



City of Oakland Inclusionary Housing Blue Ribbon Commission

February 15, 2007
STAFF REPORT

BACKGROUND

In the fall of 2006, the City Council conducted a number of hearings on the issues of Inclusionary Housing Policy and Condominium Conversions. In December 2006, after both proposed ordinances failed to carry motions to adopt, the City Council, referred both issues to this Blue Ribbon Commission for further study. The specific direction from the City Council to the Blue Ribbon Commission is contained within the letter dated December 5, 2006 and attached as Exhibit C of this report. The Commission is comprised of appointees from the City Council, Mayor's Office and City Administrator. The roster of commission members is attached to this report as Exhibit B.

There were extensive background reports that were prepared for City Council consideration of both Inclusionary Housing and Condominium Conversions in 2006. In order for all members of the Blue Ribbon Commission to begin this process with the same background, staff has assembled a Blue Ribbon Commission Handbook of background materials that will be delivered with the staff report. In order for the interested public to access the background information, copies of the handbook are available at the Planning Department on the 2nd (Zoning) and 3rd floor of 250 Ogawa Plaza. All of this material is also available to the public on the city website (www.oaklandnet.com) under the Events link on the Home page.

PROCESS FOR ISSUE RESOLUTION

In order to move this commission through the various complex issues in a timely manner and to get a recommendation back to the City Council as quickly as possible, staff is proposing a process that includes a meeting every 2 weeks. Additionally, staff is proposing to bring in an outside facilitator for an all day retreat within the first month of the process. The intent is for the facilitator to assist the group in a focused session to enable the issues to be resolved more quickly. There remains the option for additional meetings with the facilitator later in the process if the commission feels the need to go in that direction.

The initial approach will be to have the commission identify and agree on the various issues to be resolved. Secondly, staff will provide as much background, expert testimony or other information necessary or requested on the various issues in order for the commission to prepare recommendations for the City Council.

KEY ISSUES

Inclusionary Housing

Based on the previous process completed in 2006, the issues to be resolved related to an Inclusionary Housing Policy are as follows:



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- Appropriate threshold for application of the requirement
- In lieu fee option and associated fiscal implications
- Protection of existing affordable housing
- Increasing the housing supply overall

Condominium Conversions

Based on the process completed in 2006, the issues to be resolved related to a modified Condominium Conversion Policy are as follows:

- Exemption for small projects (4 units or less)
- Application of the policy in the Impact Areas around Lake Merritt
- Consideration of a lottery system permitting incremental conversion of large projects
- Feasibility of linking the number of conversions to the production of new rental units
- In lieu fees and associated fiscal implications
- Consideration of affordability as related to existing tenants ability to purchase units
- Tenant Assistance Program requirements

RECOMMENDATION

Staff recommends that the Commission take the following actions at the meeting of February 15, 2007:

- Select a Chairman and Vice Chairman
- Endorse the meeting schedule and proposed process
- Identify and discuss any additional issues to be considered

Respectfully submitted:

GARY PATTON
Deputy Director of Planning and Zoning

Attachments:

- A: Blue Ribbon Commission Handbook
- B: Blue Ribbon Commission Roster
- C: City Council Correspondence dated December 5, 2006