



# City of Oakland

## Meeting Agenda - FINAL

### Special Community & Economic Development Committee

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

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Tuesday, May 14, 2019

12:30 PM

Sgt. Mark Dunakin Room - 1st Floor

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#### **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:**

*Nikki Bas, District 2; Noel Gallo, District 5; Loren Taylor, District 6; Chairperson: Vice Mayor Larry Reid, District 7*

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On April 23, 2019

[18-1735](#)

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

- 2 Determination Of Schedule Of Outstanding Committee Items

[18-1736](#)

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

[View Supplemental Report 5/10/2019](#)

- 3 Subject: Rent Adjustment Program/Owner Move In Evictions  
From: Vice Mayor Larry Reid  
Recommendation: Receive An Informational Report On The Progress Of Outreach And Implementation (Including Violations And Fines Levied) Against Landlords For Illegal Move In Evictions As Adopted In March Of 2017 (O.M.C. 8.22.360.A.8 or A.9)  
[18-1617](#)

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

**Legislative History**

4/4/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 4 Subject: Elimination Of Rent Ordinance For Owner-Occupied Duplexes And Triplexes  
From: President Pro Tempore Kalb And Councilmember Gallo  
Recommendation: Adopt An Ordinance Amending (1) The Rent Adjustment Ordinance (O.M.C. 8.22.020 Et SEQ) To Eliminate Exemptions For Owner-Occupied Duplexes And Triplexes And Allow A Limited Transitional Rent Increase For Newly Covered Units And (2) The Tenant Protection Ordinance (O.M.C. 8.22.600 Et SEQ) To Eliminate Exemptions For Owner-Occupied Duplexes And Triplexes  
[18-1636](#)

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

[View City Administrator Report](#)

**Legislative History**

4/4/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 5 Subject: Improve Quality Of Life For Residents In/Around Opportunity Zones  
From: Councilmember Taylor  
Recommendation: Adopt A Resolution Directing The City Administrator To Develop Recommendations For Leveraging Available Incentives And City Resources To Encourage Responsible Investment Resulting In The Improvement Of The Quality Of Life For Oakland Residents Living In The Communities In And Around Opportunity Zones  
[18-1708](#)

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

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**Legislative History**

5/2/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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*A Title Change was read into Record*

- 6** Subject: Fruitvale Transit Village IIB LDDA And Ground Lease  
From: Economic Workforce Development Department  
Recommendation: Adopt An An Ordinance Authorizing The City Administrator To Negotiate And Execute A Lease Disposition And Development Agreement, A Ninety-Nine Year Ground Lease And Related Documents (Collectively "LDDA") Among The City Of Oakland, The Spanish Speaking Unity Council Of Alameda County, Inc., And Bridge Housing Corporation Or Affiliated Entities For The Fruitvale Transit Village Phase IIB Affordable Housing Development To Be Located On APN 033-2197-019 Bounded By East 12th Street, 35th Avenue To The West, And 36th Avenue To The East  
[18-1749](#)

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

**Legislative History**

5/2/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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- 7** Subject: Brooklyn Basin Affordable Housing Agreements  
From: Housing And Community Development Department  
Recommendation: Adopt The Following Pieces Of Legislation;

1) An Ordinance (1) Authorizing Lease Disposition And Development Agreements With Midpen Housing Corporation And The Oakland Housing Authority, Or Affiliated Entities, For The Long-Term Ground Lease Of Parcel A At Brooklyn Basin, 2) Finding And Determining That The Lease Of The Parcel A Property To Nibbi Brothers Associates, Inc. For Less Than Its Fair Market Rental Value Is In The Best Interest Of The City, And (3) Making CEQA Findings For This Action; And  
[18-1751](#)

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

**Legislative History**

5/2/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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2) A Resolution (1) Authorizing An Additional Unsecured Predevelopment Loan In The Amount Of \$3,532,000 To Midpen Housing Corporation, Or Affiliated Entities, To Support The Development Of Affordable Housing On Parcel A At Brooklyn Basin, And Amend Existing Predevelopment Loans To 0% Interest, (2) Authorizing A Secured Affordable Housing Development Loan In An Amount Not To Exceed \$29,775,000, To Midpen Housing Corporation, Or Affiliated Entities, To Support The Development Of 254 Units Of Affordable Housing On Parcel A At Brooklyn Basin, (3) Appropriate \$2,003,436.22 In Master Developer Fee Contributions And Interest Earnings And \$9,984,957.25 In Net Sales Proceeds From The OHA Purchase Of An Ownership Interest In The Affordable Housing Parcels Into Development Financing Of The Affordable Housing Units For Development Of Both Parcel A And Parcel F, And (4) Making CEQA Findings For This Action

[18-1752](#)

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

**Legislative History**

5/2/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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**8**      Subject:    Emergency Shelter Activities And Amendment To Planning Code  
From:        Building And Planning Department  
Recommendation: Adopt An Ordinance, As Recommended By The City Planning Commission, Amending Oakland Planning Code Section 17.07.060 To Allow Emergency Shelter Residential Activities And Emergency Housing Facilities On Property Designated By The City Administrator And Owned Or Leased By The City With No Discretionary Planning Approvals

[18-1762](#)

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

**Legislative History**

5/2/19	*Rules & Legislation Committee	Scheduled to the *Community & Economic Development Committee
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**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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**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.**