

# CITY OF OAKLAND INCLUSIONARY HOUSING BLUE RIBBON COMMISSION

Special District 7 Meeting Minutes for Thursday, April 12, 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 April 12, 2007 at the East Oakland Senior Center, 9255 Edes Avenue, Oakland, CA
- ROLL CALL** Gary Patton conducted a roll call.
- Commissioners Present* Ray Carlisle, Deborah Castles, Carl Chan, David Glover, Vice Chair Earl Hamlin, Marcus Johnson, Kathryn Kasch, Lynette Jung-Lee, Blair Miller, Gregory McConnell, Michael Rawson, Chair Joaquin Turner-Lloveras & Alan Yee.
- Absent* Claudia Cappio, Justin Horner, Joseph Perkins, Benjamin Powell
- Staff Present* Gary Patton, Deputy Planning Director, Community & Economic Development Agency (CEDA); Farimah Faiz, Deputy City Attorney; Jeff Levin, Housing Development Coordinator, CEDA; Jean Rubsamen, Secretary to the Blue Ribbon Commission, CEDA
- WELCOME** Welcome by Chair Turner-Lloveras
- OPEN FORUM** **SPEAKERS:**  
Joe O'Donoghue
- AGENDA ITEMS**
- 1) Approval of Minutes from March 29, 2007  
**MOTION by Commissioner Kasch:** Approve the minutes.  
All in favor – motion passes.  
  
**MOTION by Commissioner Johnson:** Conclude discussion of Inclusionary Zoning issues this evening. Seconded by Commissioner McConnell.  
Vote on motion deferred until the end of the meeting.
  - 2) Staff Presentation, Discussion and Possible Action on Inclusionary housing Policies:
    - Other Inclusionary Housing Policy Issues: Developer Incentives  
Ideas / Issues that were Discussed related to Incentives:
      - ♦ Identifying incentives the City could offer is difficult, because Oakland does not have large numbers of regulatory barriers; For instance, Oakland does not impose impact fees for residential building.
      - ♦ FYI: Planning / Building Permit fees are not waived.Possible incentives / trade-offs:
      - ♦ Administrative waiver of Conditional Use Permit at staff level?
      - ♦ Relaxation of parking requirement? (In particular on transit corridors)
      - ♦ Exemption from IZ in areas that need market rate housing?
      - ♦ Can different policies be set for different areas of the City?
      - ♦ What is the potential economic impact of IZ District by District?

- ♦ Could an ordinance be crafted that has the flexibility to vary year by year, depending upon market conditions?
- Trigger Date of Ordinance (*Discussion will Continue at Next Meeting*)
- Location Alternatives (*Discussion will Continue at Next Meeting*)
- Exemptions (*Discussion will Continue at Next Meeting*)

SPEAKERS:

Joe O'Donoghue  
Randall Whitney  
Carlos Plazola, Terra Linda Development Services  
David O'Keeffe

**MOTION by Commissioner Carlisle:** Extend the meeting 5 minutes.  
All in favor - motion passes.

**RESTATEMENT OF MOTION by Commissioner Johnson:** Endeavor to conclude the discussion of Inclusionary Zoning at the next meeting and move on to other topics.

**FRIENDLY AMENDMENT by Commissioner McConnell:** To conclude discussions of all topics prior to holding the decision making retreats.

All in favor - motion passes.

**ADJOURNMENT**

Chair Joaquin Turner-Lloveras adjourned the meeting at 8:40PM.