

## CITY OF OAKLAND INCLUSIONARY HOUSING BLUE RIBBON COMMISSION

Special Meeting Minutes for Saturday, March 17, 2007

- CALL TO ORDER** Chair Joaquin Turner-Lloveras called to order a special meeting of the Inclusionary Housing Blue Ribbon Commission at 10:00am on March 17, 2007 at the Franklin Recreation Center, 1010 East 15<sup>th</sup> Street, Oakland.
- ROLL CALL** Gary Patton conducted a roll call.
- Commissioners Present* Ray Carlisle, Deborah Castles, Earl Hamlin, Marcus Johnson, Kathryn Kasch, Lynette Jung Lee, Blair Miller, Gregory McConnell, Benjamin Powell, Michael Rawson, Joaquin Turner-Lloveras & Alan Yee.
- Absent* Claudia Cappio, Carl Chan, David Glover, Justin Horner, Joseph Perkins
- Staff Present* Gary Patton, Deputy Director of Planning, Community & Economic Development Agency (CEDA); Dan Rossi, City Attorney's Office; Jeff Levin, Housing Development Coordinator, CEDA; Jean Rubsamen, Secretary to the Blue Ribbon Commission
- WELCOME** Councilmember Kernighan welcomed Commissioners and constituents to District 2. She stated that many residents of District 2 are in need of decent, safe housing at affordable prices. She encouraged an explanation of the benefits, costs and trade-offs of final recommendations, in addition to the economic analysis, data driven analysis and demographic analysis that went into them.
- OPEN FORUM**
- AGENDA ITEMS**
- 1) Approval of Minutes from Last Meeting  
Minutes approved unanimously  
Abstentions: Commissioner Kasch ( Did not receive packet via mail)  
Commissioner Powell (Was not present at the previous meeting)
  - 2) Discussion of and Possible Action on Commissioners Suggestions on Additional Issues to be Reviewed
- Commissioner Castles:* Request for information regarding gentrification. What are some sources of real data on this issue?
- Commissioner Lee:* Would like a schedule set for topic discussion.
- Commissioner Powell:* Would like to look at root causes of unaffordability: zoning, re-zoning, minimum setbacks, lot sizes, other issues that restrict development and redevelopment.
- Vice Chair Hamlin:* Priorities are: Inclusionary Zoning, then condo conversion, to be followed by other issues.
- Commissioner McConnell:* Would like to examine efficiency or lack there of in the planning department, the possibility of incentives, bonds. Asked for information on the track records of other cities with IZ ordinances. There are fundamental issues that must be decided up front: What is the goal of the City of Oakland in relationship to affordable housing? How many units are needed? Are the current programs working?

**AGENDA ITEMS**

**CONTINUED**

**MOTION by Commissioner Miller:** First topic to be discussed will be Inclusionary Zoning; Request to Chair and Vice Chair to develop schedule of topics to be discussed in subsequent meetings.

**ALL IN FAVOR; Motion passes.**

- 3) Discussion of and Possible Action on the Procedures for Taking into Consideration any New Affordable Housing Policy Recommendations that may be Proposed after the March 17, 2007 Meeting

**MOTION by Commissioner McConnell:** In light of lengthy discussion on Item #2, postpone related discussion of Item #3 indefinitely.

**ALL IN FAVOR; Motion passes.**

- 4) Presentation by Deputy City Attorney Dan Rossi
- Brown Act – State Ordinance; Sunshine Act – Local Ordinance: Simple summary
    - 1) Let the public speak
    - 2) Stick to the agenda
    - 3) No serial meetings
  - Because the Blue Ribbon Commission is an ad hoc commission, there is not a requirement to fill out the Conflict of Interest Form 700.
  - Covered by Robert’s Rules by default. Action is taken by a vote of the majority of the members present and voting. Abstentions are not counted. Quorum on a Commission of 17 is 9.

**MOTION by Commissioner McConnell:** Extend the meeting until 12:30pm.

**ALL IN FAVOR; Motion passes.**

- 5) Presentation by Commissioner Powell on the case against Inclusionary Zoning

**MOTION by Commissioner Powell:** Postpone presentation until a future date. Allow speakers who had signed up to speak on Item 5 to proceed.

**ALL IN FAVOR; Motion passes.**

**ADJOURNMENT**

Chair Joaquin Turner-Lloveras adjourned the meeting at 12:30PM.