



City of Oakland

Office of the City Clerk
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Oakland, California 94612
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Meeting Minutes - DRAFT

*Community & Economic Development Committee

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

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

Tuesday, March 22, 2016

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

DEFINITION OF TERMS:

Consent Item: any action item that a subject matter Committee has forwarded to the full Council with unanimous recommendation for approval and is not controversial, and does not have a high level of public interest as determined by the Rules Committee.

Non-Consent Item: any action that a subject-matter Committee has forwarded to the full Council without unanimous recommendation for approval, or having a high level of public interest, or is controversial as determined by the Rules Committee.

Action Item: any resolution, ordinance, public hearing, motion, or recommendation requiring official vote and approval of the City Council to be effective.

Informational Item: an item of the agenda consisting only of an informational report that does not require or permit Council action.

Roll Call / Call To Order

The Oakland City Council Community And Economic Development Committee convened at 1:42 p.m with Councilmember 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 February 23, 2016
[15-0739](#)

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

Aye: 3 - Campbell Washington, Kaplan, and Reid

Absent: 1 - Gibson McElhaney

2 Determination Of Schedule Of Outstanding Committee Items

[15-0744](#)

Subject: Increasing The Rent Program Service Fee
From: Housing and Community Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt An Amendment To Ordinance No. 13320 C.M.S., The Master Fee Schedule, To Increase The Rent Program Service Fee From \$30 Dollars Per Unit To \$72 Per Unit

[15-0261](#)

3 **Subject:** Citywide Impact Fees Adoption

From: Planning And Building Department

Recommendation: Adopt The Following Pieces Of Legislation:

1) An Ordinance (1) Amending The Oakland Municipal Code To Establish City-Wide Affordable Housing Impact Fees And Make Related And Conforming Amendments, Including Minor Amendments For Consistency Purposes To The Jobs-Housing Impact Fee Codified In OMC Chapter 15.68, (2) Amending The Master Fee Schedule (Ordinance No. 13320, C.M.S., As Amended) To Include The Affordable Housing Impact Fees, And (3) Adopting CEQA Exemption Findings; And

[15-0754](#)

There were 62 speakers on this item

A motion was made by Gibson McElhaney, seconded by Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 4/19/2016. The motion carried by the following vote:

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

2) An Ordinance (1) Amending The Oakland Municipal Code To Establish City-Wide Transportation And Capital Improvements Impact Fees And Make Related And Conforming Amendments, (2) Amending The Master Fee Schedule (Ordinance No. 13320, C.M.S., As Amended) To Include The Transportation And Capital Improvements Impact Fees, And (3) Adopting CEQA Exemption Findings

[15-0755](#)

Public Hearing

This Ordinance was Approve the Recommendation of Staff, and Forward.to the Meeting of the Oakland City Council to be heard 4/19/2016

- 4 Subject: NOFA Housing Policy Recommendations
From: Housing And Community Development Department
Recommendation: Receive A Report On The Housing Program And Policy Recommendations Associated With the Affordable Housing Notice Of Funding Availability (NOFA) And Adopt The Following Pieces Of Legislation:
[15-0551](#)

The Committee lost quorum, so no action was taken on this item

This Informational Report was No Action Taken.

1) An Ordinance Amending Chapter 15.68 Of The Oakland Municipal Code To (1) Allow Affordable Housing Trust Funds From Funds Distributed To The City Under Redevelopment Dissolution Laws To Be Used For Ownership Housing And Mortgage Assistance To Households With Incomes Up To 150% Of Area Median Income, And (2) Allow The Use Of Affordable Housing Trust Funds To Preserve Affordable Housing That Is At Imminent Risk Of Loss Due To Tax Defaults, Rent Increases, Demolition, Or Conversion To Other Uses; And

[15-0768](#)

2) A Resolution Amending Resolution Nos. 81961 And 82989 C.M.S. To Increase Income Limits For Households Participating In The First-Time Homebuyer Mortgage Assistance Program From 100% Of Area Median Income To 150% Of Area Median Income, And Modify The Corresponding Calculation For The Purchase Price Limit, And Authorizing The Transfer Of \$1,000,000 To The Program From The Affordable Housing Trust Fund; And

[15-0769](#)

3) A Resolution Establishing An Affordable Housing Acquisition, Rehabilitation, And Preservation Program, Allocating \$1,800,000 From The Affordable Housing Trust Fund To The Program, And Authorizing The City Administrator To Fund Affordable Housing Acquisition, Rehabilitation, And Preservation Loans Under The Program Without Returning To Council; And

[15-0770](#)

4) A Resolution Establishing An Affordable Housing Multifamily Emergency Repair Program, Allocating \$600,000 From The Affordable Housing Trust Fund To The Program, And Authorizing The City Administrator To Fund Affordable Housing Multifamily Emergency Repair Loans Under The Program Without Returning To Council

[15-0771](#)

- 5 Subject: NOFA Housing Funding
From: Housing & Community Development Department
Recommendation: Receive A Report On The Recommendations Pertaining To Loans, Grants And Loan Modifications And Adopt The Following Pieces Of Legislation:

1) A Resolution Appropriating \$2,521,517 From Fund Balance In The Low And Moderate Income Housing Asset Fund For Housing Development Activities; And [15-0545](#)

The Committee lost quorum, so no action was taken on this item

This City Resolution was No Action Taken.

2) A Resolution Authorizing Affordable Housing Development Loans To The Fruitvale Transit Village Phase II, Redwood Hill Townhomes, Camino 23, 3706 San Pablo Avenue, Coliseum Place, And Embark Apartments Affordable Housing Projects As Affordable Housing Funds Become Available In A Total Amount Not To Exceed \$4,013,851 Without Returning To Council; And [15-0546](#)

3) A Resolution Authorizing The Transfer Of \$71,881 In Affordable Housing Trust Funds To The Housing Predevelopment Revolving Loan And Grant Program; And [15-0547](#)

4) A Resolution Amending Resolution No 85410 C.M.S. Which Authorized A \$2,000,000 Affordable Housing Preservation And Rehabilitation Loan To Community Housing Development Corporation And Dignity Housing West, Inc., For Harp Plaza Apartments Located At 430 28th Street, To Change The Source Of \$750,000 In Project Funding From HUD Funds To The Low And Moderate Income Housing Asset Fund; And [15-0548](#)

5) A Resolution Amending Existing Affordable Housing Loans To The Madrone Hotel Project At 477 8th Street To Extend The Loan Maturity Dates To March 1, 2071, And Reduce The Interest Rate To Three Percent; And [15-0549](#)

6) 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 In An Amount Not To Exceed \$160 Million Under The 2015-16 Affordable Housing And Sustainable Communities Program, And Authorizing The City Administrator To Allocate Such Funds To Eligible Projects Without Returning To The City Council [15-0550](#)

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

There were 5 open forum speakers

Adjournment

* 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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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.