

CITY OF OAKLAND INCLUSIONARY HOUSING BLUE RIBBON COMMISSION

Special Meeting Minutes for Thursday, March 1, 2007

- CALL TO ORDER** Chair Joaquin Turner-Lloveras called to order a special meeting of the Inclusionary Housing Blue Ribbon Commission at 7:30pm on March 1, 2007 in Hearing Room 4, City Hall.
- ROLL CALL** Gary Patton conducted a roll call.
- Commissioners Present* Ray Carlisle, Deborah Castles, Carl Chan, David Glover, Earl Hamlin, Justin Horner, Marcus Johnson, Kathryn Kasch, Blair Miller, Joseph Perkins, Michael Rawson, Joaquin Turner-Lloveras & Alan Yee.
- Absent* Claudia Cappio, Lynette Jung Lee, Benjamin Powell.
- Staff Present* Gary Patton, Deputy Director of Planning, Community & Economic Development Agency (CEDA); Jean Rubsamen, Secretary to the Blue Ribbon Commission; Richard Illgen, City Attorney's Office; Jeff Levin, Housing Development Coordinator, CEDA.
- OPEN FORUM**
- a) "Mission Impossible." The number of policies the Commission has been charged with reviewing is endless. The expectation of producing recommendations on a comprehensive housing policy within a few months is nearly impossible. Narrow the scope of issues!
 - b) Need for innovative approaches, not the same rejected plans from last year. Condo conversion policy needs reform; it contains contradictions. Oakland needs to encourage the building of small scale in-fill apartment buildings, and to remove any existing barriers to such building. Another important group to consider is that of aspiring homeowners. Developers will undoubtedly pass along Inclusionary Zoning (IZ) costs to them, while current homeowners bear no burden. IZ is anti-market and anti-growth. Reject IZ – look at a progressive city wide housing bond. 80% of CA cities do not have IZ. Mandates on developers will result in higher prices.
 - c) Need for education for Commissioners on the Brown Act & Sunshine Ordinance. Suggestion to televise meetings for the benefit of the viewing public. Encouragement to look at administrative costs and subsidies that have gone into existing affordable housing.
 - d) Recommendations for VERY low income individuals. Will affordable housing benefit them?
 - e) Distribution of materials to other Commissioners: Preference is to give to Staff for inclusion in next meeting's packet. If time does not permit this, bring ample copies of handout to meeting for the public.
 - f) Questions regarding voting requirements and rules. Difference between ad hoc committee and standing committee.
- AGENDA ITEMS**
- 1) **Approval of Minutes from Last Meeting**
Minutes approved with agreement to implement the suggestion from Commissioner Horner in future minutes -- to explicitly include a list of Commissioners who are absent, in addition to those who are present.

**AGENDA ITEMS
CONTINUED**

2) Discussion of Revised Schedule

Vice-Chair Earl Hamlin: First priority is to obtain public input. Rule of understanding: A vote must be agendized, so that no Commissioner is left out of the decision making process (despite the likelihood that each Commissioner will not attend each District meeting.) Need to hear Commissioner's views on IZ at the beginning of the process. Take straw vote if deemed appropriate. Commission will address IZ first, then Condo Conversion.

Commissioner Gregory McConnell: Concern about limiting issues up for discussion by the Commission before receiving all the input from the community.

Commissioner Horner: Suggestion to do combined district meetings. Discourages taking straw polls until all community input has been gathered.

Commissioner Johnson (?): Concerned about perception: Do not want to impart the impression that the schedule is being fast tracked, that decisions have already been made, that community will not have the opportunity for input.

Commissioner McConnell: Likes Commissioner Horner's idea of combining meetings for adjacent Districts. Question regarding public notice. Interested in hearing from groups not normally heard from, i.e. business community, developers, tenants.

Commissioner Rawson: Support for consolidation idea. Need to move through the process. Time is of the essence. Tremendous amount of study has already occurred.

Commissioner Glover: (?) Combining is an excellent idea. Proceed with the establishment of our priorities in conjunction with community input.

Commissioner Mc Connell Suggestion that members of the public speak on items first, prior to Commission deliberation.

MOTION by Commissioner (Fill-In) on Final Direction to Staff as Detailed Below, Seconded by Commissioner (Fill-In)

Combine District meetings as much as possible. Schedule 4 meetings on consecutive Thursday evenings beginning within 2 - 3 weeks. Preferred time: 6:30p. Can schedule Saturday mornings as a fall-back. Staff should proceed with scheduling to the best of its ability. District meeting schedule does not need to come back to the Commission for approval.

ALL IN FAVOR; Motion passes.

3) Presentation by Jeff Levin of Current City of Oakland Housing Polices

Commissioner Mc Connell Requested information from staff in order to quantify the problem, i.e. the number of units not currently on the market due to blight and/or abandonment, the number of existing dilapidated units, the number of units needed to adequately house all Oaklanders. Asked Commission to define GOALS.

**AGENDA ITEMS
CONTINUED**

MOTION by Commissioner Perkins to Continue Item #4 and Item #5 due to the Late Hour (10:00PM), Seconded by Commissioner McConnell

Ayes: Ray Carlisle, Deborah Castles, Carl Chan, David Glover, Earl Hamlin, Marcus Johnson, Kathryn Kasch, Blair Miller, Joseph Perkins, Michael Rawson, Joaquin Turner-Lloveras & Alan Yee.

Noes: Justin Horner

Motion Passed.

- 4) **Commissioners Suggestions on Additional Issues to be Reviewed** (*Continued*)
- 5) **Discussion of Use of a Facilitator for All Commission Meetings** (*Continued*)

ADJOURNMENT

Chair Joaquin Turner-Lloveras adjourned the meeting at 10:00PM.