



# City of Oakland

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

## 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>

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Tuesday, March 22, 2016

1:30 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**

*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](#)

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

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](#)

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

[View Supplemental Report](#)

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](#)

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

- 3** Subject: Citywide Impact Fees Adoption  
From: Planning And Building Department  
Recommendation: Conduct A Public Hearing And Upon Conclusion 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 Members](#)

[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](#)

[View Supplemental Report](#)

***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](#)

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

***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 120% 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 [TITLE CHANGE]; 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 120% Of Area Median Income, And Modify The Corresponding Calculation For The Purchase Price Limit, And Authorizing The Transfer Of \$800,000 To The Program From The Affordable Housing Trust Fund [TITLE CHANGE]; And  
[15-0769](#)

3) A Resolution Establishing An Affordable Housing Acquisition, Rehabilitation, And Preservation Program, Allocating \$1,000,000 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 [TITLE CHANGE]; 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](#)  
[View Supplemental Report](#)

***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 \$5,013,851 Without Returning To Council [TITLE CHANGE]; 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.

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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.**