



City of Oakland Meeting Minutes

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

*Community & Economic Development Committee

Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California 94612

City of Oakland Website: <http://www.oaklandnet.com>

Tuesday, March 11, 2014

2:00 PM

Sgt. Mark Dunakin Room - 1st Floor

The Oakland City Council Community & Economic Development Committee convened at 2:10 P.M., with Councilmember Gibson McElhaney presiding as Chairperson.

Roll Call / Call To Order

Councilmember Present: 4 - Member Gibson McElhaney, Council President Kernighan, Member Schaaf and Vice Mayor Reid
The Roll Call was modified to note Vice Mayor Reid present at 2:23 P.M.

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On February 25, 2014
 A motion was made by Council President Kernighan, seconded by Member Schaaf, to *Approve as Submitted. The motion carried by the following vote:

Votes: Councilmember Absent: Vice Mayor Reid
 Councilmember Aye: Member Gibson McElhaney, Council President Kernighan and Member Schaaf

- 2 Determination Of Schedule Of Outstanding Committee Items
 A motion was made by Member Schaaf, seconded by Council President Kernighan, to *Approve as Submitted. The motion carried by the following vote:

Votes: Councilmember Absent: Vice Mayor Reid
 Councilmember Aye: Member Gibson McElhaney, Council President Kernighan and Member Schaaf

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- 3 Subject: ENA With Harrison Bay Partners
 From: Office Of Neighborhood Investment
 Recommendation: Adopt A Resolution Authorizing An Exclusive Negotiating Agreement For
 A Period Of One Year With The Option To Extend Administratively For 90 Days With
 Harrison Bay Partners LLC To Develop A Mixed-Use Project On City Owned Properties At
 2315 Valdez Street And 2330 Webster Street
 [13-0359](#)

A motion was made by Council President Kernighan, seconded by Member Schaaf, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on March 18, 2014. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President
 Kernighan, Member Schaaf and Vice Mayor Reid
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- 4 Subject: Amendments To Capital Improvement Regulations
 From: Department Of Housing And Community Development
 Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Approving An Amendment To The Rent Adjustment Program Regulations
Revising Regulation 10.2.3 (2)(3) (Appendix A) To Allow Amortization Periods Up To 20
Years, To Impose A 10 Percent Cap On Any Capital Improvement Pass Through In A
12-Month Period, And To Require That Owners File A Petition For A Capital Improvement
Rent Increase; And
[13-0341](#)

A motion was made by Member Schaaf, seconded by Council President Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on March 18, 2014 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Abstained: Vice Mayor Reid
 Councilmember Aye: Member Gibson McElhaney, Council President
 Kernighan and Member Schaaf

The Committee recommended that the full City Council consider all option presented in the reports, which does not prohibit Councilmembers from bringing new recommendations on the floor at the full City Council meeting.

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2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. 8.22.090B) To Require Property Owners Seeking Rent Increases Based On Capital Improvements To File Owner Petitions
[13-0341-1](#)

There were 35 speakers on Items 4 & 5.

5 Subject: Amendments To Debt Service Regulations
From: Department Of Housing And Community Development
Recommendation:

A. Adopt The Following Pieces Of Legislation:

1) A Resolution Adopting Amendments To The Rent Adjustment Regulations, Appendix A, Section 10.4 To Require That Debt Service Increases For Newly Purchases Rental Properties Not Exceed Debt Service Calculated On A Standard Financing Model, To Limit Debt Service Rent Increases To A One-Time Cap Of Seven Percent Over The Current Allowable Rent Increase, To Require A Rent Increase Based On Debt Service Be Filed Within Three (3) Years Of The Date Of Closing On The Purchase And To Adopt A Grandparent Clause; And
[13-0342](#)

A motion was made by Member Schaaf, seconded by Council President Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on March 18, 2014 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Abstained: Vice Mayor Reid
Councilmember Aye: Member Gibson McElhaney, Council President Kernighan and Member Schaaf

The Committee recommended that the full City Council consider all option presented in the reports, which does not prohibit Councilmembers from bringing new recommendations on the floor at the full City Council meeting.
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2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. 8.22.090B) To Require Property Owners Seeking Rent Increases Based On Debt Service To File Owner Petitions
[13-0342-1](#)

Subject: Amendments To Debt Service Regulations
From: Department Of Housing And Community Development
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution To Adopt Amendments To The Rent Adjustment Regulations Appendix A, Section 10.4 To Provide For A Grandparent Clause For Rental Properties With A Purchaser At The Enactment Of Elimination Of Debt Service As A Justification For A Rent Increase; And
[13-0342-2](#)

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Subject: Amendments To Debt Service Regulations
From: Department Of Housing And Community Development
Recommendation: Adopt An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. Sections 8.22.020 And 8.22.070) To Eliminate Debt Service As A Justification For A Rent Increase
[13-0342-3](#)

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- 6 Subject: Amend Fiscal Year 2013-2014 Workforce Investment Board Budget
From: Office Of The City Administrator
Recommendation: Adopt A Resolution Amending The Fiscal Year 2013-2014 Workforce Investment Board Budget Adopted By Resolution No. 84541 C.M.S, And Accepting And Appropriating Additional Workforce Investment Act Rapid Response Funding In The Amount Of \$74,740
[13-0385](#)

A motion was made by Council President Kernighan, seconded by Member Schaaf, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on March 18, 2014. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President Kernighan, Member Schaaf and Vice Mayor Reid
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Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

There were 3 Open Forum speakers.

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Community & Economic Development Committee adjourned the meeting at 4:31 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.

NOTE: Americans With Disabilities Act
If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 48 hours prior to the meeting so we can make reasonable arrangements to ensure accessibility. Also, in compliance with Oakland's policy for people with environmental illness or multiple chemical sensitivities, please refrain from wearing strongly scented products to meetings.

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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.

City Clerk and Clerk of the Council