



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2014 DEC 30 PM 1:48

AGENDA REPORT

TO: HENRY L. GARDNER
INTERIM CITY ADMINISTRATOR

FROM: Michele Byrd

SUBJECT: 7th & Campbell ENA

DATE: December 18, 2014

City Administrator
Approval

Date 12-30-14

COUNCIL DISTRICT: #3

RECOMMENDATION

Staff recommends that City Council adopt:

Resolution Authorizing An Exclusive Negotiating Agreement with Oakland and the World Enterprises, Inc. for the Development of Property at 7th and Campbell in West Oakland, and Appropriating \$13,500 in License Fees from the Low and Moderate Income Housing Asset Fund for Expenditures Related to the Property and the Project

The proposed Exclusive Negotiating Agreement (“ENA”) with Oakland and the World Enterprises, Inc. (“OAW”) is to provide time to (1) evaluate the feasibility of OAW’S proposed project, (2) identify and secure sources of project financing, (3) negotiate the terms of the disposition and development of the property, and (4) conduct California Environmental Quality Act (“CEQA”) review and approval. The proposed exclusive negotiating period is for a term of six months, with one optional six month administrative extension to allow for the completion of all required submittals.

OUTCOME

Approving the proposed legislation will authorize the City Administrator to negotiate and sign an ENA with OAW, allowing them to conduct predevelopment feasibility work for advancing their proposal to develop City-owned parcels at 7th and Campbell Streets.

BACKGROUND/LEGISLATIVE HISTORY

The 7th and Campbell site consists of six parcels with a total of 31,115.50 sq. ft. of land (APNs: 006-0017-017, 006-0017-018, 006-0017-019, 006-0017-020, 006-0017-021, and 006-0017-022). One parcel, with the street address of 1666 7th Street (APN: 006-0017-020), is improved with a wood constructed building of about 2,100 square feet. The building was constructed in 1887,

Item: _____
CED Committee
January 13, 2015

and the Western Service Workers Association is currently occupying the building, though there does not appear to be a current lease agreement in effect.

Between 2001 and 2003, the Redevelopment Agency made loans totaling \$689,598 (principal amount) to Oakland Community Housing, Inc. ("OCHI") for the purchase of five of the six 7th and Campbell parcels under the Agency's Affordable Housing Site Acquisition Program. As described in a series of staff reports starting in 2007, OCHI is no longer a solvent organization. As a result of its insolvency, OCHI could neither develop nor sell these parcels, nor repay the defaulted Agency loans. Staff focused their energy and funding for several years on stabilizing the ownership and management of OCHI's fourteen occupied Oakland rental properties, and overseeing much-needed property rehabilitation at most of the properties.

However, staff has also been taking appropriate measures to facilitate the transfer and development of the 7th and Campbell sites in collaboration with Redevelopment Agency staff. In 2003, the Local Initiatives Support Corporation (LISC) provided short-term gap acquisition financing in the amount of \$220,300 to OCHI for the five 7th and Campbell properties purchased with the Redevelopment Agency loan, in addition to the adjacent sixth parcel (1676 7th Street). Due to OCHI's insolvency, LISC's loan went into default. On March 16, 2010, the Agency passed Resolution No. 2010-0026 C.M.S. authorizing the purchase of the LISC loan for \$100,000. The purchase of the LISC loan gave the Agency a lien position over the entire 7th and Campbell site. On July 5, 2011, the Agency passed Resolution No. 2011-0055 C.M.S., setting aside \$500,000 to maintain the property and to clear the property of tax and code enforcement liens.

Unfortunately, over the course of the next two years, the dissolution of redevelopment agencies statewide impeded the Agency's ability to clear the liens and seek development proposals for the property. The LISC loan rights and minimal remaining Site Acquisition funds transferred over to the City (DHCD) as housing successor to the Redevelopment Agency. However, the Agency funding to maintain the property and clear the liens was not deemed to be an enforceable third party obligation under the Recognized Obligation Payment Schedules approved by the State Department of Finance in accordance with the redevelopment dissolution process.

In June 2013, the City foreclosed on the LISC loan in order to secure ownership over the property and give staff additional time to seek development proposals that would both benefit the West Oakland community and the City. The City acquired the property at the foreclosure sale.

ANALYSIS

In September and October 2014, City staff received outlines of a development proposal for long-term redevelopment of the parcels from OAW, a recently-formed nonprofit headed by Elaine Brown (*see Attachment A*). The development proposal includes long-term redevelopment of the property with a variety of uses, including affordable and market rate housing units, small scale

Item: _____
CED Committee
January 13, 2015

manufacturing (athletic shoes and apparel), a fitness center, urban farm, juice bar and a technical support center. OAW members and partners include respected local officials, an attorney, real estate developers, urban farmers and organizations supporting former prisoners' successful re-entry into the community. A primary focus of the development is on training, employment and housing options for the formerly incarcerated.

In a meeting on October 6, 2014, City staff met with OAW representatives to discuss the proposals, and options for proceeding. At that meeting, it was decided to pursue a short-term one-year license of the property for the urban farm component as an interim use on site, while working towards City Council consideration of an Exclusive Negotiating Agreement (ENA) between the City and OAW to investigate options and feasibility for the longer-term development proposal, perform environmental review, and negotiate the terms for the disposition and development.

The overall site is approximately 0.71 acres in size. The City and OAW entered into a one-year license agreement on November 1, 2014 for the vacant land portion of the site. This will allow OAW to commence with a temporary urban farm use, which should also help cut down the illegal dumping that has plagued this site. Staff recently had to contract with Public Works to re-install perimeter fencing on-site after the previously installed fencing was stolen. Staff is also pursuing action to determine the legal status of the current occupants of the building located in the middle of the site.

The area immediately surrounding the project site is a mixture of vacant lots and residential and commercial uses. Immediately to the west is Slim Jenkins Court, a multi-family rental property with ground floor retail space (including a Planned Parenthood clinic), and further west are retail establishments, including the historic Esther's Orbit Room. Behind the site towards 8th Street are primarily single family homes. Across 7th Street is the main Oakland U.S. Postal Service sorting facility. The West Oakland BART station is approximately 0.30 miles to the east.

The ENA between the City and OAW is for the purpose of studying and evaluating the feasibility of the development and negotiating the terms and conditions of the proposed project. The ENA will be for a period of six months, terminating in July 2015. The ENA will include a six month extension option, subject to the City Administrator's discretion or his/her designee to extend the agreement administratively.

Staff is requesting Council provide authorization to enter into an ENA with OAW. Presuming a viable project is identified, staff will return to Council at a later date for approval of the final development proposal, and seek authorization to enter into a Disposition and Development Agreement ("DDA") or Lease Disposition and Development Agreement ("LDDA").

PUBLIC OUTREACH/INTEREST

OAW has met with and had extensive follow-up discussions with local elected officials and community organizations regarding its development plans for the site. During the West Oakland Specific Plan process over the last several years (the plan was adopted in 2014), advocates at nearly every community meeting and public hearing stressed the needs for significant provision of affordable housing and employment/training opportunities for West Oakland residents, to which OAW's proposed development would clearly respond. It is anticipated that the ENA period will include a general community meeting to discuss specific plans for the site prior to proceeding with the DDA/LDDA.

COORDINATION

This staff report and resolution have been reviewed by the Office of the City Attorney and by the City Administrator's Budget Office. Real Estate Division staff were involved in the license agreement for the interim urban farm use. Additional coordination during the ENA period will be necessary with numerous other City departments, including Planning and Building and Oakland Public Works - Environmental Services Division.

COST SUMMARY/IMPLICATIONS

The proposed legislation does not commit the City to the expenditure of any funds, and total project cost will depend on the end project and financing sources. OAW will bear sole responsibility for all costs associated with developing the project for approval, including consultant fees, permitting fees, legal fees, financing expenses, etc. Under the terms of its temporary license agreement with the City, OAW is scheduled to make up to \$13,500 in license payments (\$1,125 per month). Staff proposes to use these funds to cover property maintenance expenses, as well as any expenses associated with the City's obligations under the ENA (e.g. appraisal). The accompanying resolution authorizes the appropriation of up to \$13,500 in the Low and Moderate Income Housing Asset Fund (2830) to the Housing Development Project (TBD), Housing Development Organization (89929).

The sale of the property under an eventual DDA or LDDA could generate funding, or constitute a land donation to be used to leverage other funding sources to support the affordable housing component. This will be determined prior to entering into a DDA/LDDA.

SUSTAINABLE OPPORTUNITIES

Economic: The proposed development will complement and increase housing (including affordable housing units) in Oakland and in the West Oakland 7th Street neighborhood, as well as

Item: _____
CED Committee
January 13, 2015

provide employment and training opportunities for former prisoners to ensure their successful re-entry into the community and neighborhood-serving retail.

Environmental: The proposed development is close to transit (including the West Oakland BART station) and will include components designed to increase neighborhood access to healthy food.

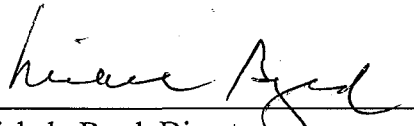
Social Equity: The proposed development would provide a positive stimulus to the neighborhood and include much-needed housing, retail and economic opportunities for vulnerable populations that were major priorities expressed by community members over the years.

CEQA

This report is not a project under CEQA. Should the ENA period yield a viable project, CEQA approval will be required prior to proceeding with a DDA.

For questions regarding this report, please contact Norma Thompson, Housing Development Manager, at (510) 238-7137.

Respectfully submitted,



Michele Byrd, Director
Department of Housing & Community
Development

Reviewed by: Norma W. Thompson,
Housing Development Manager

Prepared by: Christia Katz Mulvey,
Housing Development Coordinator IV

Attachments:

- A. *OAW preliminary development proposal- September/October 2014*
- B. *Resolution*

Item: _____
CED Committee
January 13, 2015

OAKLAND & THE WORLD ENTERPRISES, INC.
1111 Broadway, 24th Floor
Oakland, California 94607

PROPOSAL TO CITY OF OAKLAND
ACQUISITION OF SEVENTH & CAMPBELL PROPERTY

September 8, 2014

PROJECT:

Oakland & the World Enterprises, Inc. ("OAW"), a 501(c)3 corporation, was established to develop profitable enterprises cooperatively owned and operated by formerly incarcerated and other effectively unemployable people ("Project"). We are seeking to launch the first businesses on a property in West Oakland generally identified as located at 7th and Campbell Streets, composed of six parcels of blighted, vacant, tax-indebted land, encumbered by various liens, presently owned by the City of Oakland ("Property").

A group of prominent people form the Board of OAW and its Advisory Board, including (*also member of the Board):

***Dr. Mark Alexander**, epidemiologist, 100 Black Men
Judge Gordon Baranco, Alameda County Superior Court
Louis Barnett, banker, founder of First Enterprise Bank
Idanell Barnett, retired aide to Cong. Ron Dellums
***Elaine Brown**, Youth Economic Development Coordinator, office of Keith Carson
***Keith Carson**, Alameda County Supervisor
Annette Darnes, banker, Chair of Alameda County Employees' Retirement Association
Jerry Elster, All of Us or None
Jabari Herbert, West Oakland Development Group
Fred Hiestand, General Counsel, Civil Justice Association of California
***Deborah Matthews**, realtor, Berkeley Zoning Commission
***James Nixon**, CEO, Sustainable Systems, Inc.; East Bay Broadband Consortium
Christopher Perryman, realtor, 100 Black Men
Wilson Riles, Generations Consulting Company, former Oakland City Council member
David Roach, CEO, Mo' Better Foods
Len Turner, CFO, Turner Group Construction
***Zack Wasserman**, partner, Wendel Rosen Black & Dean
D'Wayne Wiggins, founder of Tony, Toni, Toné
Steve Wright, Director, The Resilience Exchange

While the Project's purpose is to uplift the economic status of the prospective business owners, OAW's launch of the Project on the Property, which will include development of low-income, affordable housing, serves the broader socioeconomic interests of West Oakland, a

depressed, crime-ridden community, particularly in consideration of the dissolution of the Redevelopment Agency ("RDA"). In addition, the businesses that will be launched proffer products and services inherently beneficial to the community.

Prospective Enterprises

1. Cooperative Housing. The housing component of the Project is intended to be cooperatively owned and managed by the residents, and will include accommodations for disabled, elderly and children residents, 40% of which would be available for rental or sale at rates affordable to low-income and very low-income persons.
2. Urban Farm. To be developed by David Roach, the farm will produce food grown in organic soil, through aquaponics and in a climate-controlled warehouse to sell retail and wholesale to large institutions, local restaurants and food outlets, and will develop and sell a line of food products.
3. Tech Design and Support. Will sell services including everything from website design and construction to Information and Communication Technology (ICT) and coding services, as well as support on-demand manufacturing for other Project enterprises. The Project has already engaged consultants for this enterprise, including Zakiya Harris, of Hack the Hood and Impact Hub, and Ian Johnson, Programming Engineer at Lever, Oakland.
4. Physical Fitness Center. To be developed by Oakland fitness guru Will Montgomery, the Center will provide weight-loss and related physical training classes and programs for a projected consumer base of healthcare plan members to address obesity, hypertension, high cholesterol, etc., and develop a product line, including online and other training materials and equipment.
5. Juice Boutique. This boutique will sell fresh vegetable and fruit juices and other healthy drinks and snacks to Fitness Center and neighborhood consumers, and will bottle and package juices and other products for retail and wholesale markets.
6. Sports Shoe Manufacturing Plant. This enterprise will manufacture on-demand and a fresh and appealing brand of sports shoes to sell under traditional market cost, focusing on products that appeal to the "hip-hop" market that permeates Oakland, and, indeed, the world.
7. Athletic Wear Manufacturing Plant. Capitalizing on the rise of the "ath-leisure" clothing market that is overwhelming denim clothing lines, this business will manufacture an athletic clothing line and on-demand pieces for both exercise and street wear, targeting a young consumer base.

COMMUNITY BENEFITS

Not only will the Project almost immediately transform a blighted, vacant lot in West Oakland into a productive, economic benefit for its users and the community, it will address

the entrenched problems of crime and poverty in West Oakland toward creating a climate friendly to business development.

West Oakland, which has the highest concentration of blacks in the city, which population has the highest poverty rate, represents the worst case of persistent poverty, according to the 2012 report *Neighborhood-Level Determinants of Life Expectancy in Oakland, CA*, published by the Virginia Commonwealth University Center on Human Needs ("Report"). The overall poverty rate in West Oakland is 32%. The Report also documents that West Oakland at once has the lowest life expectancy rates and public safety opportunities in the City, related to high rates of property and violent crimes and a high percentage of people on parole or probation. Finally, the Report indicates that West Oakland has the lowest economic opportunity in the city and suffers under "extreme economic disadvantage."

The nexus between poverty and crime is undeniable. According to Franklin Zimring, professor of Criminal Justice at UC Berkeley, as reported by *Bloomberg* (January 29, 2013, "Oakland's crime is concentrated 'in the areas of largest disadvantage, among disadvantaged minority populations—principally African-American and Hispanic.'"

The OAW Project offers an opportunity to bring immediate and long range relief to this dire situation, and to create a model for overcoming poverty and reducing crime, toward creation of a positive business climate in West Oakland and downtown and other parts of Oakland.

SEVENTH & CAMPBELL PROPERTIES.

Despite the fact that the former RDA provided funding to non-profit developer Oakland Community Housing, Inc. ("OCHI") in 2001 and thereafter to purchase and develop the Property, the Property remains undeveloped and blighted. Furthermore, it has been tax-delinquent for the past nearly 10 years. Today, the City, which assumed ownership of the Property through loan foreclosure from the dissolved OCHI in November 2013, has no plan for development and no money to develop, particularly in light of the loss of RDA funds. Moreover, the Property was not identified by the Oakland Oversight Board in its "Recognized Obligation Payment Schedule 13-14B, January 1, 2014 through June 30, 2014," Resolution No. 2-13-17, dated September 23, 2013, and, therefore is not slated for development. Finally, given that the Property has been vacant and blighted for decades, that the Property is encumbered not only with a tax debt but also various liens, and that the surrounding blocks are depressed, it is highly unlikely that the Property will attract a commercial developer, certainly not in the near future.

The six parcels that compose Seventh & Campbell, APNs 6-17-17 through-22, respectively identified by the Alameda County Assessor as "Campbell Street," "7th Street," and 1664, 1666, 1672 and 1676 7th Street, comprise a footprint of approximately 42,000 square feet.

DEVELOPMENT AND USE OF THE PROPERTY.

With the consultation of urban planners Jai Jennifer, Oakland, and Flores Forbes, Associate Vice President, Office of Government and Community Affairs, Columbia University,

and our Advisory Board, OAW has constructed a phased plan and vision for development, which vision includes implementation of a green architectural design and green construction.

The first phase, which would happen almost immediately, is the urban farm described above. The capital required to utilize the surface property as an urban farm is very small. We believe we can turn this blighted space into a green, productive space months after we acquire the property. The first phase can also include the Tech and Support operation described above. We believe that we can turn the existing, very dilapidated building on the property into a center for both training our target population and providing direct support to small, medium and even large Oakland businesses.

Later phases will include the Affordable Housing component, the Physical Fitness Center, the Juice Boutique and the Sports Shoe and Athletic Wear Manufacturing Operations. Some of these can possibly also be developed in temporary, container based structures on the property.

PATHWAY TO REALIZATION.

OAW is prepared to develop the Property. Our Board has the collective talent and ability to attract and secure funding not only for development of the Property but also to launch and develop the Project businesses to profitability. The City can provide the community immediate and direct benefits by transferring title to OAW for a nominal price of \$1.00.

The City is not a developer, and has no plan or money to develop the Property. It is unlikely the City will ever recover its debt. The forecasts of its West Oakland Specific Plan do not address the immediate depressed state of the Property or project any future use that incorporates the kind of community benefits OAW has outlined in its Project. The City has the ability to transfer title to OAW via forgiveness of its liens, which is consistent with past practices. Moreover, the Alameda County Tax Collector, who has forebore auctioning the Property for at least three years, is prepared to use his discretion under the California Revenue & Taxation Code to reduce or eliminate the tax debt by transfer to a non-profit organization for a higher and better purpose and use.

With this one transfer of title by the City to OAW, OAW will be able to build the Project, which will cast a powerful and positive light on Oakland for the world to recognize.

ATTACHMENT

OAKLAND & THE WORLD ENTERPRISES, INC.

PROPOSAL TO CITY OF OAKLAND ACQUISITION OF SEVENTH & CAMPBELL PROPERTY

October 6, 2014

OVERVIEW OF PROPERTY USE

This attachment is an overview of the vision of the Project as to use of the Property for mixed-income cooperative housing and six cooperatively-owned businesses. The development is envisioned as a mid-rise, 350,000 square foot, 12-story building, employing green architectural design.

- **Urban Farm.** The innovative urban farm business will be built on floors 11 (50%) and 12 (100%), a green rooftop.
- **Sports Shoe and Athletic Clothing Manufacturing.** Will operate on floors 4 to 6, including necessary office space.
- **Fitness Center.** A 45,000 square foot fitness center, ideally glass-enclosed, will occupy floors 3 and 4.
- **Ground Floor.** Fronting 7th Street on the first floor, in addition to a lobby and common areas, will be the **Juice Bar**, retail outlets for the farm and manufacturing businesses and the **Tech Design and Support** business.
 - 60% of the 1st floor and 90% of the 2nd floor will be a parking structure on a podium.
- **Cooperative Housing.**

Projected for floors 7 through (50% of) 11, the 150-unit OAW Project housing component is a model for mixed-income housing in the Bay Area, including market rate, workforce housing, and housing affordable to low and very low income households. This model is both financeable and operational as a housing alternative for neighborhoods seeking investment to revitalize blighted properties.

Each unit, a standard 900 square feet, will cost approximately \$320,000 to construct, including costs for construction, architecture, engineering, title and

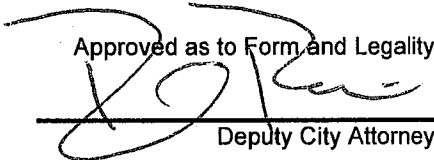
insurance, and will sell for around \$375,000 or more. Market rental is estimated at \$18,000/year, or, \$1,500/month. Of the total units, 40% are slated for low and very low-income households, anticipating government-subsidized rents, reduced rents and "Philanthropic Sales" for subleasing to low and very-low income households.

The Unit Mix consists of mainly one and two bedroom units with a few studios and three bedroom units. Units will have the same quality of housing throughout and feature modern, fully equipped kitchens and bathrooms, with energy efficient appliances and furnishings.

The building will have standard amenities for a comparable property in the Bay Area and will be ADA accessible with dedicated units equipped for wheelchair access.

Finally, the cooperative ownership model will allow a pathway for occupants to purchase shares in the entity (nonprofit organization) that owns the building and land, with a right of occupancy of a specific unit and self-management.

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2014 DEC 30 PM 1:48

Approved as to Form and Legality

Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION AUTHORIZING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH OAKLAND AND THE WORLD ENTERPRISES, INC. FOR THE DEVELOPMENT OF PROPERTY AT 7TH AND CAMPBELL IN WEST OAKLAND, AND APPROPRIATING \$13,500 IN LICENSE FEES FROM THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR EXPENDITURES RELATED TO THE PROPERTY AND THE PROJECT

WHEREAS, the City of Oakland owns approximately 0.71 acres of property located at 7th and Campbell Streets in West Oakland (the "Property"); and

WHEREAS, the City and Oakland and the World Enterprises, Inc. ("OAW") desire to commence negotiations over the possible development of a proposed mixed use development with significant housing and commercial/retail components (the "Project") on the Property, including affordable and market rate housing units, and a proposed urban farm, fitness center, juice bar, athletic apparel manufacture and similar uses, with a proposed focus on employment and housing opportunities for residents re-entering the community after serving prison sentences; and

WHEREAS, OAW is a nonprofit corporation recently formed to undertake this and other similar developments in the future; and

WHEREAS, the City and OAW desire to dedicate time for the preliminary study and exclusive negotiations of the proposed Project, with the understanding that such study and negotiations do not constitute a binding commitment on the part of the City to the proposed Project, OAW or any other development of the Property; and

WHEREAS, OAW has entered into a temporary license agreement with the City to use the Property, with license fee payments that will total \$13,500 during the course of the next year; and

WHEREAS, these license fees are income generated from a housing asset, and will therefore be deposited into the City's Low and Moderate Income Housing Asset Fund and must be used for eligible housing costs; and

WHEREAS, the City of Oakland desires to use these housing funds to cover the cost of maintaining the Property, as well as expenses associated with the ENA (e.g., appraisal and consultants needed to determine project feasibility); now, therefore be it

RESOLVED: That the City Administrator or his/her designee is authorized to negotiate and enter into an Exclusive Negotiating Agreement (“ENA”) with OAW for purposes of studying and evaluating the feasibility of, and negotiating terms and conditions for the potential development of the Project, including housing and commercial/retail uses, and conducting California Environmental Quality Act (“CEQA”) review and approval; and be it

FURTHER RESOLVED: That the exclusive negotiating period shall be for six months from the date of Council approval of this Resolution, with the option to extend said period an additional six months at the discretion of the City Administrator or his/her designee; and be it

FURTHER RESOLVED: That the City Council hereby appropriates up to \$13,500 in license fees deposited into the Low and Moderate Income Housing Asset Fund (2830) to the Housing Development Project (TBD), Housing Development Organization (89929) for costs of maintaining the Property, as well as other City costs associated with the ENA; and be it

FURTHER RESOLVED: That this Resolution does not commit the City to the expenditure of any funds, and total Project cost will depend on the end Project and financing sources; and be it

FURTHER RESOLVED: That OAW shall bear sole responsibility for all costs associated with developing the Project for approval, including consultant fees, permitting fees, legal fees, financing expenses, etc.; and be it

FURTHER RESOLVED: That the City finds and determines, after independent review and consideration, that the authorization to enter into the ENA with OAW is exempt from CEQA pursuant to Section 15262 (feasibility and planning studies), Section 15306 (information collection) and Section 15061(b)(3) (general rule) of the CEQA Guidelines; and be it

FURTHER RESOLVED: That the City Administrator or his/her designee shall cause to be filed with the County of Alameda a Notice of Exemption from CEQA requirements; and be it

FURTHER RESOLVED: That the City Council hereby authorizes the City Administrator or his/her designee to negotiate and enter into other agreements and take all other actions necessary with respect to the ENA and the Project consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN, and REID

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California