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EBHO comments on FEIR and resolution

1 message

Gloria Bruce <gloria@ebho.org>

Thu, Feb 17, 2022 at 5:23 PM

To: "Kalb, Dan" <DKalb@oaklandca.gov>, "Kaplan, Rebecca" <RKaplan@oaklandca.gov>, "Fortunato Bas, Nikki" <NFortunatoBas@oaklandca.gov>, "Thao, Sheng" <sthao@oaklandnet.com>, ngallo@oaklandca.gov, treid@oaklandca.gov, Loren Taylor <ltaylor@oaklandca.gov>, "Fife, Carroll" <cfife@oaklandca.gov>

Bcc: grover@ebho.org

Dear councilmembers:

On behalf of EBHO, I'm expressing our strong support for the resolution sponsored by Councilmembers Kalb and Kaplan and Council President Fortunato Bas., and wish to share several points about the affordable housing terms.

EBHO has been engaged in the City-led Howard Terminal process for over four years, and we urge the A's to engage in a comprehensive community benefits agreement process that honors all the work the community has put into a vision for a project that advances, rather than harms, the health, prosperity and stability of Oakland's residents. Because there is so much to work out, we believe it is reasonable to delay/continue the certification of the FEIR for several weeks to address outstanding questions, given the significant concerns regarding environment, jobs, and affordable housing. We thank Councilmembers who have raised these questions and urge staff to work with the As to address them promptly.

We expect the A's to deliver on the term sheet Council passed last July, including a minimum of \$50 million for off-site housing and a minimum 15% on-site affordable housing (which is required by redevelopment law) to reach the overall goal of 35% affordable housing. No exemption to this requirement should be made, and the affordable housing interventions both off-site and on-site should meet the needs of West Oakland, downtown and Chinatown residents by being deeply affordable (for people between 0-80% AMI). We have some concerns that the city's current housing proposal allows for housing up to 110% AMI and while "missing middle" homes are important, we do not think they should count towards fulfillment of the affordability goal. While homeownership loans and moderate-income housing are laudable goals, they must be paired with deeply affordable rental housing strategies to make a real impact on housing instability, displacement and homelessness.

We also do not want to see a repeat of the Brooklyn Basin deal, where the city was on the hook to finance most of the affordable housing. The City of Oakland already has far too few housing funds to support the current pipeline of proposed affordable housing; other financing strategies from the developer or other sources must be considered.

Finally, we intend to hold the City, Council and the A's accountable to the community and to ensure that affordable housing requirements are met, along with additional community benefits that can assist with mitigating the impact of this development on the people of West Oakland.

Thank you for your consideration .

Best,
Gloria Bruce - Executive Director
Dolores Tejada - Lead Organizer

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GLORIA BRUCE

2/18/22, 10:56 AM

East Bay Housing Organizations Mail - EBHO comments on FEIR and resolution

Executive Director

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pronouns: she/her/hers