

Save East 12th St. for Affordable Housing. Don't Privatize Lake Merritt!.txt  
From: Josh Healey <jghealey@gmail.com>  
Sent: Thursday, April 16, 2015 9:13 AM  
To: Office of the Mayor; Guillen, Abel; At Large; Kalb, Dan; McElhaney, Lynette; Campbell Washington, Annie; Gallo, Noel; Brooks, Desley; Reid, Larry  
Subject: Save East 12th St. for Affordable Housing. Don't Privatize Lake Merritt!

Mayor Schaff and good members of the City Council -  
My name's Josh Healey. I'm a writer and youth educator, having worked in our Oakland schools for the last 7 years. I live on East 15th St and 3rd Ave...just three blocks from the terrible, privatizing, gentrifying proposed project on East 12th Street.  
And yes, I feel pretty strongly about this one!  
I honestly can't believe that our smart, supposedly progressive leaders would support the privatization and selling off of public land on East 12th street for a luxury high-rise (which will eventually be a condo) with ZERO affordable housing.  
I'm hoping you change your mind before the vote next week. I'll be there with a LOT of people from Eastlake United for Justice and many organizations to make sure you do the right thing.  
And the right thing is to say NO to this crazy, ass-backward project...and instead put out a new RFP calling for majority affordable housing that people in the neighborhood can actually live in.  
Everything's bad about this one:  
\* Selling off public land for totally unaffordable, luxury housing. Something no one in the neighborhood can afford.  
\* Land that was paid for and built BY taxpayers through Measure DD...now being privatized rather than used for the public that paid for it.  
\* The total lack of ANY community process on this. I live 3 blocks from the project and got no notice for any public meetings. Nor did any of my neighbors.  
\* The fact that the developer bought off elder Asian residents who don't speak English...and lied to them saying this was about "affordable senior housing" so that they'd come to the Planning Commission. I was there and saw it with my own eyes. It was outrageous..  
\* Eastlake is the last semi-quasi-affordable neighborhood near the lake. Building this luxury apartment (which will eventually be condos) will raise the rents astronomically for all of us. Including me and my family. More displacement, here we come.  
\* This is LAKE MERRITT. The lake is the heart of Oakland. It's supposed to be for everyone in Oakland. This is taking the soul of our city...and selling it to the almighty devil (I mean, dollar.)  
I could go on. But you get the point.  
We want this project stopped. And we want to see affordable housing built there instead.  
No one-time budget fix is worth this. It's just not. There's other ways to get money. But once you do this...it can't be undone.  
I know you all love Oakland and love the lake and love all of this crazy fun process! Hope you bring the love and do the right thing...

Save East 12th St. for Affordable Housing. Don't Privatize Lake Merritt!.txt  
...and the community will be there on Tuesday to make sure you do.

- Josh Healey

--

Josh Healey  
Writer. Activist. Ninja.  
joshhealey.org

Please help stop E. 12th Street developer contract.txt  
From: Võ H?i (Hai Vo) <hihaivo@gmail.com>  
Sent: Wednesday, April 22, 2015 3:36 PM  
To: McElhaney, Lynette  
Cc: Office of the Mayor; At Large  
Subject: Please help stop E. 12th Street developer contract

Hello,

As a resident of Oakland, I am outraged that our City Council is planning to sell public lands to a private developer to build a 24 story luxury apartment building in the midst of a housing affordability crisis! This development threatens to accelerate the displacement of working families in the neighborhood. It violates the City's own goals for expanding affordable housing and is an irresponsible use of prime public land.

We want the proposed project on E 12th to be halted immediately and want to see affordable housing built on our public lands instead. If we don't build affordable housing on our public lands, where will it be built? Please stand for affordable housing today and halt the contract immediately!  
Thank you,  
Võ H?i  
District 3

Why I support the DDA for the 12th Street Remainder Parcel. - CED Committee Item 3..txt  
From: Pat Kernighan <pat.kernighan@gmail.com>  
Sent: Sunday, April 12, 2015 9:03 PM  
To: DL - City Council  
Subject: Why I support the DDA for the 12th Street Remainder Parcel. - CED Committee Item 3.

Greetings Councilmembers and former colleagues,  
This is Pat Kernighan, and I'd like to weigh in on the District 2 development issue coming to CED Committee this Tuesday. I strongly support the staff recommendation to enter into a DDA with Urban Core to build a 24 story market rate residential building on the Twelfth Street Remainder Parcel near the Lake. Here is why:  
-- Urban Core complied with all of the City's requirements in the ENA. It is only fair that the City should stick to the deal it entered into.

-- Oakland needs more market rate housing as well as more affordable housing. In Oakland, only 153 market rate housing units received building permits in 2014. During the five previous years, 2009-2013, only 197 multi-family market rate units were built. This is a far cry from meeting the housing demand due to the thousands of young adults who have been moving to Oakland in the past two years. With so little new housing coming online, these newcomers end up competing with our longtime residents for the existing apartments, thus driving rents up alarmingly, as has been the case for the past two years. Building more market rate housing will ease, not exacerbate, the upward pressure on rents.

Council District 2 was blessed with the completion of several new Affordable Housing projects near the Twelfth Street Remainder Parcel in the past four years, and one more is on the way. One of the few silver linings of the recession was that affordable housing developers were able to get good deals on land and were able to build many new affordable homes in the past four years. Though the need for affordable housing will always be more than what can feasibly be produced, the good news is that the Lake area surrounding the site in question had a substantial amount of new affordable housing built in the past four years. These are the affordable projects:

- Two blocks north of the Remainder Parcel on Second Avenue, a new 92 unit building of affordable housing was completed last month.

- Five blocks east of the Remainder Parcel, at 7th Ave and E. 11th, Clinton Commons, an affordable building of 55 units was completed in 2012.

- Just west of the Lake, 70 affordable units at 6th and Oak built in 2012, and a building for seniors at 10th and Oak in 2010.

- The formerly dilapidated Eldridge Gonaway Commons on E. 12th, one block east of the Remainder, was completed renovated last year.--40 affordable units

- EBALDC is soon to start construction on 71 affordable units at 11th and Jackson, also just west of the Lake.

Why I support the DDA for the 12th Street Remainder Parcel. - CED Committee Item 3..txt

Given the significant amount of affordable housing recently built in the same neighborhood as the Remainder Parcel and given that there is also a great unmet need for more market rate housing in Oakland, it would be reasonable to sell this parcel for use as market rate housing. (The Council always has the prerogative to dedicate some of the proceeds of the land sale to the affordable housing fund--for instance 25%, which was the set aside amount for Redevelopment money.) Proceeding with this DDA is also the right thing to do because the City made an agreement with this developer and should abide by the agreement it made. I urge you to approve the staff recommendation and enter into the DDA with Urban Core and its financing partner. Thank you for considering my perspective.

with respect and warm regards,  
Pat

Re 12th Street remainder parcel Measure DD improvements.txt  
From: Naomi Schiff <naomi@17th.com>  
Sent: Wednesday, April 22, 2015 9:17 AM  
To: Farmer, Casey  
Cc: McElhaney, Lynette; James Vann; William Threlfall; Wald, Zachary;  
Council President  
Subject: Re: 12th Street remainder parcel, Measure DD improvements

Thank you so much! I can make this date and will let you know who else is coming.  
We'd love to speak with you.

Best,

Naomi  
-----

Naomi Schiff

Seventeenth Street Studios  
410 12th Street, Suite 300  
Oakland, CA 94607

510-835-1717  
www.17th.com

Just a few steps from the 12th Street BART station

On Apr 21, 2015, at 11:19 PM, Farmer, Casey wrote:

I can do 12:15-12:45 on Thursday, April 30.

From: McElhaney, Lynette  
Sent: Tuesday, April 21, 2015 11:17 PM  
To: Naomi Schiff  
Cc: James Vann; William Threlfall; Farmer, Casey (CFarmer@oaklandnet.com); Wald, Zachary (ZWald@oaklandnet.com); Council President  
Subject: RE: 12th Street remainder parcel, Measure DD improvements

Naomi,

I've read your message. You should know that we are all seeking ways to fund this critical need. While I always welcome the opportunity to connect with you it will take weeks before there's an opening on my schedule. Please feel free to meet with Casey, who is my lead staffer on the budget and/or Zac Wald, chief of staff.

They are both cc'd above.

Kind regards, Lynette

---

Honorable Lynette Gibson McElhaney, President of the Council  
Representing the Heart & Soul of the Town  
Oakland District 3 | 1 Frank H. Ogawa Plaza, 2nd Floor | Oakland, CA 94612  
Phone: (510) 238-7003 Fax: (510) 238-6910

From: Naomi Schiff [mailto:naomi@17th.com]

Page 1

Re 12th Street remainder parcel Measure DD improvements.txt  
Sent: Tuesday, April 21, 2015 5:07 PM  
To: McElhaney, Lynette  
Cc: James Vann; William Threlfall  
Subject: 12th Street remainder parcel, Measure DD improvements

Dear Councilmember McElhaney,

A few of us would like an opportunity to meet with you to discuss how to fund the Measure DD Lake Merritt maintenance. Here's the letter we sent to the CED Committee for their hearing on the DDA for the parcel at 12th Street. Would you have some times you could suggest that would be convenient for you?

Thanks so much!

Naomi Schiff  
Measure DD Coalition and Coalition of Advocates for Lake Merritt  
-----

Naomi Schiff

Seventeenth Street Studios  
410 12th Street, Suite 300  
Oakland, CA 94607

510-835-1717  
www.17th.com

Just a few steps from the 12th Street BART station

# OAKLAND HOUSING ELEMENT NEEDS VS. PRODUCTION

Income Level	1999-2006 Period *			2007-14 Period **		
	RHNA	Bldg Permits	% of RHNA	RHNA	Bldg Permits	% of RHNA
Very Low (up to 50% AMI)	2,238	547	24%	1,900	1,282	67%
Low (51-80% AMI)	969	626	65%	2,098	385	18%
Moderate (81-120% AMI)	1,959	155	8%	3,142	22	1%
Above Moderate (> 120% AMI)	2,567	5,689	222%	7,489	2,341	31%
<b>Total</b>	<b>7,733</b>	<b>7,017</b>	<b>91%</b>	<b>14,629</b>	<b>4,030</b>	<b>28%</b>

Income Level	Cumulative, 1999-2014			Share of Total
	RHNA	Bldg Permits	% of RHNA	
Very Low (up to 50% AMI)	4,138	1,829	44%	17%
Low (51-80% AMI)	3,067	1,011	33%	9%
Moderate (81-120% AMI)	5,101	177	3%	2%
Above Moderate (> 120% AMI)	10,056	8,030	80%	73%
<b>Total</b>	<b>22,362</b>	<b>11,047</b>	<b>49%</b>	<b>100%</b>

Notes: Very Low, Low and Moderate Income counts only include units that have restricted rents or sales prices.

Some unrestricted units listed as "Above Moderate" may have been sold/rented at prices affordable to Moderate Income

Sources: \* Oakland Housing Element for 2007-14

\*\* Oakland Housing Element Annual Progress Report, 2014





April 23, 2015

Dear Mayor Schaaf and Councilmembers,

As members of the original coalition that supported the Lake Merritt Boulevard Plan and the subsequent 2002 DD bond measure, Oakland Heritage Alliance urges the Council to approve the April 14, 2015 recommendation of the Council's CED Committee that **25% of the 12th Street "remainder parcel" land sale proceeds be devoted to a fund for maintenance of Measure DD improvements at Lake Merritt.**

Measure DD provided a much-needed restoration of historic features, the new, heavily-used bridge connection across the widened channel, and a welcome expansion of the usable areas at Lakeside Park. Oakland's reputation has been burnished by these projects and if we can keep it in good condition, it will serve as an attraction and a wonderful recreation area for many decades.

However, Measure DD's capital funds cannot be used for maintenance and protection of the lake improvements. With its more intense use and greater visibility, the park needs more care and maintenance than the current park staff can provide.

The "remainder parcel" was created by the reconfiguration of a 12-lane roadway into a 6-lane boulevard, now Lake Merritt Boulevard. The CED Committee's recommendation deserves your support. We urge you to set aside some of the land sale proceeds toward funding maintenance, as you act on the remainder parcel.

Thank you!

Sincerely,

Alison Finlay, President  
Oakland Heritage Alliance

Lake Merritt funding from remainder parcel proceeds.txt  
From: joel peter <joelpeter88@gmail.com>  
Sent: Wednesday, April 22, 2015 6:07 PM  
To: McElhaney, Lynette  
Subject: Lake Merritt funding from "remainder parcel" proceeds

Dear Councilmember McElhaney,  
Thank you for supporting the CED Committee recommendation to allocate 25% of the proceeds from the 12th Street "remainder parcel" sale to maintenance of Lake Merritt DD projects. I expect you will get pushback from the Budget Office, but please hold firm. The landscaping is already falling apart from overuse and lack of maintenance. Measure DD created the parcel, and it was always anticipated that Lake Merritt receive money from its sale. Thank you!  
Joel Peter

[www.facebook.com/LakeMerrittweedwarriors](http://www.facebook.com/LakeMerrittweedwarriors)

East 12th Street Remainder Parcel.txt

From: Jeffrey Levin <jeff@ebho.org>  
Sent: Tuesday, April 14, 2015 8:50 AM  
To: Reid, Larry; McElhaney, Lynette; Campbell Washington, Annie; Kaplan, Rebecca; Brooks, Desley; Gallo, Noel; Guillen, Abel; Kalb, Dan  
Cc: Gloria Bruce  
Subject: East 12th Street Remainder Parcel  
Attachments: EBHO Letter to Oakland CED re 12th St Remainder Parcel.pdf; Oakland Housing production 1999-2014.pdf

Dear Councilmembers:

Attached please find a letter from East Bay Housing Organizations regarding the sale of the City-owned East 12th Street Remainder Parcel. This item is on the Community and Economic Development Committee agenda for this afternoon (April 14), and will be heard by the full Council on April 21.

Please feel free to contact me or Gloria Bruce if you have any questions.

Thank you for your consideration.

Jeffrey P. Levin  
Policy Director  
East Bay Housing Organizations  
538 9th Street, Suite 200 | Oakland, CA 94607  
510-663-3830 x316  
jeff@ebho.org

NOTE: I am generally in the office only on Monday, Tuesday and Thursday, so I may not be able to reply to your e-mail right away.

Visit us at [www.EBHO.org](http://www.EBHO.org) and follow us on Facebook and Twitter!

Celebrate affordable homes: May 8-17th is EBHO's Affordable Housing Week! Click here for a full calendar of events and join us for our Kick-Off Celebration on May 8th. Sponsor or buy tickets today!



## Oakland Measure DD Community Coalition

April 13, 2015

Members of the Community and Economic Development Committee  
City of Oakland  
1 Frank H. Ogawa Plaza  
Oakland, CA 94612

Dear Council Members:

Oakland's Measure DD Community Coalition voted on January 19, 2015 to advocate budget allocations to protect the substantial investment in Measure DD improvements at Lake Merritt.

Enormous excitement, increased visitation, and media attention have focused on the popular Lake Merritt and Channel improvements, and have spurred interest in nearby development. However, these enhancements require upkeep that by law cannot be funded by Measure DD bond proceeds, which are restricted to capital projects. The taxpayers' long-term investment requires maintaining landscaping and providing attractive, clean, park facilities to enhance recreation, tourism, and commerce. Yet, existing maintenance budgets have been cut, and are now totally insufficient.

**The DD Coalition therefore requests that the CED Committee recommend devoting at least 50% of the proceeds from sale of the Measure DD "remainder parcel" to preserve and maintain the new Lake Merritt and channel improvements,** which represent a public investment of more than \$100 million from the bond and nearly \$40 million from matching grants.\*

At the outset of the ambitious project to reconceive 12th Street/Lake Merritt Boulevard, the Coalition of Advocates for Lake Merritt (CALM) realized that this remainder parcel would result. We envisioned that its sale could help support the continued improvement of the Lake Merritt environment. **Now, we respectfully request that funds from the sale be devoted to the longterm maintenance and repair of the Measure DD improvements.**

Almost 80% of Oakland citizens voted for the DD bond measure. We must ensure that these well-loved improvements are not threatened with neglect. We should strongly support the public's investment and faith in its city government by funding maintenance at a sustainable level.

The Measure DD Community Coalition was formed in 2003 and sanctioned by the Oakland City Council to provide public input concerning projects and expenditures designated in the 2002 Oakland Trust for Clean Water and Safe Parks Measure DD Bond. DD is an inclusive coalition with active participation by numerous community members and Oakland organizations and agencies.

Sincerely,

Naomi Schiff  
Committee on Funding for Measure DD Improvements  
Oakland Measure DD Community Coalition

\*Of \$60 million in grants so far, \$40 was for Lake Merritt and Lake Merritt Channel. Of \$100 million allocated by the bond measure to Lake Merritt and channel openings, about \$85 million has been spent to date.



## East Bay Housing Organizations

---

April 14, 2015

Oakland City Council  
Community and Economic Development Committee  
Oakland City Hall  
1 Frank Ogawa Plaza  
Oakland, California

Dear Chairperson Reid and Councilmembers Campbell-Washington, Gibson-McElhaney and Kaplan:

On behalf of East Bay Housing Organizations, we are writing to comment on the high-rise residential project proposed to be located on City-owned land located at Lake Merritt Blvd and 2<sup>nd</sup> Avenue (the "12<sup>th</sup> Street Remainder Parcel"). Our members are very concerned about failures of policy, process and precedent associated with this development on prime public land, and we urge you to consider the issues raised by multiple stakeholders before considering this DDA.

As you know, EBHO is a 30-year-old membership-based coalition based in Oakland and devoted to preserving and creating affordable housing opportunities in Alameda and Contra Costa Counties through education, advocacy and coalition building. Our 350+ members include several developers and architects with affordable housing properties in the project area, as well as other advocates and residents active in the area.

We object to this sale on a number of grounds, and we offer four recommendations to address our concerns. The process for disposing of the land was neither open nor transparent, allowed little or no opportunity for the public to comment on how this land would be offered for sale, and violates the State's Surplus Land statute. The sale of a publicly owned parcel for a private, market-rate development with no consideration for any affordable housing benefits is inconsistent with the City's own adopted policies in the Housing Element and its stated goals for the Lake Merritt Station Area Plan.

To be clear, EBHO does not object to the development of market-rate housing in Oakland. We recognize that the City needs housing for all economic levels, and while EBHO's focus is primarily on housing for those with the greatest need – low and very-low income households – we have never maintained that the City should exclusively promote affordable housing. What we seek is balanced development that takes into account the needs of existing Oakland residents and not just higher income households moving to Oakland.

We are concerned that approval of this development as currently proposed does not advance this balance, and reflects a misunderstanding about the continued need for below-market-rate housing. The City has maintained that most housing developed in the past few years has been affordable. This is not accurate. City staff have repeatedly stated that there are some 1800 affordable units developed or in the pipeline, while few building permits have been issued for market-rate housing in the last couple of years. But many of the affordable units "in the pipeline" do not have full funding – some have been seeking funding for a number of years. This is no different from the thousands of market-rate units that have received land use approvals but have not yet started construction.

When we look at projects completed or under construction, a much different picture emerges, particularly if we look beyond the timeframe of the housing bust and recession. Over the past two Housing Element cycles, from 1999 through 2014, the City issued building permits for construction of 11,047 new housing units. Of these, 73% were for market-rate units for upper income households. Only 26% were for very low and low income households, despite the fact that over half of Oakland's population are very low and low income and have substantial unmet housing needs including overpayment, overcrowding and substandard conditions. Please see the attached chart for specific details.

Because of all this, the City needs to use every tool at its disposal to encourage affordable housing production. Our objections to the disposition of the East 12<sup>th</sup> Street Remainder parcel are as follows:

1. **This is bad public policy - scarce public land should be used for public good**, especially now that the City has few other resources for affordable housing, refuses to adopt mandatory inclusionary housing, and has already upzoned the specific plan areas in ways that make future incentives and bonuses unlikely.
2. **The disposition process violates State law regarding surplus public land.** Despite the requirements of Government Code section 54220 et. seq., this parcel was never offered for use as affordable housing and nonprofits were discouraged from submitting a proposal. The City appears to be relying on a distinction between "surplus" property and "property for development." That distinction is in the City ordinance on property acquisition and disposition. But the State statute - even before AB 2135 passed last year and went into effect on January 1, 2015 - defines surplus property as "property not needed for use by the public agency, except property held for exchange." By seeking to sell the property for residential development, the City is making clear that the parcel is not needed for use by the City, nor is it being held for exchange for another parcel.

3. **The Request for Proposals (RFP) process was not public** - the decision to solicit from only two or three market-rate developers was not discussed publicly and appears to have been discussed only in closed session in December 2012 before the RFP was issued in Jan 2013. This violates the City's Municipal Code, sections 2.42.050.B and 2.42.170, both of which require the City Council to make findings justifying the disposition of property through anything other than a "public and competitive process." There was no such finding when the Exclusive Negotiating Agreement (ENA) was approved, and there is no such finding in the ordinance approving the sale.
4. City staff has said that the RFP was done in a limited and hurried way because the parcel had been sold to the Redevelopment Agency (in an effort to get redevelopment funds to the City instead of being recaptured by the State). But by the time the ENA was awarded in July 2013, the staff report already acknowledged that the State was going to "claw back" that sale and the parcel would be returned to City ownership. The staff report cited this as an advantage, as it meant the property could be sold without waiting for the State to approve the successor agency's Long Range Property Management Plan. **So as early as July 2013 the City already knew this was not a redevelopment parcel, but a regular City parcel and thus should have gone through a deliberate and public RFP process.**
5. **The appraisal prepared by the City seems to be much too low.** We have compared the City's appraisal on the E 12th site to the appraisal from last summer for the 11th and Jackson site. There are two recently sold properties that are used as comparable properties in both appraisals - but the appraisal for the East 12<sup>th</sup> Street property values those comparables far below the values used in the appraisal for 11<sup>th</sup> and Jackson. The City site may be worth substantially more than the appraisal says. If the City is going to sell scarce public land, improved by bond funding and in a prime location, for private, market-rate development, it should not accept anything less than full market value.
6. The City says that the sale is needed because \$4 million of land sale proceeds is projected as revenue for the current (FY 2014-2015) budget. But according to the staff report, the sale won't happen until Spring 2016 at the earliest, and Fall 2016 at the latest. Thus, regardless of how this proceeds, **there will not be any land sale revenue in FY 2014-15.**
7. Over the past year, the City Council has adopted four new Specific Plans, including for the Lake Merritt Area which includes this parcel. In each instance, the Council has declined to establish policies that require inclusion of affordable housing within market-rate developments and has not designated any sites specifically for affordable housing. Instead, the Council has pointed to the

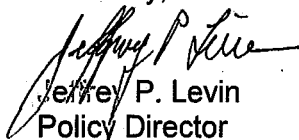
possibility of adoption of an affordable housing impact fee, pending completion of the long-delayed nexus study and feasibility analysis. Each time that a specific plan was adopted, **Councilmembers have publicly stated their intention that all projects developed within these areas should be subject to a future impact fee.** However, unless otherwise specified, if the City enters into a binding Disposition and Development Agreement (DDA) with the developer before a fee is adopted or goes into effect, this project will have "vested development rights" and will be subject only to the fees in effect at the time of the DDA.

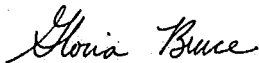
The entire process surrounding the disposition of this parcel is deeply flawed and likely in violation of both State law and City ordinances. At a minimum, the City should do the following:

1. Prepare a new appraisal to ensure that the parcel is being sold at its full market value, particularly in light of other recent appraisals and land sales.
2. Consistent with Housing Element Action 2.7.3, deposit 25% of the sales proceeds from this parcel into the City's Affordable Housing Trust Fund for development of affordable housing for lower income households.
3. Ensure that this project is subject to any housing impact fee adopted upon completion of the pending nexus study.
4. Modify the City's property disposition ordinance and procedures to ensure that future sales of property are done in a public and competitive manner, as required by Housing Element Action 2.7.3.

Thank you for your consideration.

Sincerely,

  
Jeffrey P. Levin  
Policy Director



Gloria Bruce  
Interim Executive Director

Attachment

cc: Councilmembers Desley Brooks, Noel Gallo, Abel Guillen, and Dan Kalb



E 12th Development.txt  
From: Chantelle Lorenz <chantellelorenz@gmail.com>  
Sent: Monday, April 20, 2015 12:54 PM  
To: undisclosed-recipients  
Subject: E 12th Development

Hi,

As a resident of Oakland, I am deeply disturbed that our City Council is planning to sell public lands to a private developer to build a 24 story luxury apartment building in the midst of a housing affordability crisis! This development threatens to accelerate the displacement of working families in the neighborhood. It violates the City's own goals for expanding affordable housing and is an irresponsible use of prime public land.

I'm concerned that Oakland is so hungry for investors and money that the city will take it from anywhere. If Oakland wants to grow bigger it needs "deep roots" and roots with integrity or it will collapse at some point - pushing out culture with homogeny and gentrification. I understand we live in a capitalistic society, but we can also be creative and act with integrity to find solutions for those who have history here instead of discarding and expanding for outsiders with new money.

We want the proposed project on E 12th to be halted immediately and want to see affordable housing built on our public lands instead. If we don't build affordable housing on our public lands, where will it be built? Please stand for affordable housing today and halt the contract immediately!

With sincere concern for the integrity and sustainability of our town,  
Chantelle Lorenz

510-463-4330

ROOTS of TOUCH  
2930 McClure St #4  
Oakland, CA 94609

[www.ROOTSofTOUCH.com](http://www.ROOTSofTOUCH.com)

12th Street remainder parcel Measure DD improvements.txt  
From: Naomi Schiff <naomi@17th.com>  
Sent: Tuesday, April 21, 2015 5:07 PM  
To: McElhaney, Lynette  
Cc: James Vann; William Threlfall  
Subject: 12th Street remainder parcel, Measure DD improvements  
Attachments: dd\_coalition\_CED\_April 14 2015.pdf; ATT4482542.htm

Dear Councilmember McElhaney,

A few of us would like an opportunity to meet with you to discuss how to fund the Measure DD Lake Merritt maintenance. Here's the letter we sent to the CED Committee for their hearing on the DDA for the parcel at 12th Street. Would you have some times you could suggest that would be convenient for you?

Thanks so much!

Naomi Schiff  
Measure DD Coalition and Coalition of Advocates for Lake Merritt  
-----

Naomi Schiff

Seventeenth Street Studios  
410 12th Street, Suite 300  
Oakland, CA 94607

510-835-1717  
www.17th.com

Just a few steps from the 12th Street BART station