



City of Oakland

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

Meeting Minutes - DRAFT

Concurrent Meeting of the Oakland Redevelopment Successor Agency and the Community and Economic Development Committee

Tuesday, July 12, 2016

1:30 PM

Sgt. Mark Dunakin Room - Hearing Room 1

Roll Call / Call To Order

*The Oakland City Council Community And Economic Development Committee
Convened at 1:40, with President Pro Tem Reid presiding as Chairperson.*

Present 4 - Annie Campbell Washington, Lynette Gibson McElhaney, Rebecca Kaplan, and
Laurence E. Reid

COMMITTEE MEMBERSHIP:

- 1 Approval Of The Draft Minutes From The Committee Meeting Of June 28, 2016

[15-1152](#)

**A motion was made that this matter be Received and Filed. The motion carried by
the following vote:**

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 2 Determination Of Schedule Of Outstanding Committee Items

[15-1158](#)

**A motion was made that this matter be Received and Filed. The motion carried by
the following vote:**

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 3** Subject: Statement Of Policy On Adopting Regulations For Short Term Residential Rentals
From: Council President Lynette Gibson McElhaney, Vice Mayor Annie Campbell Washington and Councilmembers Abel Guillén And Councilmember Dan Kalb
Recommendation: Adopt A Resolution To Issue An Official Statement Of Policy To Implement Regulations Pertaining To Short Term Residential Rental Housing Via Transient Residential Hosting Platforms Pursuant To Future Amendments To Oakland Municipal Code And Oakland Planning Code
[15-1224](#)

The committee actions included the following:

- *Staff will report back in 6 months with policy options that include options from SF Law and options for regulating multiple short term units.*
- *Options for Transient occupancy taxes being used for affordable housing programs in 2 year budget cycle.*

A motion was made that this matter be Approve 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 9/19/2016. The motion carried by the following vote:

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 4** Subject: Adopt An Interim Emergency Ordinance To Temporarily Place A Moratorium On Rent Increases Above The Annual CPI Adjustment
From: Councilmember Kaplan
Recommendation: Adopt An Interim Emergency Ordinance To Continue Temporary Moratorium On Rent Increases Above The Annual CPI Adjustment For Residential Units Regulated By Oakland's Residential Rent Adjustment Ordinance (Section 8.22.010 Et Seq.) Through December 31, 2016, In Which An Owner Who Desires A Rent Increase in Excess Of The CPI Rent Adjustment Must Petition The Rent Program On The Ground That The Owner Needs a Rent Increase to Provide A Fair Return Based On Maintaining The Property's Net Operating Income
[15-1215](#)

This City Resolution be Continued.to go before the * Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee to be heard 9/13/2016

- 5** Subject: Graffiti Abatement Funds Allocation
From: President Pro Tem Larry Reid
Recommendation: Adopt A Resolution Authorizing The Use Of Graffiti Abatement Mural And Green Walls Funds In The Amount Of \$25,000 Out Of Council District 7 Graffiti Abatement Funds, As Established And Commonly Referred As The "Graffiti Abatement Mural And Green Walls Fund", Which Has An Allocation Of \$400,000 For Councilmembers To Award At Their Discretion, Subject To Council Approval, To Deter Illegal Graffiti In Their Respective Districts, For Additional Effective Abatement And Deterrence Methods To Deter Illegal Graffiti
[15-1272](#)

A motion was made by Lynette Gibson McElhaney, seconded by Larry Reid, that this matter be Approve the Recommendation of Staff, and Forward. The motion carried by the following vote:

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 6** Subject: Property BID Annual Reports And Assessment Payment Approval
From: Economic Workforce And Development
Recommendation: Adopt The Following Pieces Of Legislation:

1) Resolution (A) Approving the Fiscal Year 2015-2016 Annual Reports Of The Koreatown/Northgate Community Benefit District Of 2007, The Downtown Oakland Community Benefit District Of 2008, The Lake Merritt/Uptown Community Benefit District Of 2008, The Fruitvale Property Business Improvement District Of 2011, The Lakeshore/Lake Park Business (Improvement Management District Of 2012, The Jack London Improvement District, And The Temescal/Telegraph Business Improvement District 2015 Advisory Boards; Confirming The Continuing Annual Assessment For Each Applicable District 2016-2017; And (B) Authorizing Payment Of The City's Cumulative Fiscal Year 2016-2017 Fair Share Assessment In An Approximate Amount Of \$219,120.93 For City-Owned Properties In The Koreatown/ Northgate District, The Downtown Oakland District,, The Lake Merritt/Uptown District, The Fruitvale District, The Jack London District, And The Temescal/Telegraph District 2015; And
[15-1260](#)

A motion was made that this matter be Approve the Recommendation of Staff, and Forward to go before the Meeting of the Oakland City Council, to be heard 7/19/2016. The motion carried by the following vote:

Aye: 3 - Campbell Washington, Kaplan, and Reid

Absent: 1 - Gibson McElhaney

2) A Successor Agency Resolution Authorizing Payment Of The Oakland Redevelopment Successor Agency's Cumulative Fiscal Year 2016-2017 Fair Share Assessment In An Approximate Amount Of \$2,973.29 For One Oakland Redevelopment Successor Agency-Owned Property In The Downtown Oakland Community Benefit District Of 2008

[15-1262](#)

This City Resolution be Approve 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 7/19/2016

- 7 Subject: Amending City Charter to Increase the Maximum Lease Term to 99 Years
From: Economic Workforce Development
Recommendation: Adopt A Resolution On The City Council's Own Motion Submitting To The Voters At The November 8, 2016 Statewide General Election A Proposed Amendment To The City Charter To Increase The Maximum Lease Term Of City-Owned Real Property From 66 Years To 99 Years, And Directing The City Clerk To Take Any And All Actions Necessary Under Law To Prepare For And Conduct The Election, As Such Charter Amendment Is Not A Project Under The California Environmental Quality Act ("CEQA"), Including Without Limitation CEDA Guidelines Sections 15061(B)(3) And 15378

[15-1263](#)

A motion was made by Rebecca Kaplan, seconded by Annie Campbell Washington, that this matter be . The motion carried by the following vote:

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 8 Subject: Brooklyn Basin Affordable Housing
From: Housing And Community Development
Recommendation: Adopt A Resolution Authorizing An Unsecured Predevelopment Loan In The Amount Of \$360,000 To Midpen Housing Corporation, Inc., Or Affiliated Entities To Support The Development Of Affordable Housing At The Brooklyn Basin Project

[15-1261](#)

A motion was made by Rebecca Kaplan, seconded by Lynette Gibson McElhaney, that this matter be Approve 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 7/19/2016. The motion carried by the following vote:

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 9** Subject: On-Call Plan Check Services
From: Planning And Building
Recommendation: Adopt A Resolution Authorizing The City Administrator Or Designee To Enter Into Professional Services Agreements For On-Call Building Plan Check Services In An Amount Not-To-Exceed One Million Dollars (\$1,000,000) Each, For A Total Not-To-Exceed Amount Of Two Million Dollars (\$2,000,000), For A Two-Year Term, With Three One-Year Options To Extend, With (1) CSG Consultants, Inc., And (2) TRB+ Associates, Inc.

[15-1255](#)

The committee authorized a 2 year contract and directed that the extension will have to come back to the city council. The committee also directed staff to come back with an outreach plan to reach small local and minority businesses in 60-90 days. The committee also requested information about the charter requirement for designated local paper to be included in the supplemental packet.

A motion was made that this matter be Approve 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 7/19/2016. The motion carried by the following vote:

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 10** Subject: Quarterly Tracking Report for Code Enforcement
From: Planning And Building Department
Recommendation: Receive The Quarterly Tracking Report for Code Enforcement

[15-1280](#)

A motion was made by Lynette Gibson McElhaney, seconded by Rebecca Kaplan, that this matter be Received and Filed. The motion carried by the following vote:

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 11** Subject: Directing The City Administrator To Create And Implement A Proactive Rental Inspection Program
From: Council President Lynette Gibson McElhaney
Recommendation: Adopt A Resolution Establishing A Proactive Rental Inspection (PRI) Program To Address Housing Habitability Violations Without Displacing Vulnerable Tenants And Directing The City Administrator To Return To Council With A Plan And Appropriate Legislation To Begin Implementing A PRI Program

[15-1276](#)

This City Resolution be Continued.to go before the *Community & Economic Development Committee to be heard 9/13/2016

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

There were 2 open forum speakers

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 4:03p.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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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.