



City of Oakland

Office of the City Clerk
Oakland City Hall
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Oakland, California 94612
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Clerk

Meeting Minutes - DRAFT *Special Community & Economic Development Committee

Tuesday, January 29, 2019

1:00 PM

Sgt. Mark Dunakin Room - 1st Floor

***The Oakland City Council Community And Economic Development Committee
convened at 1:05 p.m., with Vice Mayor Reid presiding as Chairperson.***

Roll Call / Call To Order

Present 4 - Larry Reid, Loren Taylor, Nikki Bas, and Noel Gallo

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On January 15, 2019
18-1262

Attachments: [View Report](#)

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

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 2 Determination Of Schedule Of Outstanding Committee Items
18-1263

Attachments: [View Report](#)

[View Supplemental Report](#)

There were Changes made to the Pending List. See Below;

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

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

Changes Made To The Quarterly Reports

1. The next report regarding the "Status Report On Implementation Of The Rent Adjustment Program Improvements Highlighted In The Performance Audit Dated June 27, 2016" will be heard in March 2019
2. The next report regarding the "Quarterly Tracking Report for Code Enforcement" will be heard in February 2019
3. The next report regarding the "Informational Report On The Status Of The Army Base Public Infrastructure Project" will be heard in March 2019
4. The next report regarding the "Housing Cabinet Implementation Status Report" will be heard in February 2019
5. The next report regarding the "Informational Report On Progress Implementing Oakland's Economic Development Strategy 2018- 2020" will be heard as an Annual Report.

Changes Made To The Semi-Annual Reports

1. The report regarding the "A Report on the Job Training Performance Standards of City-funded Workforce Development Programs." was removed.

Changes Made To The Annual Reports

Subject: 2017-2018 Consolidated Annual Performance & Evaluation Report
From: Department Of Housing And Community Development
Recommendation: Conduct A Public Hearing And Upon Conclusion Approve The City's Consolidated Annual Performance And Evaluation Report For Fiscal Year 2017/18 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons With AIDS, And Emergency Solutions Grant Programs Submitted To The U.S. Department Of Housing & Urban Development
18-1372

Attachments: [View Report](#)

This Report and Recommendation be Scheduled to go before the *Special Community & Economic Development Committee to be heard 2/19/2019

Changes Made To The Pending No Date Specific

Subject: The City Of Oakland's Small Business Task Force Presentation
From: Vice Mayor Annie Campbell Washington
Recommendation: Adopt A Resolution Establishing A Small Business Task Force And Providing The Terms And Responsibilities Of The Task Force Members
16-0864

Attachments: [View Report](#)

This City Resolution be Withdrawn with No New Date.

Subject: Creating A Rental Registry
From: Council President Gibson McElhaney
Recommendation: Receive An Informational Report Of Policy Recommendations, Fiscal Analysis, Staff Plan And A Recommendation Implementation Timeline And Possible Actions To Begin Implementation To Create A Rental Registry The Purpose Of Which Is To Improve The Effectiveness And Efficiency Of The City In Enforcing And Monitoring The Residential Rent Adjustment Program Through Greater Transparency In The Market
15-0887

Staff recommend that this item be scheduled from the pending list No Date Specific to a Committee in March 2019

This Informational Report be Scheduled to go before the *Community & Economic Development Committee

Subject: Consolidated Annual Performance & Evaluation Report (CAPER) And Proposed Participatory Budgeting Process
From: Housing & Community Development Department
Recommendation: Recommend The Participatory Budgeting Process To Be Adopted To Allocate Community Development Block Grant Funds Allocated To Public Agencies Benefitting Low-Moderate Income Persons And/Or Low-Moderate Income Areas Be Instituted In The 2017/18 Fiscal Year
15-0703

Attachments: [View Report](#)

[View Supplemental Report](#)

This Report and Recommendation be Withdrawn with No New Date.

Subject: Local Employment Program Changes
From: Contracting And Purchasing
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Amending: A) Resolution No. 69687 C.M.S., Passed February 2, 1993, Authorizing The Local Employment Program, And B) Resolution No. 74762 C.M.S., Passed January 29, 1999, Authorizing A Pilot Apprenticeship Program, Both Of Which Require Contractors To Hire Oakland Residents To Implement Program Revisions; And
07-1831

Attachments: [View Report.pdf](#)

This City Resolution be Withdrawn with No New Date.

2) An Ordinance Amending Ordinance Number 12388 C.M.S., Adopted December 18, 2001, To Authorize Revision Of The Local Employment And Apprenticeship Programs By Resolution
07-1831-1

This City Resolution be Withdrawn with No New Date.

Subject: Report On Affordable Housing Development Projects
From: President Pro Tempore Reid
Recommendation: Receive An Informational Report On Affordable Housing
Development Efforts/Projects Developed Throughout Bay Area Cities, According To The
Association Of Bay Area Governments (ABAG), And Affordable Housing Development
Projects Developed (Number Of Units) Over The Past 15 Years In The City By Council
Districts
14-0822

This Informational Report be Withdrawn with No New Date.

Subject: Amending Chapter 8.22
From: Councilmember Brooks
Recommendation: Adopt An Ordinance To Enact The Uniform Residential Tenant
Relocation Ordinance To (1) Establish An Uniform Schedule Of Relocation Payments; (2)
To Extend Relocation Payments To Tenants Displaced By Owner Move-In Evictions; (3)
To Extend Relocation Payments To Tenants Displaced By Condominium Conversions;
(4) Conform Existing Ellis Act And Code Compliance Relocation Amounts To Those In
The Uniform Schedule; (5) To Extend Relocation To Tenants In Units That Are Exempt
From The Rent Arbitration Ordinance; Or Just Cause Eviction Protections And Are
Evicted For No-Cause Evictions Or Receive Rent Increases Beyond 10 Percent And
Move Within 12 Months Of The Rent Increase
17-0335

Attachments: [View Report](#)

This Ordinance be Withdrawn with No New Date.

Subject: Resolution For Good Community Jobs Policy On City Of Oakland Public Lands
From: Councilmember Rebecca Kaplan
Recommendation: Adopt A Resolution For Good Community Jobs On City Of Oakland
Public Lands, Including Quality Jobs, Local Hiring, Ban The Box, Apprenticeships, Labor
Peace Agreements, And Policies To Ensure Smooth Project Delivery; On The December
5, 2017 Community And Economic Development Committee Agenda
17-0410

**Staff recommend that this item be scheduled from the pending list No Date Specific
to a Committe in March or April 2019**

**This City Resolution be Scheduled.to go before the *Community & Economic
Development Committee**

- 3 Subject: Elimination Of Exemptions For Owner-Occupied Duplexes And Triplexes
From: President Pro Tempore Kalb And Councilmember Gallo
Recommendation: Adopt An Ordinance Amending The Rent Adjustment Ordinance
(O.M.C. 8.22.020 Et Seq) And Tenant Protection Ordinance (O.M.C. 8.22.600 Et Seq) To
Eliminate Exemptions For Owner-Occupied Duplexes And Triplexes
18-1295

Attachments: [View Report](#)

[View Supplemental Report 2/1/2019](#)

Councilmember Gallo made a motion to approve and forward this item, including President Pro Tem Kalbs amendment which adds a 6th Whearas clause that reads "California law affords landlords the right to a fair return on their investment, which may be petitioned for through the City of Oakland's Rent Adjustment Program; and".

Councilmember Taylor made a friendly amendment to include the base pay in effect of the date the legislation passes (final passage).

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 2/5/2019. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 4 Subject: Impact Fees Annual Report
From: Planning And Building Department
Recommendation: Receive An Annual Report On The Affordable Housing,
Transportation, Capital Improvements, and Jobs/Housing Impact Fees
18-1281

Attachments: [View Report](#)

There were 4 speakers on this item.

The Roll Call was modified to note Councilmember Gallo absent at 2:57 p.m.

The Roll Call was modified to note Councilmember Gallo present at 3:03 p.m.

A motion was made by Loren Taylor, seconded by Larry Reid, that this matter be Received and Forwarded to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 2/5/2019. The motion carried by the following vote:

Aye 3 - Reid Taylor, Bas

Absent 1 - Gallo

NO VOTE 0

5 Subject: Affordable Housing Funding - City Of Oakland's Measure A1 Base Fund
From: Housing And Community Development
Recommendation: Adopt A Resolution Approving A Funding Award From The City Of
Oakland's Base Allocation From The Alameda County Measure A1 Housing Bond In A
Total Amount Not To Exceed \$956,341, Without Returning To Council, For The 95th &
International New Construction Project Of Multifamily Affordable Housing
18-1273

Attachments: [View Report](#)
[87521 CMS](#)

There was 1 speaker on this item.

A motion was made by Noel Gallo, seconded by Nikki Bas, 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 2/5/2019. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

6 Subject: Affordable Housing And Sustainable Communities Program
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation;

1) A Resolution Authorizing The City To Apply For, Accept And Appropriate Loan And
Grant Funds Under The State Of California's Affordable Housing And Sustainable
Communities Program For The 2227 INTL Project At 2227 International Boulevard, In An
Amount Not To Exceed \$20,000,000 Under The 2017-2018 Affordable Housing And
Sustainable Communities Program, And Authorize Agreements With BART And AC
Transit For Transportation-Related Improvements; And
18-1282

Attachments: [View Report](#)
[87529 CMS](#)

There were 2 speakers on this item.

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/5/2019. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

2) A Resolution Authorizing The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program For The 95th And International Project At 9th And International Boulevard, In An Amount Not To Exceed \$20,000,000 Under The 2017- 2018 Affordable Housing And Sustainable Communities Program, And Authorize Agreements With BART And AC Transit For Transportation-Related Improvements; And 18-1283

Attachments: [View Report](#)
[87530 CMS](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/5/2019. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

3) A Resolution Authorizing The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program In Connection With The Fruitvale Transit Village IIB Project At 35TH Avenue And East 12th Street, In An Amount Not to Exceed \$20,000,000 Under The 2017-2018 Affordable Housing And Sustainable Communities Program, And Authorize Agreements With BART And AC Transit For Transportation-Related improvements; And 18-1284

Attachments: [View Report](#)
[87531 CMS](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/5/2019. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

4) A Resolution Authorizing The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program For The Mandela Station Project At West Oakland Bart Station, In An Amount Not To Exceed \$19,000,000 Under The 2017-2018 Affordable Housing And Sustainable Communities Program, And Authorize Agreements With BART And AC Transit For Transportation-Related Improvements; And
18-1285

Attachments: [View Report](#)
[87532 CMS](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/5/2019. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

5) A Resolution Authorizing The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's Affordable Housing And Sustainable Communities Program For The 7th And Campbell Project At 7th Street And Campbell Street, In An Amount Not To Exceed \$12,000,000 Under The 2017-2018 Affordable Housing And Sustainable Communities Program, And Authorize Agreements With Bart And Ac Transit For Transportation-Related Improvements
18-1286

Attachments: [View Report](#)
[87533 CMS](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/5/2019. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 7 Subject: Appropriation And Use Of Neighborhood Stabilization Program Income
From: Housing And Community Development
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution
1. Authorizing The Use Of \$1,911,049 In Loan Repayment Funds And Future
Repayments From The Neighborhood Stabilization Program To Fund Rehabilitation
Projects In Housing And Community Development's Residential Lending And
Rehabilitation Programs; And 2. Appropriating \$1,300,000 To Be Used By The Oakland
Community Land Trust And Resources For Community Development For The
Rehabilitation Of A 15-Unit Affordable Rental Project Located At 2530 9th Avenue
18-1274

Attachments: [View Report](#)

[87534 CMS](#)

A motion was made by Nikki Bas, seconded by Loren Taylor, 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 2/5/2019. The motion carried by the following vote:

Aye 4- Reid Taylor Bas, Gallo

NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

1 speaker spoke during open forum.

Adjournment

*There being no further business, and upon the motion duly made, the Oakland City
Council Community And Economic Development Committee adjourned the
meeting at 3:20 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.

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