



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 - FINAL *Special Community & Economic Development Committee

Tuesday, May 14, 2019

12:30 PM

Sgt. Mark Dunakin Room - 1st Floor

***The Oakland City Council Community And Economic Development Committee
convened at 1:19 , 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 Held On April 23, 2019
[18-1735](#)

Attachments: [View Report](#)

A motion was made by Larry Reid, 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

- 2 Determination Of Schedule Of Outstanding Committee Items
[18-1736](#)

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A motion was made by Nikki Bas, 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

- 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](#)

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There were 7 speakers on this item.

A motion was made by Loren Taylor, seconded by Noel Gallo, 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: 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](#)

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Councilmember Taylor recused himself at 1:37 pm

The Committee Amended the legislation to adding to Page 9, Section 6, part C "on/or" before January 31, 2020; and to section 7 changing the time from "30 Days" to "60 Days"

There 45 speakers on this item.

A motion was made by Noel Gallo, seconded by Nikki Bas, that this matter be Approved as Amended 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 5/21/2019. The motion carried by the following vote:

Recused 1 - Taylor

Aye 3 - Reid Bas, Gallo

NO VOTE 0

- 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](#)

This item will be heard as a Public Hearing.

There were 2 speakers on this item.

Councilmember Taylor returned at 2:50 pm

**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 5/21/2019. The motion carried by the following vote:**

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 7 Subject: Brooklyn Basin Affordable Housing Agreements
From: Housing And Community Development Department
Recommendation: Adopt 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
[18-1751](#)

Attachments: [View Report](#)

This item will be heard as a Non Consent item.

There were 4 speakers on this item.

**This City Resolution 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 5/21/2019**

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

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](#)

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This item will be heard as a Non Consent item.

There were 4 speakers on this item.

This City Resolution 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 5/21/2019

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 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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There were 4 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 5/21/2019. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 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](#)

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*The committee directed staff to include language that would require a report of
decisions to come back to the planning commission and council.*

This item is a public hearing.

There were 3 speakers on this item.

This Ordinance 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 5/21/2019

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

4 speakers spoke during open forum.

Adjournment

*There being no further business, and upon the motion duly made, the Oakland City
Council Committee adjourned the meeting at _____ p.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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8:30 A.M. TO 5:00 P.M.**