



City of Oakland

Office of the City Clerk
Oakland City Hall
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Oakland, California 94612
LaTonda Simmons, City
Clerk

Meeting Minutes - FINAL *Special Community & Economic Development Committee

Tuesday, January 14, 2020

1:00 PM

City Council Chamber, 3rd Floor

The Oakland City Council Special Community & Economic Development Committee convened at 1:08 p.m. with Councilmember 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 December 3, 2019
[18-2557](#)

Attachments: [View Report](#)

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

Aye 3 - Reid Taylor, Bas

Absent 1 - Gallo

NO VOTE 0

- 2 Determination Of Schedule Of Outstanding Committee Items
[18-2558](#)

Attachments: [View Report](#)

[View Supplemental Report 1/10/2020](#)

There was 1 speaker on this item

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

Aye 3 - Reid Taylor, Bas

Absent 1 - Gallo

NO VOTE 0

- 3** Subject: Non Binding MOU
From: Office Of The City Administrator
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution Authorizing The City Administrator, Or Designee, To Execute A Non-Binding Memorandum Of Understanding Between The City And The Port Regarding The Process Of Review Of Applications For, And, If Approved, The Anticipated Framework Of Regulation Of The Development Project Proposed By The Oakland Athletics At Howard Terminal
[18-2550](#)

Attachments: [View Report](#)

There Roll Call was modified to Councilmember Gallo present at 1:15 p.m.

There was 7 speakers on this item

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 1/21/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 13 Subject: Fair Chance Housing Ordinance
From: City Attorney Parker, Councilmembers Reid, Bas, And Kalb
Recommendation: Adopt The Ronald V. Dellums And Simbarashe Sherry Fair Chance
Access To Housing Ordinance Adding Oakland Municipal Code Chapter 8.25 Prohibiting
Consideration Of Criminal Histories In Screening Applications For Rental Housing
[TITLE CHANGE]
[18-2301](#)

Attachments: [View Report](#)

[View Supplemental Report - Reid, Bas & Kalb 1/10/2020](#)

[View Supplemental Report - Revised 1/10/2020](#)

[View Supplemental Report 1/17/2020](#)

The agenda was modified to show this item being heard after item 3

DUE TO THE PRESENCE OF COUNCILMEMBER 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 2:31 P.M.

The Committee Approved as Amended the following changes;

- 1. Correct the spelling of Simbarashe Sherry in the legislation*
- 2. Report back to Council annually*

A motion was made by Nikki Bas, seconded by Noel Gallo, 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 1/21/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 4 Subject: Equitable And Community Oriented Opportunity Zones
From: The Community And Economic Development Committee
Recommendation: Adopt A Resolution Directing The City Administrator To Implement Measures That Leverage Available Incentives And City Resources To Guide Responsible Opportunity Zone Investment Resulting In The Improvement Of The Quality Of Life For Oakland Residents Living In The Communities In And Around Opportunity Zones
[18-2534](#)

Sponsors: Taylor

Attachments: [View Report](#)

There were 5 speakers on this item

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 1/21/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 5 Subject: Modifications To Condominium Conversion Ordinance
From: President Pro Tempore Kalb
Recommendation: Adopt An Ordinance Amending Oakland Municipal Code Chapter 16.36, Condominium Conversions, To: (1) Extend The Conversion Rights Requirement To Two- To Four-Unit Residential Buildings; (2) Require That A Conversion Rights Agreement Be Recorded At Latest 60 Days After The Building Permit For The Generating Residential Building Is Issued; (3) Enhance Tenant Rights And Notice Requirements To Tenants; And (4) Make Other Modifications; And To Direct City Administrator Or Designee To Study Alternative Methods Of (A) Ensuring One-For-One Replacement Of Rental Units In The City As A Result Of Condominium Conversions And (B) Increasing Affordable Home Ownership And Reducing Displacement Of Renters Subject To Conversion; And Adopt CEQA Exemption Findings
[NEW TITLE]
[18-2106](#)

Attachments: [View Report](#)

[View Supplemental Report 1/10/2020](#)

There were 12 speakers on this item

A motion was made by Noel Gallo, 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 1/21/2020. The motion carried by the following vote:

Recused 1 - Taylor

Aye 3 - Reid Bas, Gallo

NO VOTE 0

- 6 Subject: Information On Impact Fees
From: Council President Kaplan
Recommendation: Receive An Informational Report On The Status Of: 1) The City Of Oakland's Current Efforts To Complete An Assessment Of The Affordable Housing, Jobs/Housing, And Transportation And Capital Improvements Impact Fee Programs From July 2016 To June 2019, And 2) Affordable Housing Impact Fee (AHIF) Collections, Budgeting For 2019/21 And Deployment
[18-2061](#)

Attachments: [View Report](#)

[View Supplemental Report 11/8/2019](#)

[View Supplemental Report 11/27/2019](#)

There were 8 speakers on this item

A motion was made by Loren Taylor, seconded by Nikki Bas, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 2/11/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 7 Subject: Quarterly Code Enforcement Report
From: Planning And Building Department
Recommendation: Receive An Informational Report On The Code Enforcement Activities Of The Planning And Building Department For October 2018 Through June 2019 Of Fiscal Year 2018-19
[20-0010](#)

Attachments: [View Report](#)

[View Supplemental Report 1/10/2020](#)

There was 1 speaker on this item

A motion was made by Nikki Bas, seconded by Noel Gallo, that this matter be Received and Forwarded to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 1/21/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 8 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](#)

A motion was made by Noel Gallo, seconded by Larry Reid, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 1/28/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 9 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](#)

THE SPECIAL MEETING OF THE CITY COUNCIL ADJOURNED AT 4 :00 P.M. AND RECONVENED AS THE SPECIAL COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 1/28/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 10** Subject: Regional Analysis Of Impediments To Fair Housing
From: Housing And Community Development Department
Recommendation: 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](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 1/28/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 11** Subject: Transformative Climate Communities Implementation Grant
From: Office Of The City Administrator
Recommendation: Adopt A Resolution Authorizing The City Administrator Or Their Designee To Apply For, Accept, And Execute All Related Documents For Grant Funds In An Amount Of Twenty-Eight Million, Two Hundred Thousand Dollars (\$28,200,000) From The State's Transformative Climate Communities (TCC) Program, Administered By The California Strategic Growth Council (SGC) And Department Of Conservation, For Projects Within Or Contiguous To The East Oakland Neighborhoods Initiative Project Area
[20-0007](#)

Attachments: [View Report](#)

There was 4 speaker on this item

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 1/21/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 12 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](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 1/28/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

- 14 Subject: Affordable Housing Development Loans
From: Housing and Community Development Department
Recommendation: Adopt Legislation Pertaining To The Following Affordable Housing Loans And Activities;

1) A Resolution Authorizing Affordable Housing Development Loans In A Total Amount Not To Exceed \$14,683,000, For The Following Affordable Housing New Construction Projects: West Grand & Brush Phase I, 7th & Campbell, Longfellow Corner, And Ancora Place; And

[20-0011](#)

Attachments: [View Report](#)

[View Supplemental Report 1/10/2020](#)

There were 12 speakers on this item

DUE TO THE PRESENCE OF COUNCILMEMBER THAO, 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 4:51 P.M.

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 1/21/2020

2) A Resolution Authorizing Affordable Housing Development Loans In A Total Amount Not To Exceed \$10,970,000, For The Following Affordable Housing Acquisition, Rehabilitation And Preservation Projects: Fruitvale Studios, Frank G. Mar Apartments, And Hamilton Apartments

[20-0012](#)

Attachments: [View Report](#)

[View Supplemental Report 1/10/2020](#)

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 1/21/2020. The motion carried by the following vote:

Aye 4 - Reid Taylor Bas, Gallo

NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

1 speaker spoke during Open Forum.

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Special Community & Economic Development Committee adjourned the meeting at 5:02 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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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.**