



City of Oakland

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

Meeting Agenda - SUPPLEMENTAL

Special Community & Economic Development Committee

Tuesday, January 14, 2020

1:00 PM

City Council Chamber, 3rd 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:

Nikki Bas, District 2; Noel Gallo, District 5; Loren Taylor, District 6; Chairperson: Vice Mayor Larry Reid, District 7

- 1 Approval Of The Draft Minutes From The Committee Meeting Of December 3, 2019

[18-2557](#)

Attachments: [View Report](#)

- 2 Determination Of Schedule Of Outstanding Committee Items

[18-2558](#)

Attachments: [View Report](#)

[View Supplemental Report 1/10/2020](#)

- 3** Subject: Howard Terminal Memorandum Of Understanding
From: Office Of The City Administrator
Recommendation: Adopt A Resolution Authorizing The City Administrator, Or Designee,
To Execute A Non-Binding Memorandum Of Understanding Between The City And The
Port Regarding The Process Of Review Of Applications For, And, If Approved, The
Anticipated Framework Of Regulation Of The Development Project Proposed By The
Oakland Athletics At Howard Terminal
[18-2550](#)

Attachments: [View Report](#)

Legislative History

12/12/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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*This item was approved to go on the January 21, 2020 City Council Agenda as
a Public Hearing*

- 4** Subject: Equitable And Community Oriented Opportunity Zones
From: The Community And Economic Development Committee
Recommendation: Adopt A Resolution Directing The City Administrator To Implement
Measures That Leverage Available Incentives And City Resources To Guide Responsible
Opportunity Zone Investment Resulting In The Improvement Of The Quality Of Life For
Oakland Residents Living In The Communities In And Around Opportunity Zones
[18-2534](#)

Sponsors: Taylor

Attachments: [View Report](#)

Legislative History

12/3/19	*Special Community & Economic Development Committee	Scheduled to the *Rules & Legislation Committee
12/5/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee

*The Committee accepted that this item be scheduled to the 1st Committee
Meeting in 2020*

- 5 Subject: Modifications To Condominium Conversion Ordinance
From: President Pro Tempore Kalb
Recommendation: Adopt An Ordinance Amending Oakland Municipal Code Chapter 16.36, Condominium Conversions, To: (1) Extend The Conversion Rights Requirement To Two- To Four-Unit Residential Buildings; (2) Require That A Conversion Rights Agreement Be Recorded At Latest 60 Days After The Building Permit For The Generating Residential Building Is Issued; (3) Enhance Tenant Rights And Notice Requirements To Tenants; And (4) Make Other Modifications; And To Direct City Administrator Or Designee To Study Alternative Methods Of (A) Ensuring One-For-One Replacement Of Rental Units In The City As A Result Of Condominium Conversions And (B) Increasing Affordable Home Ownership And Reducing Displacement Of Renters Subject To Conversion; And Adopt CEQA Exemption Findings
[NEW TITLE]
[18-2106](#)

Attachments: [View Report](#)
[View Supplemental Report 1/10/2020](#)

Legislative History

7/11/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
10/31/19	*Special Rules and Legislation Committee	Scheduled to the *Community & Economic Development Committee
12/3/19	*Special Community & Economic Development Committee	Continued to the *Community & Economic Development Committee

The Committee continued this item to be heard at the 1st committee meeting in January 2020 and accepted the following clean up language to the Ordinance;

- *On page 6, 1st paragraph adding "by the effective date of this Ordinance."*
- *On page 7, 5th paragraph adding the word "notice"*
- *On page 8, 1st paragraph replacing the word "bureau" with "department"*
- *On page 11 adding a paragraph under section 16.36.0328*
- *On page 12 adding a paragraph under section 16.36.032C*
- *On page 12 adding a paragraph under section 16.36.040*
- *On page 13 modifying the term "the City" to "City", changing section number 16.36.020 to 16.36.031*
- *On page 15 modifying section 16.36.050(4) to include the changes above*
- *On page 24 modifying section 16.36.070*
- *On The Notice And Digest striking the word "generation" and "including specifically an impact fee study."*

12/12/19 *Rules & Legislation Accepted
Committee

The Committee accepted the Title Change read into record as follows:

Ordinance Amending Oakland Municipal Code Chapter 16.36, Condominium Conversions, To: (1) Extend The Conversion Rights Requirement To Two- To Four-Unit Residential Buildings; (2) Limit Conversion Rights To Residential Buildings With Building Permits Issued After Conversion Application; (3) Enhance Tenant Rights And Notice Requirements To Tenants; And (4) Make Other Modifications; And To Direct City Administrator Or Designee To Study Alternative Methods Of (A) Ensuring One-For-One Replacement Of Rental Units In The City As A Result Of Condominium Conversions And (B) Increasing Affordable Home Ownership And Reducing Displacement Of Renters Subject To Conversion; And Adopt CEQA Exemption Findings

- 6** Subject: Information On Impact Fees
From: Council President Kaplan
Recommendation: Receive An Informational Report On The Status Of: 1) The City Of Oakland's Current Efforts To Complete An Assessment Of The Affordable Housing, Jobs/Housing, And Transportation And Capital Improvements Impact Fee Programs From July 2016 To June 2019, And 2) Affordable Housing Impact Fee (AHIF) Collections, Budgeting For 2019/21 And Deployment
[18-2061](#)

Attachments: [View Report](#)
[View Supplemental Report 11/8/2019](#)
[View Supplemental Report 11/27/2019](#)

Legislative History

6/27/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
9/10/19	*Community & Economic Development Committee	* Withdrawn and Rescheduled to the *Community & Economic Development Committee
9/12/19	*Rules & Legislation Committee	Withdrawn with No New Date
10/31/19	*Special Rules and Legislation Committee	Scheduled to the *Community & Economic Development Committee <i>The Committee Accepted a Title Change read into record</i>

11/12/19 *Community & Economic Continued to the *Community & Economic
Development Committee Development Committee
*The Committee continued this item to the December 3, 2019 and directed staff
to update the list to include the Top 30 project applicants and add the
following 5 lines to the spreadsheet;*

1. *Amount Assessed*
2. *1st Installment Pay Day*
3. *2nd Installment Pay Day*
4. *Exemptions/Waivers*
5. *How many onsite affordable housing units.*

There were 11 speakers on this item.

12/3/19 *Special Community & Continued to the *Community & Economic
Economic Development Development Committee
Committee
*The Committee requests supplemental information on building permits, CAFER,
and the housing elements discrepancies.*

There were 10 speakers on this item.

7 Subject: Quarterly Code Enforcement Report
From: Planning And Building Department
Recommendation: Receive An Informational Report On The Code Enforcement Activities
Of The Planning And Building Department For October 2018 Through June 2019 Of Fiscal
Year 2018-19
[20-0010](#)

Attachments: [View Report](#)
[View Supplemental Report 1/10/2020](#)

Pursuant to Rule 28 of Resolution 87044 C.M.S., this item was added to this agenda.

8 Subject: Rent Adjustment Program/AB 1482 Enforcement and Implementation Report
From: President Pro Tempore Kalb
Recommendation: Receive An Informational Report On Local Enforcement And
Implementation Of AB 1482, The Tenant Protection Act Recently Chaptered Into State
Law, On Oakland Renters And Landlords Including, But Not Limited To, Which Categories
Of Units In Oakland Are Newly Covered By This State Law, What The City Of Oakland Is
Doing To Inform Newly Impacted Landlords And Tenants About This New Law, What
Oakland's Rent Adjustment Program Can Do To Enforce Its Provisions, And
Recommendations, If Any, To The City Council On What The Council Should Do To
Enable Such Enforcement
[18-2431](#)

Attachments: [View Report](#)
[Legislative History](#)

10/31/19

*Special Rules and
Legislation Committee
*To the first Community And Economic Development Committee Meeting
Agenda In 2020*

Scheduled to the *Community & Economic
Development Committee

- 9** Subject: Economic Development Strategy 2018-2020 Progress Report
From: Economic And Workforce Development Department
Recommendation: Receive An Informational Report On Progress Implementing Oakland's
Economic Development Strategy 2018-2020
[20-0009](#)

Attachments: [View Report](#)

Pursuant to Rule 28 of Resolution 87044 C.M.S., this item was added to this agenda.

- 10** Subject: Regional Analysis Of Impediments To Fair Housing
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Accepting And Adopting The 2020-2025 County
Of Alameda Regional Analysis Of Impediments To Fair Housing Choice Report
[20-0006](#)

Attachments: [View Report](#)

Pursuant to Rule 28 of Resolution 87044 C.M.S., this item was added to this agenda.

- 11** Subject: Transformative Climate Communities Implementation Grant
From: Office Of The City Administrator
Recommendation: Adopt A Resolution Authorizing The City Administrator Or Their
Designee To Apply For, Accept, And Execute All Related Documents For Grant Funds In
An Amount Of Twenty-Eight Million, Two Hundred Thousand Dollars (\$28,200,000) From
The State's Transformative Climate Communities (TCC) Program, Administered By The
California Strategic Growth Council (SGC) And Department Of Conservation, For Projects
Within Or Contiguous To The East Oakland Neighborhoods Initiative Project Area
[20-0007](#)

Attachments: [View Report](#)

Pursuant to Rule 28 of Resolution 87044 C.M.S., this item was added to this agenda.

- 12** Subject: FUSE Corps For Rent Adjustment Program
From: Housing And Community Development Department
Recommendation: Adopt A Resolution: 1) Authorizing The City Administrator, Or Her
Designee, To Negotiate And Execute An Agreement Between FUSE Corps And The City
Of Oakland In An Amount Not-To-Exceed One Hundred And Fifty Thousand Dollars
(\$150,000) From The Rent Adjustment Program Fund (Fund 2413) To Fund One
Executive-Level Fellow For The Housing And Community Development Department For
Twelve Months; And 2) Waiving The Competitive Request For Proposals/Qualifications
(RFP/Q) Process Requirement For The Agreement
[20-0008](#)

Attachments: [View Report](#)

Pursuant to Rule 28 of Resolution 87044 C.M.S., this item was added to this agenda.

- 13** Subject: Fair Chance Housing Ordinance
From: City Attorney Parker, Councilmembers Reid, Bas, And Kalb
Recommendation: Adopt A Fair Chance Housing Ordinance Adding Oakland Municipal Code Chapter 8.25 Prohibiting Consideration Of Criminal Histories In Screening Applications For Rental Housing
[18-2301](#)

Attachments: [View Report](#)
[View Supplemental Report - Reid, Bas & Kalb 1/10/2020](#)
[View Supplemental Report - Revised 1/10/2020](#)

Pursuant to Rule 28 of Resolution 87044 C.M.S., this item was added to this agenda.

Legislative History

10/3/19	*Rules & Legislation Committee	No Action Taken
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- 14** Subject: Affordable Housing Development Loans
From: Planning And Building Department
Recommendation: Adopt Legislation Pertaining To The Following Affordable Housing Loans And Activities;

1) A Resolution Authorizing Affordable Housing Development Loans In A Total Amount Not To Exceed \$14,683,000, For The Following Affordable Housing New Construction Projects: West Grand & Brush Phase I, 7th & Campbell, Longfellow Corner, And Ancora Place; And
[20-0011](#)

Attachments: [View Report](#)
[View Supplemental Report 1/10/2020](#)

Pursuant to Rule 28 of Resolution 87044 C.M.S., this item was added to this agenda.

2) A Resolution Authorizing Affordable Housing Development Loans In A Total Amount Not To Exceed \$10,970,000, For The Following Affordable Housing Acquisition, Rehabilitation And Preservation Projects: Fruitvale Studios, Frank G. Mar Apartments, And Hamilton Apartments
[20-0012](#)

Attachments: [View Report](#)
[View Supplemental Report 1/10/2020](#)

Pursuant to Rule 28 of Resolution 87044 C.M.S., this item was added to this 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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