

CITY OF OAKLAND

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CITY HALL-1 FRANK H. OGAWA PLAZA, OAKLAND, CALIFORNIA 94612

Desley A. Brooks
Councilmember, District 6
Email:dbrooks@oaklandnet.com

(510) 238-7006 Direct
(510) 238-6910 Fax

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TO: President De la Fuente and Members of the Council

From: Councilmember Desley Brooks

The Oakland City Council is committed to making Oakland affordable for all of its residents by expanding rental and homeownership opportunities for people of all incomes. A balanced housing strategy for Oakland includes protecting existing affordable housing, making additional permanently affordable housing available, and increasing the overall housing supply. The housing market by itself will not deliver affordability, and badly planned market-rate housing development can actually decrease the supply of affordable housing. The City must adopt smart policies that allow the private market, the nonprofit sector, residents, and government to work together to keep the city affordable.

To that end, the Council takes the following action:

1. A Blue Ribbon Commission shall be established which shall be charged with developing recommendations for a comprehensive Inclusionary Zoning Ordinance for the entire City of Oakland
2. The Commission's membership shall include:
 - 3 appointees from the Mayor's office
 - 4 appointees from the Mayor-Elect's office
 - 1 appointee from each Council Office
 - City Administrator
 - City Attorney
 - Appointees' names shall be submitted to the City Clerk's office no later than Friday, October 20, 2006.
3. The Commission shall complete its report and make recommendations to the Council for review no later than January 31, 2007.
4. The City Administrator shall enter into an agreement with PolicyLink to provide technical Assistance and Coordination to the Commission.
5. The Commission shall host a meeting in each Councilmatic District that is widely publicized to solicit community input on the proposed inclusionary zoning policy from the public, including Neighborhood Councils, the development community, housing advocates and other city stakeholders.

6. The Commission's review should include, but not be limited to the following issues:
- Number of Inclusionary Units.
 - Targeted Households – i.e. low and very low income.
 - Application of the Ordinance to all new residential development.
 - Number of Threshold Units.
 - Density-based Thresholds.
 - Rental vs. Ownership Thresholds.
 - Requirement for prior or concurrent production of Inclusionary Unit with market rate units.
 - Term of Affordability of inclusionary units.
 - On-Site Units – Location/Size/Amenities
 - Inclusionary Units should harmonize with Market Rate Units.
 - Inclusionary Units should retain the same basic amenities as market-rate units.
 - Limiting the use of Accessory Units to meet the Inclusionary housing obligations.
 - Waiver or reduction of the Inclusionary Requirement.
 - Developer Alternatives.
 - In-lieu fee options.
 - Developer Land Dedication for public use options.
 - Off-site Development of inclusionary units.
 - Transfer of inclusionary Credits to other projects.
 - Incentives and Concessions

- Provide for waiver, reduction, or deferrals of fees for the affordable units to the *fullest extent possible*.
- Significantly increase density bonus options to reduce development costs or financing gap.
- Expedited application and permit processing.
- Offer of financial incentives.
- Modification or reduction of zoning and building standards.
- *Monitoring & Enforcement*.
- Tracking Results.