



City of Oakland

Office of the City Clerk
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Oakland, California 94612
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Meeting Minutes - DRAFT *Special Community & Economic Development Committee

Tuesday, January 28, 2020

12:30 PM

Sgt. Mark Dunakin Room - 1st Floor

The Oakland City Council Special Community & Economic Development Committee convened at 12:37 p.m. with Vice Mayor Reid presiding as Chairperson.

Roll Call / Call To Order

Present 4 - Larry Reid, Loren Taylor, Nikki Bas, and Noel Gallo

1 Approval Of The Draft Minutes From The Committee Meeting Of January 14, 2020
20-0045

Attachments: [View Report](#)

There was 1 speaker on this item

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

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

2 Determination Of Schedule Of Outstanding Committee Items
20-0046

Attachments: [View Report](#)

[View Supplemental Report 1/24/2020](#)

There was 1 speaker on this item

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

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 3 Subject: Rent Adjustment Program/AB 1482 Enforcement and Implementation Report
From: President Pro Tempore Kalb
Recommendation: Receive An Informational Report On Local Enforcement And Implementation Of AB 1482, The Tenant Protection Act Recently Chaptered Into State Law, On Oakland Renters And Landlords Including, But Not Limited To, Which Categories Of Units In Oakland Are Newly Covered By This State Law, What The City Of Oakland Is Doing To Inform Newly Impacted Landlords And Tenants About This New Law, What Oakland's Rent Adjustment Program Can Do To Enforce Its Provisions, And Recommendations, If Any, To The City Council On What The Council Should Do To Enable Such Enforcement
18-2431

Attachments: [View Report](#)

DUE TO THE PRESENCE OF PRESIDENT PRO TEMPORE KALB, A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE AND SECONDED TO ADJOURN THE MEETING OF THE SPECIAL COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 12:56 P.M.

There were 2 speakers on this item

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

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 4 Subject: Economic Development Strategy 2018-2020 Progress Report
From: Economic And Workforce Development Department
Recommendation: Receive An Informational Report On Progress Implementing Oakland's Economic Development Strategy 2018-2020
20-0009

Attachments: [View Report](#)

There was 1 speaker on this item

A motion was made by Loren Taylor, seconded by Nikki Bas, that this matter be Received and Filed. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 5 Subject: Regional Analysis Of Impediments To Fair Housing
From: Housing And Community Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution
Accepting And Adopting The 2020-2025 County Of Alameda Regional Analysis Of
Impediments To Fair Housing Choice Report
20-0006

Attachments: [View Report](#)

There were 2 speakers on this item

A motion was made by Loren Taylor, seconded by Nikki Bas, 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 2/4/2020. The motion carried by the following vote:

Aye 4- Reid Taylor Bas, Gallo

NO VOTE 0

- 6 Subject: FUSE Corps For Rent Adjustment Program
From: Housing And Community Development Department
Recommendation: Adopt A Resolution: 1) Authorizing The City Administrator, Or Her
Designee, To Negotiate And Execute An Agreement Between FUSE Corps And The City
Of Oakland In An Amount Not-To-Exceed One Hundred And Fifty Thousand Dollars
(\$150,000) From The Rent Adjustment Program Fund (Fund 2413) To Fund One
Executive-Level Fellow For The Housing And Community Development Department For
Twelve Months; And 2) Waiving The Competitive Request For Proposals/Qualifications
(RFP/Q) Process Requirement For The Agreement
20-0008

Attachments: [View Report](#)

There were 2 speakers on this item

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4- Reid Taylor Bas, Gallo

NO VOTE 0

- 7 Subject: One Year Progress Report For Anti-Displacement Program
From: Housing And Community Development Department
Recommendation: Receive An Informational Progress Report On The First Year Of The
City Of Oakland's Anti-Displacement Program
20-0051

Attachments: [View Report](#)

There were 2 speakers on this item

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

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 8 Subject: Affordable Housing And Sustainable Communities Program
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing The City To Apply For, Accept And Appropriate Loan And
Grant Funds Under The State Of California's 2018-2019 Affordable Housing And
Sustainable Communities Program For The Fruitvale Transit Village IIB Project Located
At 35th Avenue And East 12th Street, In An Amount Not To Exceed \$30,000,000, And
Authorize Agreements With Bart And AC Transit For Transportation-Related
Improvements; And
20-0049

Sponsors: Housing And Community Development Department

Attachments: [View Report](#)

[View Supplemental Report 1/31/2020](#)

There were 2 speakers on this item

*The Committee directed staff to provide a supplemental report that includes the
following:*

- 1) *The number of affordable units*
- 2) *Level of affordability*
- 3) *Unite Size (studio, 1 bedroom, 2 bedroom etc)*
- 4) *Targeted demographics*

A motion was made by Loren Taylor, seconded by Noel Gallo, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

2) A Resolution Authorizing The City To Apply For, Accept And Appropriate Loan And Grant Funds Under The State Of California's 2018-2019 Affordable Housing And Sustainable Communities Program For The Mandela Station Project At West Oakland Bart Station, In An Amount Not To Exceed \$30,000,000, And Authorize Agreements With Bart And AC Transit For Transportation-Related Improvements
20-0050

Attachments: [View Report](#)

The Committee directed staff to provide a supplemental report that includes the following:

- 1) *The number of units*
- 2) *Level of affordability*
- 3) *Unit size*
- 4) *Targeted population*

A motion was made by Loren Taylor, seconded by Noel Gallo, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

9 Subject: CalHome Grant Application
From: Housing And Community Development Department
Recommendation: Adopt A Resolution Authorizing The City To Apply For, Accept And Appropriate Grant Funds From The California Department Of Housing And Community Development In An Amount Not To Exceed \$3 Million Under The CalHome Program For Accessory Dwelling Unit And Junior Accessory Dwelling Unit Programs
20-0056

Attachments: [View Report](#)

There was 1 speaker on this item

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 10 Subject: Priority Production Areas
From: Planning And Building Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution,
As Recommended By The Planning Commission, Adopting Appropriate California
Environmental Quality Act (CEQA) Findings And New Priority Production Area (PPA)
Designations Within The City Of Oakland
20-0065

Attachments: [View Report](#)

There was 1 speaker on this item

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4- Reid Taylor Bas, Gallo

NO VOTE 0

11 Subject: Infill Infrastructure Grant Program
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The 3050 International Project At 3050 International Boulevard, In An Amount Not To Exceed \$7,500,000; And
20-0053

Attachments: [View Report](#)

[View Supplemental Report 1/21/2020](#)

[View Supplemental Report 1/23/2020](#)

[View Supplemental Legislation 1/24/2020](#)

[View Supplemental Report 1/31/2020](#)

There were 5 speakers on this item

The Committee directed staff to provide a supplemental report that includes the following:

- 1) *The number of affordable units*
- 2) *Level of affordability*
- 3) *Unit Size (studio, 1 bedroom, 2 bedroom etc)*
- 4) *Targeted demographics*

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

2) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The Ancora Place Project At 2227 International Boulevard, In An Amount Not To Exceed \$7,500,000; And
20-0054

Attachments: [View Report](#)

[View Supplemental Legislation1/24/2020](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

3) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The Native American Health Center Project At 3050 International Boulevard, In An Amount Not To Exceed \$2,600,000; And
20-0055

Attachments: [View Report](#)

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A motion was made by Noel Gallo, seconded by Larry Reid, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

4) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The West Grand And Brush, Phase 1 Project At 2201 Brush Street, In An Amount Not To Exceed \$4,200,000; And
20-0057

Attachments: [View Report](#)

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A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

5) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The 285 12th Street Project At 285 12th Street, In An Amount Not To Exceed \$4,000,000; And
20-0058

Attachments: [View Report](#)

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A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

6) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The Foon Lok East Project At 389 9th Avenue, In An Amount Not To Exceed \$7,000,000; And
20-0059

Attachments: [View Report](#)

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A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

7) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The Mandela Station At West Oakland Bart Project At 1451 7th Street, In An Amount Not To Exceed \$30,000,000; And
20-0060

Attachments: [View Report](#)

[View Supplemental Legislation1/24/2020](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

8) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The Fruitvale Transit Village Phase II-B Project At 35th Avenue And East 12th Street, In An Amount Not To Exceed \$7,500,000; And
20-0062

Attachments: [View Report](#)

[View Supplemental Legislation1/24/2020](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

9) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The 7th & Campbell Project At 1666 Seventh Street, In An Amount Not To Exceed \$7,500,000; And [TITLE CHANGE]
20-0063

Attachments: [View Report](#)

[View Supplemental Legislation1/24/2020](#)

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A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

10) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The 500 Lake Park Apartments Project At 500 Lake Park Avenue, In An Amount Not To Exceed \$3,700,000

20-0064

Attachments: [View Report](#)

[View Supplemental Legislation 1/24/2020](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

11) A Resolution Authorizing The City Of Oakland, A California Municipal Corporation, To Apply For, Accept And Appropriate Funds Under The State Of California Department Of Housing And Community Development's Infill Infrastructure Grant Program In Connection With The Lakehouse Commons Affordable Apartments Project At 121 East 12th Street, In An Amount Not To Exceed \$5,000,000

20-0087

Attachments: [View Supplemental Legislation 1/24/2020](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 12 Subject: State Grant Funding For Cannabis Equity Program
From: Office Of The City Administrator
Recommendation: Adopt A Resolution: (1) Accepting And Appropriating One-Million, Six-Hundred And Fifty-Seven Thousand, Two-Hundred And One Dollars And Sixty-Five Cents (\$1,657,201.65) In 2019-2020 State Of California, Equity Act Grant Funding To Assist Local Cannabis Equity Applicants And Licensees; (2) Authorizing The City Administrator To: (A) Amend The Professional Services Agreement With 4Front Partners By Increasing The Funding From One-Hundred And Eighty Thousand Dollars (\$180,000) To Three-Hundred Thousand Dollars (\$300,000) To Administer Loan And Grant Programs For Cannabis Equity Applicants And Licensees; (B) Enter Into A Professional Services Agreement With Knox And Ross To Provide Legal Services To Cannabis Equity Applicants And Licensees In The Amount Of One-Hundred And Twenty Thousand Dollars (\$120,000); (3) Waiving The Request For Proposals/Qualifications Process For The Two Professional Services Agreements Referenced Above; (4) Re-Appropriating Repaid Cannabis Equity Loan Funds Allocated Pursuant To Resolution 86633 C.M.S. For The Same Purposes Of Cannabis Equity Loan Assistance; And (5) Adding A Program Analyst Position To Support Grant And Equity Program Administration 20-0061

Attachments: [View Report](#)

There were 6 speakers on this item

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 13 Subject: Exotic Animal Performances Ban Ordinance
From: Pro Tempore Kalb And Councilmember Gallo
Recommendation: Adopt An Ordinance Amending Titles 1 And 6 Of The Oakland Municipal Code To Add Provisions Prohibiting In The City Of Oakland Performances Of Animals For Public Entertainment 18-1927

Attachments: [View Report](#)

There were 3 speakers on this item

A motion was made by Noel Gallo, seconded by Loren Taylor, 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 2/4/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

3 speakers spoke during Open Forum.

Adjournment

There being no further business, and upon the motion duly made, the Special Council adjourned the meeting at 4:11p.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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