

City of Oakland Inclusionary Housing Blue Ribbon Commission

Meeting Minutes - February 15, 2007

I. Call to order

Gary Patton, Deputy Director of Planning called to order the regular meeting of the **Inclusionary Housing Blue Ribbon Commission** at 7:30pm on **February 15, 2007** in Hearing Room 4, City Hall.

II. Roll call

Gary Patton conducted a roll call. The following Commissioners were present: Ray Carlisle, Deborah Castles, Carl Chan, David Glover, Earl Hamlin, Justin Horner, Marcus Johnson, Lynette Jung Lee, Kathryn Kasch, Blair Miller, Joseph Perkins, Benjamin Powell, Michael Rawson, Joaquin Turner-Lloveras & Alan Yee.

III. Approval of minutes from last meeting

Non-applicable – This was the first meeting.

IV. Issues of Note Brought Forth at Open Forum

- a) Commission has an opportunity and a challenge to look at housing affordability needs for citizens at all levels in Oakland. Need to look at all funding sources.
- b) Oakland needs a real housing policy that addresses issues such as gentrification, homelessness and land use issues, among others.
- c) How will the Commission deal with tenants' rights issues, affordable housing for "very low income" individuals, and/or individuals with disabilities?
- d) Why on a panel of 17, is only one Commissioner a tenant? Tenants groups feel underrepresented.
- e) Fairness to building owners who made an investment in Oakland at a crucial time (i.e. after Loma Prieta); Right to make a fair return on investment; Exceptions to current condo conversion requirements of replacement housing.
- f) Concern over City Staff appointments as Commissioners.

V. Agenda Items

- a) **Approval of meeting schedule**, as proposed (Every other Thursday, through June 21; All day retreat March 13)
 - Announcement of obligation to have a Commission meeting in each of 7 Council Districts.
 - Discussion of compacting schedule; Weekly meetings? All day sessions? Saturday meetings? Do all Commissioners need to attend each meeting in each District? How about breaking up Commissioners into groups of 3?
 - Discussion of use of facilitator for each meeting, not only the retreat. **Action:** City Administrator Deborah Edgerly will explore options and report back at next meeting.
 - Concern about not having recommendations for the City Council in time for action before the summer recess.

- City has engaged an independent consultant to produce an economic impact study of inclusionary zoning, which will play important role in deliberations, but will not be completed until early April.
- Concern from audience member over delay resulting in current projects being approved without inclusionary housing requirements.
- **Action:** Gary Patton will meet w/ Chair & Vice Chair to lay out an alternate proposed schedule, and will bring it to the next meeting.

b) Staff Overview

- Need for presentation of current City of Oakland policies.
- **Action:** Jeff Levin will present information at next meeting.

c) Discussion of Inclusionary Housing and Condominium Conversion Policies

- Discussion of the fact that the City Council mandate to the Commission included development of recommendations on several other topics, in addition to Inclusionary Zoning & Condo Conversion. (Reference 2/15/07 Agenda Exhibit C, Letter to the City Council from Councilmember Brooks, October 17, 2006)
- Staff is already developing recommendations related to Individual Development Agreements (IDA's) and Land Trusts; The Commission need not address those issues. (Staff report goes to CED Committee 2/27/07, full Council 3/6/07)
- Discussion of how to sequence issues for discussion, whether to submit recommendations to City Council ad hoc, or whether to look at all housing issues as one and present consolidated recommendations at the end of Commission meetings.
- Suggestion to allow Commissioners to suggest other topics of discussion relevant to Commission.
- **Action:** Consensus to allow input on topics from Commissioners, but to have FINAL list (with no more additions) decided upon by the end of the next meeting.

VI. Election of Chair & Vice Chair

- a) Motion by Commissioner Ray Carlisle to nominate Commissioner Joaquin Turner-Lloveras as Chair. Motion seconded by Alan Yee. All in Favor. Motion passes.
- b) Motion by Commissioner Carl Chan to nominate Commissioner Earl Hamlin as Vice Chair. Motion seconded by Deborah Castles. All in Favor. Motion passes.

VII. Approved Agenda for Next Meeting

- a) Revised schedule proposal.
- b) Introduction of any other issues pertinent to Commission (Deadline of end of next meeting – no expansion of list of issues after that).
- c) Staff overview of current City of Oakland housing policies.
- d) Information on the use of a facilitator for regular meetings.

VIII. Adjournment

Chair Joaquin Turner-Lloveras adjourned the meeting at 9:30PM.