



City of Oakland

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

Meeting Minutes - FINAL *Special Community & Economic Development Committee

Monday, June 29, 2020

1:00 PM

Tele-Conference

Please See The Agenda To Participate In The Meeting

COMMITTEE CHAIR VICE MAYOR REID RELINQUISHED THE CHAIR AT THE JUNE 29, 2020 SPECIAL COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE AND COUNCILMEMBER TAYLOR PRESIDED AS CHAIRPERSON.

The Oakland City Council Special Community & Economic Development Committee convened at 1:08 p.m. with Councilmember Taylor presiding as Chairperson.

COMMITTEE MEMBERSHIP:

Present 3 - Loren Taylor, Nikki Bas, and Noel Gallo

Absent 1 - Larry Reid

1 PUBLIC COMMENT

**COMMENT ON ALL ACTION ITEMS WILL BE TAKEN AT AT THIS TIME.
COMMENTS FOR ITEMS NOT ON THE AGENDA WILL BE TAKEN DURING
OPEN FORUM.**

59 speakers spoke during Public Comment.

2 Approval Of The Draft Minutes From The Committee Meeting Of February 11, 2020 [20-0408](#)

Attachments: [View Report](#)

The Roll Call was modified to show Vice Mayor Reid present at 2:00 p.m.

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

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 4 Subject: Hospitality Worker Right To Recall Ordinance
From: Councilmember Thao, President Pro Tem Kalb & Councilmember Gallo
Recommendation: Adopt A Ordinance (1) Establishing A Travel And Hospitality Worker Right To Recall; (2) Amending Chapter 2.44 Of The Oakland Municipal Code To Include Enforcement Of Right To Recall As Part Of The Duties Of The Department Of Workplace And Employment Standards
[20-0369](#)

Attachments: [View Report](#)
[View Legislation](#)
[View Amended Legislation -7/9/2020](#)
[13607 CMS](#)

The Committee approved staffs recommendations as amended to include the following revisions;

1. *Page 2, Striking the word Restaurant from the last 4 WHEREAS Clauses.*
2. *Page 3, Section E, Strike the words "or a Restaurant"*
3. *Page 4, Striking Section N and Section 5.95.030. Right to Recall, Sub Section C Striking the words "date of receipt of" and "offer and which" and Add "postmark date of the", "letter and dates of email and text notification" and "If the dates referenced in the preceding sentence are not the same, the ten (10) days begins to run from the latest of the dates."*
4. *Page 5, Section 5.95.050 Enforcement and 5.95.060 Regulations: Strike "July 1", and replace with "August 15".*
5. *Page 6, Section 5.95.100 to include a report on Equity Analysis by January 31, 2022.*

A motion was made by Noel Gallo, seconded by Nikki Bas, 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 7/14/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 3** Subject: Tenant Protection, Just Cause, & Rent Ordinance Amendments
From: City Attorney Parker, Councilmember Bas And Pro Tempore Kalb
Recommendation: Adopt An Ordinance Amending Chapter 8.22 Of The Oakland Municipal Code (Residential Rent Adjustments And Evictions) To (1) Limit The Maximum Rent Increase In Any One Year To Conform To State Law; (2) Make Failure To Pay Required Relocation Benefits An Affirmative Defense To Eviction; (3) Limit Late Fees; (4) Prohibit Unilaterally Imposed Changes To Terms Of Tenancy; (5) Add One-For-One Replacement Of Roommates To The Definition Of Housing Services; (6) Prohibit Eviction Based On Additional Occupants If Landlord Unreasonably Refused Tenant's Written Request To Add Occupant(S); And (7) Strengthen Tenants' Rights And Enforcement Of Tenants' Rights Under The Tenant Protection Ordinance [TITLE CHANGE]
[20-0228](#)

Attachments: [View Report](#)

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[View Supplemental Report 6/26/2020](#)

[View Supplemental Legislation 6/26/2020](#)

[View Amended Legislation 7/9/2020](#)

[View Supplemental City Attorney Report & PowerPoint - 7/13/2020](#)

[View Supplemental Legislation - 7/17/2020](#)

[13608 CMS](#)

The Committee approved recommendations as amended to include the following revisions;

- 1. Add to Section 8.22.360.A.2.b: "Nothing in this subsection authorizes an occupancy that would result in either transient habitation commercial activity as defined O.M.C. Section 17.10.440 or semi-transient commercial activity as defined by O.M.C Section 17.10.120"**
- 2. Establish a maximum late fee of 3%**
- 3. Direct the City Administrator to conduct an equity analysis of the Tenant Protection Ordinance to be completed by June 30, 2021 that includes the impact to tenants and property owners**
- 4. Direct the City Administrator to work with staff and the Rent Board to develop supporting regulations that: Establish the definition of "primary residence" and establish primary residence as an eligibility requirement for the Tenant Protection Ordinance, create a lease addendum to track additional residents, establish a definition of reasonable tenant screening and establish a rent ceiling/ maximum rent that can be charged by tenant(s) to other residents to inhibit profiting from TPO ordinance provisions**
- 5. Page 12, Item 13: Add "the criminal history of the tenant," where not superseded by federal or state statutes.**
- 6. Page 19, Section 8.22.020 Definitions: Add to "adopted child" and "foster child"**

as standard occupants

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Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

9 speakers spoke during Open Forum.

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Special Community & Economic Development Committee adjourned the meeting at 4:50 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.

Americans With Disabilities Act

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Office of the City Clerk - Agenda Management Unit

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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.