



City of Oakland Meeting Agenda

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

***Concurrent Meeting of the Redevelopment Agency and Council Community & Economic Development Committee**

Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California 94612

City of Oakland Website: <http://www.oaklandnet.com>

Tuesday, March 10, 2009

2:00 PM

Hearing Room One - 1st Floor

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 Jane Brunner, District 1; Patricia Kernighan, District 2; Larry Reid, District 7; Chairperson Vice Mayor Ignacio De La Fuente, District 5

- 1 Approval of the Draft Minutes from the Committee Meeting held on February 24, 2009.
- 2 Determination of Schedule of Outstanding Committee Items
(ced 3102009)
- 3 Subject: Ambassadors Program Implementation
From: Council President Brunner and Councilmember Kaplan
Recommendation: Receive A Report And Recommendation On The Implementation Of
The Oakland Ambassador Program
(09-0060)
- 4 Subject: Central City East And Coliseum Project Areas Security
From: Community and Economic Development Agency

Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing A Professional Services Agreement For An Amount Not To Exceed \$180,000 With International Services Incorporated Or DTM Corporation To Provide Unarmed Security Patrol Services In The Central City East And Coliseum Redevelopment Areas, Allocating A Contract Compliance Fee To The City Under The Cooperation Agreement In The Amount Of 3% Of The Contract Amount, And Amending Resolution No. 2008-0034 To Provide That The Officers Under The Central City East Commercial Security Pilot Program And The Coliseum Commercial Security Pilot Program Will Be Unarmed; And

[\(07-1778\)](#)

2) An Agency Resolution Authorizing A Professional Services Agreement For An Amount Not To Exceed \$180,000 With International Services Incorporated Or DTM Corporation To Provide Armed Security Patrol Services In The Central City East And Coliseum Redevelopment Areas, And Allocating A Contract Compliance Fee To The City Under The Cooperation Agreement In The Amount Of 3% Of The Contract Amount

[\(07-1778-1\)](#)

5

Subject: Affordable Housing Development Activities

From: Community and Economic Development Agency

Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$3,850,344 To Bridge Housing Corporation For the St. Joseph's Family Phase IIB Project Located At 2647 International Boulevard And Appropriating \$3,850,344 In Fiscal Year 2009-2010 Home Investment Partnership Grant Funds;

[\(09-0091\)](#)

2) A Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$3,850,344 To Affordable Housing Associates For The 6th And Oak Senior Homes Project Located At 609 Oak Street;

[\(09-0091-1\)](#)

3) A Resolution Amending Resolution No. 80477 C.M.S. To Extend By One Year The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$3,991,000 To Bridge Housing Corporation For The St. Joseph's Senior Apartments Project Located At 2647 International Boulevard;

[\(09-0091-2\)](#)

4) An Agency Resolution Appropriating \$4,225,390 From Fund Balance In Low And Moderate Income Housing Funds To The Housing Development Program;

[\(09-0091-3\)](#)

5) An Agency Resolution Appropriating \$464,467 Of Investment Earnings From The 2000 Subordinated Affordable Housing Bond Issue And \$2,564,240 Of Investment Earnings From The 2006 Housing Bond Proceeds Fund For Housing Development Activities;

(09-0091-4)

6) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$3,019,656 To Bridge Housing Corporation for The St. Joseph's Family Phase IIB Project Located At 2647 International Boulevard;

(09-0091-5)

7) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$3,699,656 To Affordable Housing Associates For the 6th And Oak Senior Homes Project Located At 609 Oak Street;

(09-0091-6)

8) An Agency Resolution Authorizing An Affordable Housing Development Loan In An Amount Not To Exceed \$584,000 To Paul Wang Enterprises, For The Golf Links Road Homeownership Project Located At 8379, 8395 And 8477 Golf Links Road And To Allow Resales Of Project Units To Households Up To 120% Of Area Median Income;

(09-0091-7)

9) An Agency Resolution Amending Resolution No. 2007-0026 C.M.S. To (1) Increase The Amount Of An Affordable Housing Development Loan To Home Place Initiatives Corporation By \$990,000, For The Sausal Creek Homes Project Located At 2464-2470 26th Avenue For A Total Loan Amount Of \$3,980,000, (2) Reduce The Affordability Term From Perpetuity To 45 Years, And (3) Allow Resales Of Project Units To Households Up To 120% Of Area Median Income;

(09-0091-8)

10) An Agency Resolution Amending Resolution No. 2007-0022 C.M.S. To Increase The Amount Of An Affordable Housing Development Loan To Bridge Housing Corporation For The St. Joseph's Senior Apartments Project Located At 2647 International Boulevard By \$850,000 For A Total Agency Loan Amount Of \$4,639,000, And To Extend For 12 Months The Time Funds Are Reserved For The Project;

(09-0091-9)

11) An Agency Resolution Amending Resolution No. 2007-0020 C.M.S. To Allow An Extension Of Time For An Existing Commitment Of Funds, Reduce The Funding Commitment From \$4,450,000 To \$1,600,000, Reduce The Number Of Units From 42 To 20, And Change The Address For The Project Pride Development To Be Located At 2545 San Pablo Avenue;

(09-0091-10)

12) An Agency Resolution Amending Resolution No. 2007-0021 C.M.S. To Extend By One Year The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$5,133,000 To Oakland Housing Initiatives And Christian Church Homes Of Northern California Jointly For The Harrison Street Senior Housing Project Located At 1633 Harrison Street And 321 17th Street;

(09-0091-11)

13) An Agency Resolution Amending Resolution No. 2007-0023 C.M.S. To Extend The Time Funds Are Reserved For An Affordable Housing Development Loan In An Amount Not To Exceed \$1,868,000 To East Bay Habitat For Humanity For The

Tassafaronga Village Homeownership Project Located At 949 85th Avenue; And
[\(09-0091-12\)](#)

14) An Agency Resolution Amending Resolution No. 2008-0019 C.M.S. To Extend The
Time Funds Are Reserved For An Affordable Housing Development Loan In An
Amount Not To Exceed \$2,910,000 To FHP Housing Associates For The Foothill Plaza
Rental Project Located At 6311 Foothill Boulevard
[\(09-0091-13\)](#)

**This item is scheduled as a Public Hearing on the March 17, 2009 City
Council Agenda**

6 Subject: Rehabilitation Of Existing Affordable Housing
From: Community and Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An
Amount Not To Exceed \$840,000 To Resources For Community Development For The
Drachma Housing Project Located At 1428 8th Street, 1510 9th Street, 1711 Goss Street,
1030 Wood Street, 1479 12th Street, 1107 Center Street, 1503 12th Street, And
Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For
The Project;
[\(09-0092\)](#)

2) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An
Amount Not To Exceed \$1,257,000 To East Bay Asian Local Development Corporation
For The Effie's House (Ivy Hill) Project Located At 829 East 19th Avenue, And
Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For
The Project;
[\(09-0092-1\)](#)

3) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An
Amount Not To Exceed \$1,655,000 To Resources For Community Development For The
Eldridge Gonaway Commons Project Located At 1165 Third Avenue, And Authorizing
Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project;
[\(09-0092-2\)](#)

4) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An
Amount Not To Exceed \$1,200,000 To Resources For Community Development For The
Marin Way Court Apartments Project Located At 2000 International Boulevard, And
Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For
The Project;
[\(09-0092-3\)](#)

5) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An
Amount Not To Exceed \$1,100,000 To Affordable Housing Associates For The Oaks
Hotel Project Located At 587 15th Street, And Authorizing Loan Extensions And/Or
Changes In Terms For Existing Agency Loans For The Project.
[\(09-0092-4\)](#)

6) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not To Exceed \$1,122,000 To East Bay Asian Local Development Corporation For The Hugh Taylor House Project Located At 1935 Seminary Avenue, And Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project

[\(09-0092-5\)](#)

7) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not To Exceed \$1,920,000 To East Bay Asian Local Development Corporation For The Slim Jenkins Court Project Located At 700 Willow Street, And Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project;

[\(09-0092-6\)](#)

8) An Agency Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not To Exceed \$450,000 To The Unity Council For The Posada De Colores Apartments Project Located At 2221 Fruitvale Avenue, And Authorizing Loan Extensions And/Or Changes In Terms For Existing Agency Loans For The Project;

[\(09-0092-7\)](#)

9) An Agency Resolution Authorizing The Agency Administrator To Take Actions To Facilitate The Transfer Of Affordable Housing Properties Owned By Oakland Community Housing, Inc. ("OCHI") Or OCHI Affiliates To New Ownership, Including Foreclosing On Agency Loans, Acquiring Properties At Foreclosure Sale, Transferring Properties Affordable Housing Entities, And Assigning Agency Loans Or Lien Rights To Affordable Housing Entities;

[\(09-0092-8\)](#)

10) A Resolution Authorizing Loan Extensions And/Or Changes In Terms Of Existing City Loans For The Effie's House (Ivy Hill) Apartment Project Located At 829 East 19th Avenue;

[\(09-0092-9\)](#)

11) A Resolution Authorizing Loan Extensions And/Or Changes In Terms Of Existing City Loans For The Marin Way Court Apartments Project Located At 2000 International Boulevard;

[\(09-0092-10\)](#)

12) A Resolution Authorizing Loan Extensions And/Or Changes In Terms Of Existing City Loans For The Oaks Hotel Project Located At 587 15th Street;

[\(09-0092-11\)](#)

13) A Resolution Authorizing Loan Extensions And/Or Changes In Terms Of Existing City Loans For The Slim Jenkins Court Apartments Project Located At 700 Willow Street; And

[\(09-0092-12\)](#)

14) An Ordinance Authorizing The City Administrator To Take Actions To Facilitate The Transfer Of Affordable Housing Properties Owned By Oakland Community Housing, Inc. ("OCHI") Or OCHI Affiliates To New Ownership, Including Foreclosing

On City Loans, Acquiring Properties At Foreclosure Sale, Transferring Properties To Affordable Housing Entities, And Assigning City Loans Or Lien Rights To Affordable Housing Entities

(09-0092-13)

This item is scheduled as a Public Hearing on the March 17, 2009 City Council Agenda

7 Subject: Small Business Assistance Center - Implementation
From: Community and Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing A Contribution Of \$469,716 From Coliseum Redevelopment Project Funds, West Oakland Redevelopment Project Funds, Central District Redevelopment Project Funds, Oakland Army Base Redevelopment Project Funds And Central City East Redevelopment Project Funds, To The City of Oakland Under The Cooperation Agreement, For Staffing, Build-Out, Operations/Leasing, Equipment, Marketing And Contingencies For The Oakland Business Assistance Center; And

(09-0006)

2) A City Resolution Appropriating And Allocating Up To \$100,000 Of Community Development Block Grant Funds, And Authorizing The City Administrator Or His Designee To Hire Staff And Negotiate And Execute Agreements For Build-Out, Operations/Leasing, Equipment, Marketing And Contingencies For The Oakland Business Assistance Center, And Accepting A Contribution Of \$469,716 For This Purpose From The Oakland Redevelopment Agency Under The Cooperation Agreement

(09-0006-1)

This item was contineud from the February 10, 2009 Community and Economic Development Committee Agenda

This item is scheduled as a Public Hearing on the March 17, 2009 City Council Agenda

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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[\(TDD\)](#)

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PACKETS MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK,
1 FRANK H. OGAWA PLAZA, 1ST AND 2ND FLOOR, OAKLAND, CA
94612 FROM 8:30AM TO 5:00PM**

**LATONDA SIMMONS
Agency Secretary/City Clerk
and Clerk of the Council**

ORA - Oakland Redevelopment Agency

S - Supplemental Item