

# CITY OF OAKLAND INCLUSIONARY HOUSING BLUE RIBBON COMMISSION

Special District 4 Meeting Minutes for Thursday, March 29, 2007

- CALL TO ORDER** Chair Joaquin Turner-Lloveras called to order a special meeting of the Inclusionary Housing Blue Ribbon Commission at 6:30pm on March 29, 2007 at the Dimond Branch Library, 3565 Fruitvale Avenue, Oakland
- ROLL CALL** Gary Patton conducted a roll call.
- Commissioners Present* Ray Carlisle, Carl Chan, David Glover (*tardy*), Vice Chair Earl Hamlin, Justin Horner, Marcus Johnson, Kathryn Kasch, Blair Miller, Gregory McConnell, Joseph Perkins, Benjamin Powell, Michael Rawson, Chair Joaquin Turner-Lloveras & Alan Yee.
- Absent* Deborah Castles, Claudia Cappio, Lynette Jung-Lee
- Staff Present* Gary Patton, Deputy Planning Director, Community & Economic Development Agency (CEDA); Richard Illgen, Deputy City Attorney; Jeff Levin, Housing Development Coordinator, CEDA; Jean Rubsamen, Secretary to the Blue Ribbon Commission, CEDA.
- WELCOME** Welcome by Chair Turner-Lloveras  
Welcome by Councilmember Quan to District 4
- OPEN FORUM** SPEAKERS:  
Eddie Ytuarte, Oakland Tenants Union  
Steven Edrington, Rental Housing Association  
Serena Chen, American Lung Association  
James Vann, Oakland Tenants Union  
Ayinde, UNIA
- AGENDA ITEMS**
- 1) Approval of Minutes from Last Meeting  
**MOTION by Commissioner Carlisle:** Approve the Minutes.  
All in Favor. Minutes approved unanimously.
  - 2) Presentation by Commissioner Powell on "The Problems with Inclusionary Zoning," followed by Question and Answer Period.  
SPEAKERS:  
Eddie Ytuarte, Oakland Tenants Union  
Councilmember Desley Brooks, District 6  
James Vann, Oakland Tenants Union  
Carlos Plazola, Terra Linda Development
  - 3) Presentation by David Rosen, PhD, "Economic Impact of Inclusionary Zoning."  
*Presentation Postponed – David Rosen had to Reschedule (Tentative New Date of April 26, 2007)*

- 4) Discussion of and Possible Action on Inclusionary Housing Policies:
- Discussion of the Area Median Incomes (AMI) that should be targeted by Inclusionary Housing Policy
    - Concern expressed about engaging in a discussion regarding AMI without the benefit of the economic analysis currently underway by Linda Hausrath. (Hausrath study is expected in early May)
    - Request for data on ratio of various AMI targets to number of units produced for a range of jurisdictions.
    - Question Posed: Why are certain jurisdictions very successful with IZ, whereas other aren't? What are the best practices that can be identified?

**MOTION by Vice-Chair Hamlin:** Extend the meeting to 9pm.

**MOTION by Commissioner Rawson:** Begin future agenda items with a synopsis by staff on specified topic. Have staff facilitate ensuing discussion (to the extent feasible). Next meeting (4/5/07) will begin with a presentation from staff on AMI and how that issue has been addressed by Inclusionary Zoning ordinances from other jurisdictions. The six issues Commissioner Horner identified at the last meeting will be taken up by the Commission in the order suggested.

**AYES:** Commissioners Carlisle, Chan, Glover, Horner, Johnson, Miller, McConnell, Perkins, Powell, Rawson, Yee and Vice Chair Hamlin, Chair Turner-Lloveras

**NOES:** Commissioner Kasch

**Motion passes.**

**ADJOURNMENT**

Chair Joaquin Turner-Lloveras adjourned the meeting at 9:00PM.