



City of Oakland

Office of the City Clerk
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Oakland, California 94612
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Meeting Minutes - DRAFT *Special Community & Economic Development Committee

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

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

Tuesday, May 31, 2016

5:00 PM

City Council Chamber, 3rd Floor

Roll Call / Call To Order

The Oakland City Council Community and Economic Development Committee convened at 5:15 p.m., with President Pro Tempore Reid presiding as Chairperson.

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

- 1 Subject: Report On Public Lands Policy And Possible Implementing Actions
From: Economic & Workforce Development Department
Recommendation: Receive An Informational Report And Take Possible Action Directing Staff To Prepare The Necessary Legislation To Implement An Updated Public Lands Policy [TITLE CHANGE]
[15-0885](#)

Attachments: [View Report](#)

There were 6 speakers on this item.

Members of the Committee discussed the following items:

- 1. Make a policy for no condo conversion credits;*
- 2. To specifically state the length of time for affordability commitment;*
- 3. To make a specific cause for waving requirements;*
- 4. Inquire about the feasibility of a property for housing and then apply affordable housing requirements;*
- 5. Increase Affordable Unit Benefit to higher than 15%;*
- 6. Provide/create a list of all properties owned by the City and create a tracking list;*
- 7. Inquire with other agencies about their list of all properties they own within the City;*
- 8. Ensure that 30% of the proceeds are allocated to affordable housing fund; and*
- 8. Create a decision matrix*

A motion was made by Gibson McElhaney, seconded by Kaplan, that this matter be No Action Taken. The motion carried by the following vote:

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

DUE TO THE PRESENCE OF COUNCILMEMBER GUILLEN A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE AND SECONDED TO ADJOURN THE MEETING OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 5:41 P.M.

THE SPECIAL MEETING OF THE CITY COUNCIL ADJOURNED AT 5:43 P.M. AND RECONVENED AS THE SPECIAL COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE.

- 2 Subject: Amending Oakland's Preference Policy For Affordable Housing
From: Council President Lynette Gibson McElhaney
Recommendation: Adopt An Ordinance Amending The Oakland Municipal Code To Adopt (1) A Preference Policy For Neighborhood Residents, Oakland Residents And Workers, And Displaced Households In Applying For Multifamily Affordable Housing Funded By The City, And (2) An Oakland Residency Or Worker Requirement For Participants In The City's First-Time Homebuyer Mortgage Assistance Program
[15-0886](#)

Attachments: [View Report](#)

There were three speakers on this item.

The Committee requested an amendment as follows to Policy Proposal - Local Preference (p. 3 of the Report):

Proposed:

This legislation reserves 30% of new affordable housing units for a local preference. This preference applies to residents who live in the same Council district to help keep low-income residents housed in their own neighborhoods. Legal and administrative constraints require this "local preference" to only apply to 30% of affordable housing units, and only for initial sales or rentals. All other preferences apply to all available affordable housing units including initial sales or rentals of units and units that are resold or turn over tenancies.

Amended:

This legislation reserves 30% of new affordable housing units for a local preference. This preference applies to residents who live in the same Council district OR WITHIN A 1 MILE RADIUS OF SAID DEVELOPMENT to help keep low-income residents housed in their own neighborhoods. Legal and administrative constraints require this "local preference" to only apply to 30% of affordable housing units, and only for initial sales or rentals. All other preferences apply to all available affordable housing units including initial sales or rentals of units and units that are resold or turn over tenancies.

Additionally, Committee requested to add "displaces" to 15.63.090 Residency Requirement under the Article II Requirements for First-Time Homebuyer Program.

A motion was made by Gibson McElhaney, seconded by Campbell Washington, that this matter be Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 6/7/2016. The motion carried by the following vote:

Aye: 3 - Campbell Washington, Gibson McElhaney, and Kaplan

No: 1 - Reid

- 3 Subject: Amending City Charter Regarding Authority to Lease for 99 Years
From: Economic and Workforce Development
Recommendation: Receive A Report And Recommend Possible Action Directing Staff To Prepare The Proposed Legislation To Place A Charter Amendment For Voter Approval On The November 8, 2016 General Election Ballot To Authorize The City Council To Lease Real Property For A Term Of Up To Ninety-Nine Years
[15-1051](#)

Attachments: [View Report](#)

A motion was made by Reid, seconded by Kaplan, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 6/7/2016. The motion carried by the following vote:

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

- 4 Subject: Amended And Re-Styled Resolution 86094 C.M.S. Adopted May 5, 2016 As Required By The Affordable Housing And Sustainable Communities Program Application Per The California Department Of Housing And Community Development
From: Housing and Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

(1) A Resolution Authorizing The Application For And Acceptance Of, And Appropriating, Grant Funds From The California Strategic Growth Council And/Or The California Department Of Housing And Community Development For Putting Down Routes: Connecting East Oakland (AKA Redwood Hill) Located At 4856, 4862, 4868 Calaveras Avenue In An Amount Not To Exceed \$6,205,125 Under The 2015-16 Affordable Housing And Sustainable Communities Program; And
[15-1052](#)

Attachments: [View Report](#)

A motion was made by Gibson McElhaney, seconded by Kaplan, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 6/7/2016. The motion carried by the following vote:

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

(2) A Resolution Authorizing The Application For And Acceptance Of, And Appropriating, Grant Funds From The California Strategic Growth Council And/Or The California Department Of Housing And Community Development For The Uptown Oakland Housing And Transportation Collaborative (Aka Embarc Apartments) Located At 2126 Martin Luther King Jr. Way In An Amount Not To Exceed \$15,982,964 Under The 2015-16 Affordable Housing And Sustainable Communities Program; And
[15-1053](#)

This City Resolution was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 6/7/2016

(3) A Resolution Authorizing The Application For And Acceptance Of, And Appropriating, Grant Funds From The California Strategic Growth Council And/Or The California Department Of Housing And Community Development For Empyrean & Harrison Hotel Housing And Transportation Improvements, A Scattered Site Development, Located At 1300 Webster Street And 1415 Harrison Street In An Amount Not To Exceed \$16,860,191 Under The 2015-16 Affordable Housing And Sustainable Communities Program; And

[15-1054](#)

This City Resolution was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 6/7/2016

(4) A Resolution Authorizing The Application For And Acceptance Of, And Appropriating, Grant Funds From The California Strategic Growth Council And/Or The California Department Of Housing And Community Development For Lakehouse Connections Located At E12th Street And Lake Merritt Blvd In An Amount Not To Exceed \$18,127,203 Under The 2015-16 Affordable Housing And Sustainable Communities Program; And

[15-1055](#)

This City Resolution was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 6/7/2016

(5) A Resolution Authorizing The Application For And Acceptance Of, And Appropriating, Grant Funds From The California Strategic Growth Council And/Or The California Department Of Housing And Community Development For Coliseum Connections Located At 801-844 71st Avenue In An Amount Not To Exceed \$14,883,316 Under The 2015-16 Affordable Housing And Sustainable Communities Program; And

[15-1056](#)

This City Resolution was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 6/7/2016

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

There was one speaker on 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 7:00 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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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.