



City of Oakland

Office of the City Clerk
Oakland City Hall,
1 Frank H. Ogawa Plaza,
Room 201
Oakland, California 94612

Meeting Minutes - FINAL

*Community & Economic Development Committee

Tuesday, October 25, 2022

2:00 PM

Virtual Tele- Conference Via Zoom

Please See The Agenda To Participate In The Meeting

The Oakland City Council Community & Economic Development Committee convened at 2 p.m., with Councilmember Kalb presiding as Chairperson.

COMMITTEE MEMBERSHIP:

Roll Call / Call To Order

Excused 1 - Loren Taylor

Present 3 - Carroll Fife, Noel Gallo, and Dan Kalb

1 PUBLIC COMMENT: COMMENTS ON ALL ITEMS WILL BE TAKEN AT THIS TIME. COMMENTS FOR ITEMS NOT ON THE AGENDA WILL BE TAKEN DURING OPEN FORUM

7 Speakers spoke during public Comment

2 Approval Of The Draft Minutes From The Committee Meeting Of September 27, 2022 [22-0807](#)

Attachments: [View Report](#)

A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Approved. The motion carried by the following vote:

Excused 1 - Taylor

Aye 3 - Fife Gallo, Kalb

NO VOTE 0

3 Determination Of Schedule Of Outstanding Committee Items

[22-0808](#)

Attachments: [View Report](#)

[View Supplemental Report - 10/20/2022](#)

The Committee approved to remove item 7 regarding "Receive A Report and Recommendations From the Finance Department On Ordinance No. 13579 C.M.S. Which Provides A Provisional Tax Exemption Or Tax Reduction For Certain Owner-Occupied Residential Rental Properties Under Certain Conditions, Including Information On Outreach And Implementation" under Pending No date Specific.

A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Approved as Amended. The motion carried by the following vote:

Excused 1 - Taylor

Aye 3 - Fife Gallo, Kalb

NO VOTE 0

4 Subject: Fox Theater Funding Agreement And Design Contract
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution Authorizing The Following:

(1) Execution Of A Professional Services Agreement With Wiss, Janney, Elstner Associates, Inc. (WJE) In A Not-To-Exceed Amount Of One Hundred And Fifty Thousand Dollars (\$150,000) To Deliver Additional Design, Bidding And Construction Support Services, In Two Phases, For Roof And Heating, Ventilation And Air Conditioning (HVAC) Repairs At The Fox Theater And Waiver Of The Competitive Process Pursuant To Oakland Municipal Code Section 2.04.051.B; And

(2) Execution Of A Funding Agreement Between The City Of Oakland And The Fox Oakland Theater, Inc. To Accept And Appropriate One Million Dollars (\$1,000,000) To Fund Roof And HVAC Repairs At The Fox Theater

[22-0795](#)

Attachments: [View Report and Attachment A B](#)

[View Legislation](#)

[89478 CMS](#)

Councilmember Fife made a motion, seconded by Councilmember Gallo, to approve the recommendation of staff to be forwarded to the November 1, 2022 Regular City Council agenda on Consent.

A motion was made by Carroll Fife, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 11/1/2022. The motion carried by the following vote:

Excused 1 - Taylor

Aye 3 - Fife Gallo, Kalb

NO VOTE 0

The Roll Call was modified to show Councilmember Taylor present at 2:34 pm

- 5 Subject: Contracts For Tenant And Owner Representation At RAP Proceedings
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Authorizing: (1) A Contract With Centro Legal De La Raza For Provision Of Legal Representation Services To Low- And Moderate-Income Tenants At Rent Adjustment Program Petition Proceedings And Housing, Residential Rent And Relocation Board Appeal Proceedings In The Amount Of \$239,271 From November 1, 2022, Through June 30, 2023, And (2) A Contract With East Bay Rental Housing Association For The Provision Of Legal Representation Services To Small Property Owners At Rent Adjustment Program Petition Proceedings And Housing, Residential Rent And Relocation Board Appeal Proceedings In The Amount Of \$100,000 From November 1, 2022, Through June 30, 2023
[22-0784](#)

Attachments: [View Report](#)
[View Legislation](#)
[View Committee Recommendation 10/27/2022](#)
[89483 CMS](#)

Councilmember Taylor made a motion, seconded by Councilmember Gallo, to approve staffs recommendation, and forward it to the November 1, 2022 City Council agenda on Consent

Councilmember Fife offered an friendly amendment as follows:

To bifurcate the recommendation, advancing only the 1st contract, " A Contract With Centro Legal De La Raza For Provision Of Legal Representation Services To Low- And Moderate-Income Tenants At Rent Adjustment Program Petition Proceedings And Housing, Residential Rent And Relocation Board Appeal Proceedings In The Amount Of \$239,271 From November 1, 2022, Through June 30, 2023"; and

Directing staff to return to the November 29, 2022 Special CED Committee with the 2nd contract, " A Contract With East Bay Rental Housing Association For The Provision Of Legal Representation Services To Small Property Owners At Rent Adjustment Program Petition Proceedings And Housing, Residential Rent And Relocation Board Appeal Proceedings In The Amount Of \$100,000 From November 1, 2022, Through June 30, 2023" to further discuss and amend the requirements set forth for Landlords to use the services.

The friendly amendment was accepted, and the vote passed with 4 Ayes.

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Approved as Amended the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 11/1/2022. The motion carried by the following vote:

Aye 4 - Fife Gallo Taylor, Kalb

NO VOTE 0

- 6 Subject: Amendments To Rent Adjustment Program Ordinance
From: Housing And Community Development Department
Recommendation: Adopt An Ordinance Amending The Rent Registry Ordinance (Ordinance No. 13695 C.M.S.) To Modify The Initial Submission Deadline For Rent Registry Registration Forms From March 1, 2023 To July 1, 2023
[22-0793](#)

Attachments: [View Report](#)
[View Legislation](#)
[View Supplemental Legislation - 10/20/2022](#)

Councilmember Gallo made a motion, seconded by Councilmember Fife to approve the recommendation of staff to be forwarded to the November 1, 2022 Regular City Council agenda on Consent.

A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 11/1/2022. The motion carried by the following vote:

Aye 4 - Fife Gallo Taylor, Kalb

NO VOTE 0

- 7 Subject: Amendments To Rent Adjustment Program Regulations
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Adopting Amendments To The Rent Adjustment Program Regulations Approved By The Housing Residential Rent And Relocation Board To Clarify Substantial Compliance With The Rent Registry Ordinance (Ordinance No. 13695 C.M.S.)
[22-0794](#)

Attachments: [View Report](#)
[View Legislation](#)
[89479 CMS](#)

Councilmember Taylor made a motion, seconded by Councilmember Gallo to approve the recommendation of staff to be forwarded to the November 1, 2022 Regular City Council agenda on Consent.

A motion was made by Loren Taylor, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council. The motion carried by the following vote:

Aye 4 - Fife Gallo Taylor, Kalb

NO VOTE 0

- 8 Subject: Arroyo Viejo Food Hub
From: Office Of The City Administrator
Recommendation: Adopt A Ordinance Authorizing The City Administrator To Negotiate And Execute A Lease Agreement With The Alameda County Deputy Sheriffs' Activities League (DSAL), A California Nonprofit Corporation, For A Term Of Three Years With Three 2-Year Options In Exchange For Tenant Improvements Estimated At Approximately Seven Hundred Thousand Dollars (\$700,000) For The Leasing Of Approximately 1,600 Square Feet Of Space At The Arroyo Viejo Recreation Center Located At 7701 Krause Avenue, Oakland, For Food Distribution And Rentable Commercial Kitchen (Food Hub) To Be Operated In Partnership With The Black Cultural Zone Community Development Corporation (BCZ); And Adopting California Environmental Quality Act (CEQA) Findings [22-0816](#)

Attachments: [View Report w Attachment A-D](#)

[View Legislation](#)

[View Supplemental Report Taylor - 10/20/2022](#)

[View Supplemental Legislation - 11/27/2022](#)

Councilmember Gallo made a motion, seconded by Councilmember Taylor, to forward staff recommendation to the November 1, 2022 City Council Agenda on Consent with the following amendments;

Adding a WHEREAS Clause:

WHEREAS, Governor Newsom approved the State Budget Act of 2022, which authorizes the California Department of Social Services (CDSS) to allocate Three Million Dollars (\$3,000,000) for the ALL IN Eats/Food Hub, a portion of which the County of Alameda may utilize to support capital expenses and construction management at the ALL IN Eats Arroyo Viejo Food Hub subject to approval by the Alameda County Board of Supervisor; and

Striking from the 4th WHEREAS: Seven Hundred Eight-Two Thousand Seven Hundred Fifteen (\$782,715) and adding Seven Hundred Thousand Dollars (\$700,000)

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Approved as Amended the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 11/1/2022. The motion carried by the following vote:

Aye 4 - Fife Gallo Taylor, Kalb

NO VOTE 0

Open Forum

3 speakers spoke during Open Forum.

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council _Community & Economic Development Committee adjourned the meeting at 4:20 p.m.

* 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.

Americans With Disabilities Act

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MATERIALS RELATED TO ITEMS ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKETS MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK, 1 FRANK H. OGAWA PLAZA, 1ST AND 2ND FLOOR, OAKLAND, CA 94612 FROM 8:30 A.M. TO 5:00 P.M.