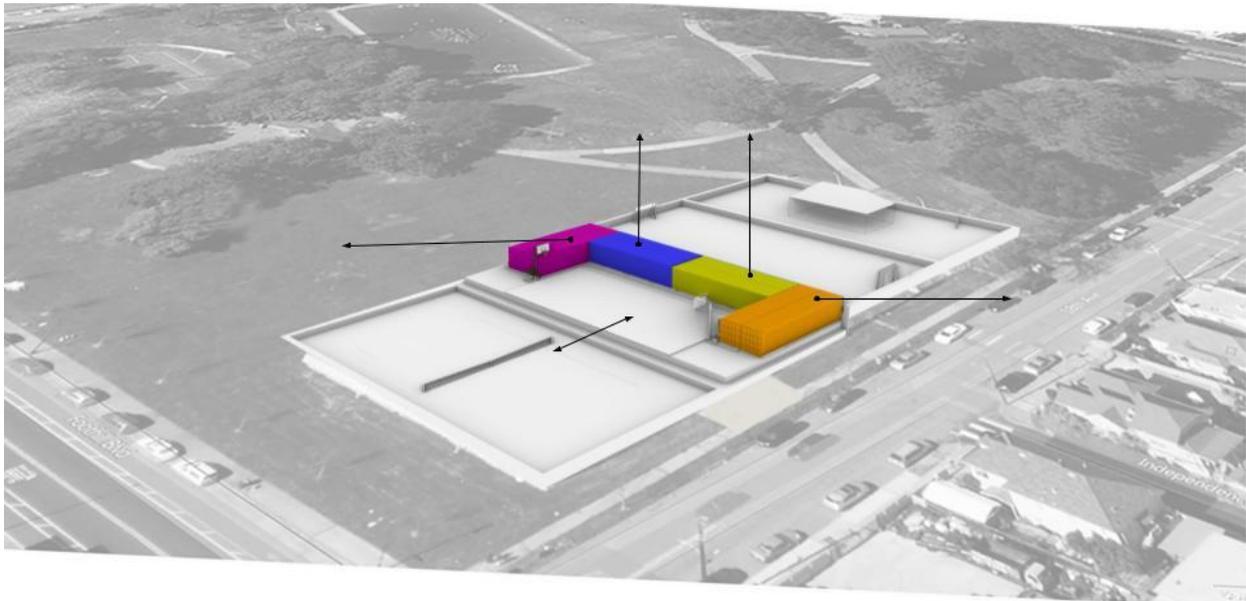
Nikki Fortunato Bas
Council President, District 2

Prepared by: District 2 Office
Eric Adams, Policy Analyst

Attachments (#):

- #1: *Exhibit A: Pods and Placement on Tennis Courts*
- #2: *Exhibit B: San Antonio Park Tennis Court Programming Vision*

Attachments



The Opportunity | Creating Programmatic "Pods"

Exhibit A: Pods and Placement on Tennis Courts

Vertical Skillz Sports Outreach

- Youth boxing and Fitness Program
- Community Events

Trybe

- Town Nights, Creative Community Space,
- Neighborhood Coalition Events with the Mayor
- Community Events
- Health Clinics, etc.

Community

- Soccer
- Dancing
- Dog Training
- Racketball
- Volleyball
- Sleeping
- Catch
- etc

Re-Imagining | Current use of courts

Exhibit B: San Antonio Park Tennis Court Programming Vision