



City of Oakland

Meeting Agenda

*Community & Economic Development Committee

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

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

COMMITTEE MEMBERSHIP:

Vice Mayor Annie Campbell Washington, District 4; Council President Lynette Gibson McElhaney, District 3; Rebecca Kaplan, At Large; Chairperson: President Pro Tempore Larry Reid, District 7

1 Approval Of The Draft Minutes From The Committee Meeting Of February 23, 2016

[15-0739](#)

Attachments: [View Report](#)

2 Determination Of Schedule Of Outstanding Committee Items

[15-0744](#)

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

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](#)

Attachments: [View Report](#)
[Attachment A, January 26, 2016 CED Agenda Report](#)
[Attachment B, February 9, 2016 CED Agenda Report, Supplemental Report](#)
[Attachment C, February 9, 2016 Memo, Motion to Adopt from four Council Mem](#)
[Attachment D, Oakland Afford Housing Impact Fee Nexus Analysis](#)
[Attachment E, Oakland Transportation and Cap Imp Impact Fee Nexus Analysis](#)
[Attachment F, Target Impact Fees with Maximum Legal Impact Fees Tables](#)
[Attachment G, Map of Impact Fee Zones for Residential Projects, smaller size](#)
[Attachment H, EBHO On-Site Proposal](#)
[Attachment I, Development Impact Fees Administrative Program Cost Analysis](#)
[Attachment J, Oakland Impact Fee Program CEQA Compliance](#)

Legislative History

3/10/16	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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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](#)

NOTICE: Any Adopted Impact Fees May Apply To Development Applications Determined/Deemed Complete On/After November 27, 2015, Per The California Subdivision Map Act, Government Code Section 66474.2(b).

This item is also scheduled as a Public Hearing on April 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](#)

Attachments: [View Report](#)

Legislative History

2/4/16	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
3/10/16	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee

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](#)

Attachments: [View Report](#)

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](#)

Attachments: [View Report](#)

Legislative History

2/4/16	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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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](#)

Legislative History

2/4/16	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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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](#)

Legislative History

2/4/16	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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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](#)

Legislative History

2/4/16	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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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](#)

Legislative History

2/4/16

*Rules & Legislation
Committee

Scheduled to the *Community & Economic
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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](#)

Legislative History

2/4/16

*Rules & Legislation
Committee

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Development Committee

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

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.**

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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.**