



# City of Oakland

Office of the City Clerk  
Oakland City Hall,  
1 Frank H. Ogawa Plaza,  
Room 201  
Oakland, California 94612

## Meeting Minutes - DRAFT \*Special Community & Economic Development Committee

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Tuesday, December 10, 2024

1:00 PM

City Council Chamber, 3rd Floor

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The Oakland City Council Special Community And Economic Development Committee  
Convened At 1:11 P.M. With President Pro Tempore Kalb Presiding As Chairperson

### COMMITTEE MEMBERSHIP:

#### Roll Call / Call To Order

**Present** 4 - Carroll Fife, Dan Kalb, Noel Gallo, and Kevin Jenkins

#### Changes Made To The Order Of The Agenda To Hear Items 4, 6, 3, And Then 5 After Item 2

- 1 Approval Of The Draft Minutes From The Committee Meeting Of November 19, 2024  
[25-0298](#)

**Attachments:** [View Report](#)

A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Accepted. The motion carried by the following vote:

**Aye** 4 - Fife Kalb Gallo, Jenkins

**NO VOTE** 0

2 Determination Of Schedule Of Outstanding Committee Items

[25-0299](#)

**Attachments:** [View Report](#)

***The Committee Accepted As Amended The Determination Of Schedule Of Outstanding Committee Items, With The Following Changes Made To The Community And Economic Development Committee Pending List, No Date Specific:***

***Removing Items:***

***Item 2 (18-2387) - Affordable Housing Impact Fee Ordinance***

***Item 3 (23-0719) - City Auditor Report And Recommendations On Business Improvement Districts***

***Item 6 (24-0565) - Amendment To Just Cause For Eviction Ordinance And Rent Program Service Fee Ordinance***

***Item 7 (24-0521) - Progress To Date On The Creation Of Oakland Pollution Reduction Interagency Working Group***

***1 Speaker Spoke On This Item***

**A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Accepted as Amended. The motion carried by the following vote:**

**Aye** 4 - Fife Kalb Gallo, Jenkins

**NO VOTE** 0

Subject: Affordable Housing Impact Fee Ordinance

From: Council President Kaplan

Recommendation: Adopt An Ordinance Amending Oakland Municipal Code Chapter 15.72 To Provide An Incentive For Full Early Payment Of The Affordable Housing Impact Fees Equal To A 5% Discount Of The Total Impact Fees Owed And To Add A Provision Enabling Those Who Have Already Paid The First Installment To Also Receive A 5% Discount, And Amending Oakland Municipal Code Chapter 15.62 To Require Additional Information To Be Included In The Annual Impact Fee Report

[TITLE CHANGE]

[18-2387](#)

**Attachments:** [View Report](#)

***This Item Was Removed From The Community And Economic Development Committee Pending List***

**This Ordinance be Withdrawn From The Community And Economic Development Committee Pending List, No Date Specific**

Subject: City Auditor Report And Recommendations On Business Improvement Districts  
From: Council President Fortunato Bas  
Recommendation: Approve A Report And Recommendations On The City Auditor's Investigative Report On Community Concerns Regarding The Chinatown Community Benefit Business Improvement District And Recommendations For Oakland's Community Benefit Business Improvement Districts  
[23-0719](#)

**Attachments:** [View Report](#)  
[View Presentation](#)

***This Item Was Removed From The Community And Economic Development Committee Pending List***

**This Report and Recommendation be Withdrawn From The Community And Economic Development Committee Pending List, No Date Specific**

Subject: Amendment To Just Cause For Eviction Ordinance And Rent Program Service Fee Ordinance  
From: Council President Fortunato Bas And Housing And Community Development Department  
Recommendation: Adopt An Ordinance Amending The Just Cause For Eviction Ordinance And Rent Program Service Fee Ordinance To (1) Require Property Owners To State Compliance With Rent Registry And Rent Program Service Fee Obligations In Notices Terminating Tenancy And (2) Add Nonpayment Of Rent Program Service Fee As A Defense To Eviction  
[24-0565](#)

**Attachments:** [View Report](#)  
[View Legislation](#)

***This Item Was Removed From The Community And Economic Development Committee Pending List***

**This Ordinance be Withdrawn From The Community And Economic Development Committee Pending List, No Date Specific**

Subject: Progress To Date On The Creation Of Oakland Pollution Reduction  
Interagency Working Group  
From: Planning And Building Department  
Recommendation: Receive An Informational Report On The City Administrator's Efforts  
To Create An Interagency Working Group Focused On Implementation Of The Air Quality  
Policies And Actions In Oakland's Environmental Justice Element  
[24-0521](#)

**Attachments:** [View Report](#)  
[View Attachment A](#)  
[View Attachment B](#)

***This Item Was Removed From The Community And Economic Development  
Committee Pending List***

**This Informational Report be Withdrawn From The Community And Economic  
Development Committee Pending List, No Date Specific**

- 4 Subject: Impact Fees Phase 2: Development Feasibility Analysis And Housing Strategy  
Study  
From: Planning And Building Department  
Recommendation: Receive An Informational Presentation And Report On The  
Development Feasibility Analysis And Housing Strategy Study Conducted As Part Of The  
Impact Fees Update Phase 2 Process And Provide Feedback To Staff On Draft Impact  
Fee Program And Housing Policy Recommendations  
[24-0520](#)

**Attachments:** [View Report And Attachment AB](#)  
[View Presentation](#)  
[View Supplemental Presentation - 10/9/2024](#)

***14 Speakers Spoke On This Item***

**A motion was made by Carroll Fife, seconded by Kevin Jenkins, that this matter  
be Received and Filed. The motion carried by the following vote:**

**Aye** 4 - Fife Kalb Gallo, Jenkins

**NO VOTE** 0

- 6 Subject: Informational Report And Study Session On Proposed Oakland Airport Expansion  
From: President Pro Tempore Kalb And Council President Fortunato Bas  
Recommendation: Receive An Informational Report And Presentation From The Port Of Oakland And Conduct A Study Session On The Proposed Oakland Airport (OAK) Modernization And Possible Expansion Project, Including But Not Limited To (1) Specifics On The Port's Preferred Elements Of The Proposed Expansion-Including Whether Or Not This Will Include A New Terminal, (2) Current Status Of And Projected Timeline For The Proposed Project, (3) Rationale For The Proposed Modernization And Expansion, Including Numbers Of Total Passenger Departures And Arrivals Over Past Ten Years, (4) Expected Environmental Impacts-Including Projected Increases In Emissions Of Criteria Air Pollutants, Ultrafine Particles, Toxic Air Contaminants, And Greenhouse Gases-Of The Proposed Expansion And Mitigation, If Any, Of Those Impacts, (5) Anticipated Long-Term Workforce Benefits To Oakland And Nearby Alameda County Residents And (6) Anticipated Direct Financial Impacts/Benefits To The City Of Oakland  
[24-0231](#)

**Attachments:** [View Report](#)  
[View Powerpoint Presentation](#)

**9 Speakers Spoke On This Item**

**A motion was made by Noel Gallo, seconded by Carroll Fife, that this matter be Received and Filed. The motion carried by the following vote:**

**Aye** 3 - Fife Kalb, Gallo

**Excused** 1 - Jenkins

**NO VOTE** 0

**DUE TO THE PRESENCE OF COUNCILMEMBER REID, A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE BY COUNCILMEMBER JENKINS AND SECONDED BY COUNCILMEMBER FIFE TO ADJOURN THE MEETING OF THE SPECIAL COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE MEETING, AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 3:08 P.M. THE MOTION PASSED WITH 4 AYES**

**Councilmember Jenkins Noted As Excused At 4:04 P.M.**

- 3** Subject: Code Compliance Relocation Program Funding Resolution  
From: Housing And Community Development Department  
Recommendation: Adopt A Resolution Authorizing The Appropriation, Through June 30, 2034, Of Tenant Relocation Repayment Funds Collected By City Pursuant To The Code Compliance Relocation Program Ordinance  
[25-0207](#)

**Attachments:** [View Report](#)  
[View Legislation](#)

***The Committee Approved The Recommendation Of Staff To Forward This Item The December 17, 2024 City Council Agenda On Consent***

***0 Speakers Spoke On This Item***

**A motion was made by Noel Gallo, seconded by Carroll Fife, 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 12/17/2024. The motion carried by the following vote:**

**Aye** 3 - Fife Kalb, Gallo

**Excused** 1 - Jenkins

**NO VOTE** 0

- 5** Subject: 2023/24 Consolidated Annual Performance And Evaluation Report And  
2024/25 Annual Action Plan  
From: Housing And Community Development Department  
Recommendation: Conduct A Public Hearing And Upon Conclusion Receive Two  
Informational Reports:

1) Receive The City Of Oakland's Consolidated Annual Performance & Evaluation Report (CAPER) For Fiscal Year (FY) 2023/24 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons With AIDS, Emergency Solutions Grant, HOME American Rescue Plan And 2023/24 Activities Administered Under The Coronavirus Aid Relief & Economic Security Act Funds Allocated Under The Community Development Block Grant; And  
[25-0261](#)

**Attachments:** [View Report](#)  
[View Attachment A](#)  
[View Attachment B](#)  
[View Attachments C And D](#)

***The Committee Approved The Recommendation Of Staff To Forward This Item The  
December 17, 2024 City Council Agenda As A Public Hearing***

***1 Speaker Spoke On This Item***

A motion was made by Carroll Fife, seconded by Noel Gallo, 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 12/17/2024. The motion carried by the following vote:

**Aye** 3 - Fife Kalb, Gallo  
**Excused** 1 - Jenkins  
**NO VOTE** 0

2) Receive The City Of Oakland's Annual Action Plan (AAP) For Fiscal Year 2024- 2025 Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities For Persons With AIDS, And Emergency Solutions Grants Programs [25-0262](#)

**Attachments:** [View Report](#)  
[View Attachment A](#)  
[View Attachment B](#)  
[View Attachments C And D](#)

***The Committee Approved The Recommendation Of Staff To Forward This Item The December 17, 2024 City Council Agenda As A Public Hearing***

***1 Speaker Spoke On This Item***

A motion was made by Carroll Fife, seconded by Noel Gallo, 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 12/17/2024. The motion carried by the following vote:

**Aye** 3 - Fife Kalb, Gallo  
**Excused** 1 - Jenkins  
**NO VOTE** 0

**Open Forum**

***1 Speaker Spoke During Open Forum***

**Adjournment**

***There Being No Further Business, The Oakland City Council Special Community And Economic Development Committee Adjourned The Meeting At 4:23 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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**Office of the City Clerk - Agenda Management Unit**

**Phone: (510) 238-6406**

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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.**