

APPENDIX A

ANAYSIS OF LAND USE PLANS & POLICIES

This Appendix addresses with consistency with various policy plans identified in Comment Letter #24 and also mentioned by a number of other commentors. The left-hand column quotes the local goals, policies and provisions allegedly conflicting with the Project. The right hand column provides a response to each cited goal, policy or provision.

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| <p>1. City of Oakland Sustainable Development Policies:</p> <p>The Oakland City Council has adopted a Sustainable Community Development Initiative – considered “the three E’s” (environmental responsibility, economic prosperity, and social equity), which include local hiring and affordable housing principles. The City’s Initiative defines sustainable development as the “accomplishment of [the] three <u>integrated goals</u>” of environment, economy, and equity.</p> | <p>As stated on the City’s website, the <i>Initiative</i> is an overarching principle to guide the City’s economic development program. The <i>Initiative</i> expresses policy goals for the totality of all citywide development, but contains no specific mandates or requirements, and does not require that all goals be achieved to precisely equal degrees in each individual project processed in Oakland. The Sustainable Community Development Initiative comprises goals to preserve environmental health, increase economic development and promote social equity. The Project would play a role in implementing these City-wide goals by producing more jobs in a manner that minimizes impacts on the environment, and in a manner that promotes affordable and market-rate housing. The Project would provide in-fill housing on underutilized parcels and promote mixed use development. The Project is also a participant in a Redevelopment Plan that promotes affordable housing since 20% of tax increment funds generated must be used by the Redevelopment Agency for the provision of affordable housing. The Project is expected to generate jobs that could be filled by local residents. See Master Response 5.</p> |

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| <p>2. BAAQMD CEQA Guidelines, § 4.3</p> <p>“Does the community have a rough balance between the number of jobs and the number of employed residents?”</p> | <p>The <i>BAAQMD CEQA Guidelines</i> provide guidance to Lead Agencies, consultants, and other parties regarding air quality analyses conducted pursuant to the California Environmental Quality Act. The section of the <i>BAAQMD CEQA Guidelines</i> cited by the commentor is an example of the type of consideration that may be used to understand how land use influences travel behavior; it is not a project specific requirement. In the sentences that follow, the BAAQMD Guidelines state: “Solutions do not necessarily have to occur on a grand scale. Incremental improvements can be made by actions as simple as including a neighborhood commercial center within a residential development, locating a child care center near a transit station, placing parking in the rear of a commercial building, or providing sidewalks and benches in new subdivisions or commercial development. The BAAQMD strongly encourages Lead Agencies and project proponents to take advantage of every opportunity to make development projects more pedestrian-, bicycle- and transit-friendly.” The Project incorporates these concepts.</p> |
| <p>3. State of California’s General Plan Guidelines</p> <p>Lists the “promot[ion] of mixed income housing development”; “provid[ing] economic opportunity for all segments of the population”; as well as jobs/housing balance as part of its sustainable development and environmental justice goals. State of California General Plan Guidelines, Office of Planning and Research, at 20-21 (2003).</p> | <p>As stated in the <i>State of California General Plan Guidelines</i>, the <i>Guidelines</i> are an advisory reference for cities and counties in the preparation of their general plans and are not mandatory. Similarly, the <i>Guidelines</i> do not contain any environmental thresholds for this Project. The provisions cited by the commentor are within Chapter 2 of the <i>Guidelines</i>, which propose that agencies consider incorporating environmental justice into their general plans. That chapter of the <i>Guidelines</i> further notes that environmental justice is not a mandatory topic in a general</p> |

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| <p>The jobs/housing balance is based on the premise that relying on the automobile as the primary means of transportation has encouraged inefficient development and employment patterns as well as wreaked environmental harms. Jobs/housing balance strategies include both 1) providing “sufficient jobs . . . locally to balance the employment demands of the community” and 2) providing affordable housing opportunities within the community.” <i>Id.</i> “Jobs-housing provisions most directly affect the land use, circulation, and housing elements.” <i>Id.</i></p> | <p>plan. Oakland’s General Plan, like most in California, does not contain an environmental justice chapter and so the Project cannot be inconsistent with such a chapter. In addition, the provisions cited by the commentor are not goals of the <i>Guidelines</i> but rather are part of a discussion on sustainable development, which provides a context for understanding how environmental justice could fit into land use planning. That said, the Project promotes the cited <i>Guidelines</i> by participating in redevelopment that, pursuant to State Law, will generate 20% set aside tax increment financing for affordable housing, will promote a balance between jobs and housing, and will add to the housing stock of Oakland.</p> |
| <p>4. The Governor’s 2003 Environmental Goals and Policy Report</p> <p>Goal 1. Communities that provide affordable housing, economic opportunity, quality schools, parks and civic facilities that enhance the quality of life; and that use land in an equitable and environmentally responsible manner.</p> <p>F. Encourage a balance between job and housing development, at the regional, sub-regional, and community level to reduce the negative impacts of long commutes and automobile dependency.</p> <p>H. Promote the construction of sufficient housing for all income levels.</p> | <p>The <i>Governor’s 2003 Environmental Goals and Policy Report</i> forms the framework for state agencies, departments, boards and commissions for developing plans and strategies. While local governments are encouraged to use the <i>Report’s</i> goals and policies in developing their own general plan policies, they are not required to do so. The <i>Report</i> does not contain environmental thresholds or project specific requirements. Regardless, the Project does promote the Governor’s goals for state agencies by participating in redevelopment that, pursuant to State Law, will generate 20% set aside tax increment financing for affordable housing, will promote a balance between jobs and housing, and will add to the housing stock of Oakland.</p> |

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| <p>5. Final EIR for Oakland Army Base Redevelopment Plan & Final Reuse Plan</p> <p>Includes a jobs/housing balance analysis. FEIR for the Oakland Army Base Area Redevelopment Plan, Vol. 3, § 3.10.1, p. 3-65-66 (July 2002).</p> | <p>The referenced section is contained in the <i>Oakland Army Base Area Redevelopment Plan Final EIR</i>. The referenced section is a response to a comment requesting that the FEIR discuss establishment of an appropriate jobs/housing mix. The <i>Redevelopment Plan Final EIR</i> provides the requested discussion. That EIR does not establish rules or regulations about the analysis for the Project. The population and employment discussions in this EIR are consistent with that discussion.</p> <p>The point of the commentor’s reference to the Reuse Plan is unclear. The Project is located outside of the boundaries of the Reuse Plan Area set forth in the <i>Oakland Army Base Final Reuse Plan</i>. The Redevelopment Plan does not extend the geographic scope of the <i>Final Reuse Plan</i>. Accordingly, the goals and policies discussed in the <i>Final Reuse Plan</i> do not apply to this Project.</p> <p>That said, development of the Project is not inconsistent with, and does not otherwise interfere with, the goals and objectives for development within the Oakland Army Base Reuse Plan Area.</p> |
| <p>6. Oakland Army Base Final Reuse Plan (“Base Reuse Plan”)</p> <p>2.3 Goals and Objectives</p> <p>The following goals and objectives are the core principles of this <i>Final Reuse Plan</i>.</p> | <p>The Project is located outside of the boundaries of the Reuse Plan Area set forth in the <i>Oakland Army Base Final Reuse Plan</i>. The Redevelopment Plan does not extend the geographic scope of the <i>Final Reuse Plan</i>. Accordingly, the <i>Final Reuse Plan</i> does not apply to the Project.</p> <p>That said, the development of the Project is not inconsistent with nor does it otherwise interfere with the goals and objectives for development within the Oakland Army Base Reuse Plan Area.</p> |

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| <p>2.3.1 Land Use</p> <p>Goal: Create a balanced land use pattern which best leverages OARB assets, supports sustainable land utilization and enhances the local quality of development.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Support land uses which address the unique employment and jobs training needs of the Oakland community. <p>2.3.2 Employment and Economic Development</p> <p>Goal: Sustainable job creation and economic development which provide employment and advancement opportunities for Oakland residents and businesses.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Promote sustainable job creation and job retention opportunities for Oakland residents. | |
| <p>7. Final EIR for the Oakland Army Base Redevelopment Plan & Base Reuse Plan</p> <p>The Final EIR for the Army Base Redevelopment Plan in the jobs/housing analysis assumes that the 16th & Wood project would provide new, local jobs for local West Oakland residents that are proximate to their homes. FEIR for the Oakland Army</p> | <p>See response to No. 5, above. The referenced section is contained in the <i>Oakland Army Base Area Redevelopment Plan Final EIR</i>. The cited section is a response to a comment requesting that the FEIR discuss establishment of an appropriate jobs/housing mix. The <i>Redevelopment Plan Final EIR</i> provides the requested discussion, but does not establish a requirement for any certain jobs/housing balance for development in the Redevelopment Plan</p> |

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| <p>Base Area Redevelopment Plan, Vol. 3, § 3.10.1, p. 3-65-66 (July 2002). The EIR found that there were environmental impacts of workers living near their homes: “Where available employees reside near the job base, vehicle miles traveled are reduced, as well as associated traffic, air, and noise impacts.” <i>Id.</i> The FEIR’s analysis of the City’s General Plan, Land Use and Transportation Element, also assumed that 16th & Wood would meet local economic development needs. <i>Id.</i>, Vol. 2, § 4.1D.</p> | <p>area. As discussed in detail in Master Response 5, the Project would have a positive effect on the ratio of jobs and employed residents in the City. As also discussed in Master Response 5, according to the travel demand forecast model, the majority of trips in the Project Area are already projected to initiate within the City.</p> <p>The <i>Redevelopment Plan Final EIR</i> section cited refers to numerous policies of the Land Use and Transportation Element that are applicable to the Oakland Army Base Redevelopment District, including the 16th/Wood sub-district. The cited policies do not contain specific economic development thresholds. See Master Response 5.</p> |
| <p>8. City General Plan’s Land Use & Transportation Element (LUTE)</p> <p>The LUTE also contemplates local economic development and hiring goals and objectives that are not met through this Project.</p> <p>Policy I/C1.2 Retaining Existing Business. Existing businesses and jobs within Oakland which are consistent with the long-range objectives of this Plan should, whenever possible, be retained.</p> <p>Policy I/C1.11 Expanding Job Training Opportunities. The City should expand and coordinate job training opportunities for Oakland residents by supporting programs sponsored by the Oakland Unified School District, local community colleges, the Port of Oakland, and other educational institutions or vocational training establishments.</p> | <p>The LUTE contemplates redevelopment of the Project Area, and therefore does not contemplate retention of the businesses that currently exist in the Project Area. The Project proposes to create jobs by increasing employment opportunities for Oakland residents substantially over baseline. See Master Response 5. The City-wide goal to expand job training opportunities by supporting certain educational programs will be promoted by the Project’s development which would support those programs by creating jobs on currently underutilized property that would be available to Oakland residents. The development will also be subject to all applicable City taxes and fees that generate funds to support such programs.</p> |

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| <p>9. West Oakland Redevelopment Project Redevelopment and Implementation Plans</p> <p>11. Retain existing businesses and attract new businesses to Project area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.</p> <p>12. Increase employment opportunities for Project Area residents.</p> <p>17. Promote equitable development that benefits the residents of the Project Area and minimizes the displacement of current residents and businesses.</p> <p>20. Not encourage or support block-busting development, developments that demolish historically significant structures that can be rehabilitated, or developments that destroy the positive functioning character of existing areas.</p> <p>21. Support and recognize the benefit of new residents and incomes that can be encouraged through market-rate development and done without displacing existing residents or businesses or destroying the existing cultural assets of the Project Area.</p> <p>24. Promote sustainable development and “green building” practices.</p> | <p>The Project is outside the boundaries of West Oakland Redevelopment Project Plan, which is a redevelopment area distinct from the OARB redevelopment area that encompasses the Project Area. The <i>Redevelopment Plan for the West Oakland Redevelopment Project</i> does not govern the Project Area, does not contain requirements applicable to the Project, and does not establish any thresholds for determining the significance of environmental impacts.</p> <p>That said, development of the Project is not inconsistent with, and does not otherwise interfere with, the goals and objectives for development within the Oakland Army Base Reuse Plan Area.</p> |

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| <p><u>Prescott/South Prescott Implementation Plans (Southeast border from the Wood St. Project):</u></p> <p>“We will also encourage the development of business that combine the provision of services to the neighborhood along with creating employment opportunities for its residents.</p> <p><u>Clawson/McClymonds/Bunche Implementation Plans (Northeast border from the Wood St. Project):</u></p> <p>5) Promote and secure bio-technology, media, and other businesses that create new employment opportunities for local residents.</p> <p><u>30 Year Redevelopment Plan, Implementation Plan Appendix</u></p> <p>20) Business attraction and retention programs --focus on businesses hiring local residents</p> | |
| <p>10. West Oakland 2000 Transportation and Economic Development Study</p> <p>Objectives include:</p> <p>Environmental</p> <ul style="list-style-type: none"> Measures must be taken to mitigate environmental impacts (noise, traffic, pollution) and to compensate the community for health and other quality of life issues. | <p>The <i>West Oakland 2000 Transportation and Economic Development Study</i> is not the adopted policy of the City of Oakland but a study, drafted in 1998, that makes recommendations for transportation routes and development in West Oakland. (See Study at p. 3.) The Study’s stated intent is to “provide an overview of the existing and projected transportation conditions and real estate market trends for the year 2000, and to identify key potential development opportunity sites, and to recommend strategies and improvements that will enhance and encourage economic development in the area.” (Study at p. vi.)</p> |

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| <p>Economic Development</p> <ul style="list-style-type: none"> • Encourage development that will create jobs and provide services and resources for the community • Support economic development that allows existing businesses to remain and grow in West Oakland. <p>Labor Force Characteristics</p> <ul style="list-style-type: none"> • The unemployment rate in West Oakland was in the range of 20% in 1990, about two times higher than the City’s average 10% rate. • Given the above demographic and economic factors, West Oakland residents will be severely impacted by welfare reform unless a broad economic strategy framework is created to target increased job training and more/better paying job opportunities for West Oakland residents. • West Oakland residents were also less likely to commute to more distant areas for work than Oakland residents as a whole. | <p>The <i>Study</i> does not govern land uses the Project Area, does not contain specific requirements applicable to the Project, and does not establish any thresholds for determining the significance of environmental impacts. (The environmental and economic development objectives cited by the commentor, while listed in the Study are actually a summary of objectives presented by West Oakland residents and business owners in the context of the “Visions & Strategies” study produced by the Coalition for West Oakland Revitalization, and the Mandela Parkway Corridor Plan. (Study at p. 9.) The commentor does not indicate that the study contains data that contradicts the information in the Project EIR, and so no further discussion of the data from that study can be provided..</p> <p>Nevertheless, as noted above, the Project encourages the cited objectives by mitigating environmental impacts and proposing development that will create jobs and resources for the community. As to the objective that supports economic development allowing existing businesses to grow, such an objective is not consistent with General Plan and Redevelopment Plan findings that area is blighted and is slated for redevelopment. As to existing businesses off site, the Project will stimulate economic activity that is generally expected to sustain or promote existing businesses and economic development in the community. Also consistent with the Project is the Study’s economic development objective that calls for “invest[ment] in the local economy by promoting a mixture of uses and activities for people of all income levels.” (Study at p. 11.)</p> <p>As to labor force characteristics, the data provided is generally consistent with the analysis in this EIR. See Master Response 5.</p> |

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| | <p>The Project does not include welfare reform, and so the labor force characteristic regarding the impact of welfare reform is not relevant. The tendency of West Oakland residents not to commute far distances is consistent with the traffic modeling for this EIR.</p> |
| <p>11. OARB Redevelopment Plan & State Redevelopment Laws:</p> <p>At least 30 percent of all new or rehabilitated dwelling units developed by the Agency in the Project Area shall be available at affordable housing cost to persons and families of low or moderate income, with not less than 50 percent of these units made available at affordable housing cost to very low income households, as required by Section 33413 (in particular, subdivision (b) of that section) of the Community Redevelopment Law. At least 15 percent of all new or rehabilitated dwelling units developed by public or private entities or persons other than the Agency in the Project Area shall be available at affordable housing costs to persons and families of low or moderate income, with not less than 40 percent of these units made available at affordable housing cost to very low income households, as required by Section 33413 (in particular, subdivision (b) of that section) of the Community Redevelopment Law. The requirements of this section shall apply in the aggregate, and not to each individual case of rehabilitation, development, or construction of dwelling units; however, the Agency in its discretion may impose inclusionary housing requirements on particular housing projects development by public or private entities or persons other than the Agency in the Project Area, as</p> | <p>The comment concerns the requirements of the California Redevelopment Law and the Redevelopment Plan relating to affordable housing, which do not establish environmental thresholds or address environmental impacts. The comment suggests that some of the housing the Project proposes must be affordable. See Master Responses 1 and 5. Also, the Plan implements the Redevelopment Law.</p> <p>The portions of the referenced law relevant to private development provide for 15% affordable units on site, and that, to satisfy that requirement, the Redevelopment Agency may cause to be available two units outside the redevelopment plan area for each unit that otherwise would have been required to be available inside the redevelopment plan area. The affordable housing is to be funded by the Redevelopment Agency through a requirement that 20 percent of the tax increment funds generated as a result of the rising property values within a redevelopment area be set aside to provide affordable housing. The Project, by developing underutilized property, is consistent with the Redevelopment Plan and would be implemented in furtherance of the Redevelopment Plan.</p> <p>The City’s Planning Director has indicated that City staff will be preparing a report to study if the Project will require economic</p> |

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| <p>needed in order for the Agency to comply with Section 33413 of the Community Redevelopment Law, this Plan, and the implementation plan adopted for the Project pursuant to Section 33490 of the Community Redevelopment Law. Oakland Army Base Redevelopment Plan, III.K.2 [§ 331], citing to Cal Health & Safety Code, sec. 33413(b)(1) & (2)(A)(i).</p> <p>The OARB Redevelopment Plan also states as one of its major goals, which attains the purpose of the Community Redevelopment Law: “The expansion, improvement, and preservation of the City’s supply of housing available to low- and moderate-income persons and families.” I.G.</p> | <p>contributions from the City or instead bring economic benefits to the City. That report is expected to shed light on these market and economic forces affecting West Oakland, but that report is outside the scope of this EIR.</p> |
| <p>12. Final EIR for OARB Redevelopment Plan & Base Reuse Plan:</p> <p>The FEIR for the OARB Redevelopment Project Area and the Base Reuse Plan also assumed that the 16th & Wood project would provide affordable housing as part of its land use plan and policy consistency determination. See FEIR, Vol. 2, § 4.1.D, LUTE Policies N3.5, N4.2; § 4.1I, Policies regarding Overcrowded conditions, Low-Moderate Income Households, Eliminating Discrimination in Housing.</p> | <p>The referenced section is contained in the <i>Oakland Army Base Area Redevelopment Plan Final EIR</i>. The project studied in that EIR proposed that all development within the Redevelopment Plan Area be non-residential except for the possible provision of some live-work units in 16th and Wood Street subdistrict that were not specified as affordable. As noted previously, there is no single EIR for the Redevelopment Plan and Reuse Plan. The <i>Oakland Army Base Redevelopment Plan Final EIR</i> did not assume that affordable housing would be provided within the Project Area. That FEIR determined that the Plan, including the 16th & Wood subdistrict, would be consistent with the cited LUTE polices. As to affordable housing, the <i>Oakland Army Base Redevelopment Plan Final EIR</i> states only that redevelopment of the entire Plan Area would occur under the tax increment financing framework and that the Agency would dedicate at least 20% of the tax increment to increase, improve and preserve the supply of affordable housing in the City. The Redevelopment</p> |

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| | <p>Plan, and state redevelopment law, further allows for the use of such funds for the provision of affordable housing outside of the redevelopment plan area. The environmental impacts of providing market rate housing have been evaluated in the Project EIR. The Redevelopment Plan EIR does not purport to impose any requirement for affordable housing in the Project Area. The cited section of the <i>Oakland Army Base Redevelopment Plan Final EIR</i> refers to numerous policies of the Land Use and Transportation Element that are applicable to the Oakland Army Base Redevelopment District, including the 16th/Wood sub-district. The cited policies do not mandate inclusion of affordable housing in the Project Area. As mentioned above, the Project, by developing underutilized property, promotes the Redevelopment Plan, state redevelopment laws, and the LUTE policies, in that it will participate in a Redevelopment Plan that will generate tax increment funds that will be used to provide for affordable housing consistent with the listed provisions.</p> |
| <p>13. Oakland Housing Element:</p> <p>Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups</p> <p>Policy 1.7: The City of Oakland will strive to meet its fair share of housing needed in the region.</p> <p>Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households</p> | <p>This EIR analyzes relevant policies of the City’s Housing Element. The cited policies do not establish any thresholds for determining the significance of environmental impacts. The cited policies all support and promote affordable housing. The Project would participate in the Oakland Army Base Redevelopment Plan, which will generate funds for the provision of affordable housing, as discussed in detail above. After construction, the Project occupants would generate general revenues just as other residents and businesses in Oakland do, which are also used by Oakland to promote affordable housing. Further, the Project, by constructing a mixed-use project would help Oakland meet its regional fair share housing obligation.</p> |

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| <p>Policy 2.2 Affordable Homeownership Opportunities: Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.</p> <p>Policy 2.4 Inclusion of Affordable Units in Market Rate Projects. Seek voluntary agreements with private developers of market rate housing to include units affordable to lower-income households, especially those projects involving Redevelopment Agency support or <i>requiring major planning approvals</i>.</p> <p>Policy 2.5 Permanently Affordable Homeownership. Develop mechanisms for ensuring that assisted homeownership develops [sic] remain permanently affordable to lower-income households to promote a mix of incomes.</p> <p>Policy 2.7 Large Families. Encourage the development of affordable rental and ownership housing units that can accommodate large families.</p> <p>Goal 5: Preserve Affordable Rental Housing</p> <p>Policy 5.1 Preservation of At-Risk Housing. Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market rate housing.</p> | <p>By complying with city, state and federal law, the Project would also promote Housing Element goals and policies regarding housing nondiscrimination. By complying with City building codes and through the use of the Wood Street Zoning District Guidelines and Regulations, the Project would result in energy efficient development that would be consistent with and promote the Housing Element’s sustainable development goals and policies.</p> |

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| <p>Goal 6: Promote Equal Housing Opportunity</p> <p>Policy 6.1 Fair Housing Actions. Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary.</p> <p>Goal 7: Promote Sustainable Development and Smart Growth</p> <p>Policy 7.1 Sustainable Residential Development Programs. Develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and Smart Growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.</p> | |
| <p>14. Land Use And Transportation Element:</p> <p>Goals for Oakland’s Neighborhoods: Encourage quality housing for a range of incomes in Oakland’s neighborhoods.</p> <p>Policy N4.2 Advocating for Affordable Housing. The City encourages local non-profit organizations, affordable housing proponents, the business community, the real estate industry, and other local policy makers to join in efforts to advocate for the provision of affordable housing in communities throughout the Bay Area region.</p> | <p>This EIR analyzes relevant policies of the City’s <i>Land Use and Transportation Element</i> (LUTE). The Project includes proposed amendments to the land use designations in the General Plan and the Redevelopment Plan. Until such amendments, the development proposed in the Project would be inconsistent with the current land use designations and the Project will not be built until such amendments take place. The Project promotes the cited goals and policies of the LUTE. The Project, by its mixed-use development, proposes to build quality housing in an underdeveloped section of Oakland. As noted above, it will participate in a Redevelopment Plan that will lead to the generation of tax increment funds which will be used for the provision of affordable housing consistent with LUTE Policy</p> |

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| <p>Policy N5.3: The City should support and encourage residents desiring to live and work at the same location where neither the residential use nor the work occupation adversely affects nearby properties or the character of surrounding area.</p> <p>Policy N6.1: The City would generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes, which are available to households with a range of incomes.</p> <p>Policy N9.8: Locations that create a sense of history and community within the City should be identified and preserved where feasible.</p> | <p>N4.2. By creating a mixed-use development (including live/work units), that is generally more consistent with uses in the surrounding uses than is the existing uses, the Project is consistent with and promotes LUTE Policies N5.3 and N6.1. The Project also advances LUTE Policy N9.8 by proposing the preservation and ultimate renovation of the historic Main Hall and Signal Tower of the 16th Street Train Station and the development of a plaza available for public use in front of the Main Hall.</p> |
| <p>15. City of Oakland Housing Policy, City Council Resolution NO. 69661, 1/26/93:</p> <p>1. The City of Oakland is committed to improving neighborhoods by providing quality housing that is affordable, attractive and well designed and will become an integral part of the surrounding neighborhoods</p> <p>3. In the use of City and/or Redevelopment Agency money and/or regulatory authority, it is the City’s policy to avoid concentration of housing for any single income group in a neighborhood, distributed equitably among all Council Districts.</p> <p>6. The City of Oakland is committed to encouraging all jurisdictions in the region to take actions to provide their “fair Share” of regional housing needs for all income groups, especially lower income persons.</p> | <p>The Project promotes the listed policies by proposing a mixed-use infill project that will enhance the surrounding neighborhood and provided needed infrastructure improvements. As described above, the Project will advance policies seeking to preserve and provide affordable housing as well as provide housing that would be available to a range of market rate income levels. Policy No. 6 appears to refer to jurisdictions outside of the City of Oakland, although as noted above, the Project’s proposal to provide residential housing will help Oakland meet its fair share of regional housing needs. As to Policy 10, the Project does not propose to remove existing housing, rather it proposes to construct housing on parcels where no housing currently exists.</p> |

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| <p>10. The City of Oakland will implement programs that result in the preservation and enhancement of existing housing resources for livability, affordability, and historical continuity.</p> | |
| <p>16. West Oakland Redevelopment and Implementation Plans:</p> <p>Major goals that address affordable housing requirements include:</p> <p>2. Maintain and improve the condition of the existing very low, low, and moderate income housing in the Project Area.</p> <p>3. Increase opportunities for homeownership in the Project Area.</p> <p>4. Develop renter stabilization strategies that encourage and assist renters to remain in the Project Area.</p> <p>17. Promote equitable development that benefits the residents of the Project Area and minimizes the displacement of current residents and businesses.</p> <p>21. Support and recognize the benefit of new residents and incomes that can be encouraged through market-rate development and done without displacing existing residents or businesses or destroying the existing cultural assets of the Project Area.</p> <p>24. Not concentrate any very low income housing as stand-alone high density projects, but rather as infill projects, scattered site, and/or mixed-income projects.</p> | <p>The Project is outside the boundaries of West Oakland Redevelopment Project Plan, which is distinct from the OARB Redevelopment Plan that does encompass the Project Area. The <i>Redevelopment Plan for the West Oakland Redevelopment Project</i> does not govern the Project Area, does not contain requirements applicable to the Project, and does not establish any thresholds for determining the significance of environmental impacts.</p> |

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| <p>27. Promote sustainable development and “green building” practices.</p> <p>Major strategies include:</p> <p>10. Supporting the new construction, rehabilitation, preservation, and increased availability of housing affordable to low and moderate income households.</p> <p><u>Implementation Plan:</u></p> <p><u>Prescott/South Prescott:</u></p> <p>“West Oakland has a wonderful and diverse history, and it is very important that we encourage mixed income housing developments.” “We envision . . . development of vacant lots to provide homeownership opportunities with preferences for West Oakland’s non-home-owning residents.”</p> <p><u>30 Year Plan:</u></p> <p>3. Construction of targeted, new affordable housing, and housing to meet special needs.</p> <ul style="list-style-type: none"> -- housing affordable to very low-, low-, and moderate-income households -- funding to support inclusionary housing construction -- support for land trust programs and/or site acquisition for affordable housing | |

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| <p>4. Construction of new, mixed-income housing</p> <p>5. Home-buyer and renter affordability assistance programs</p> | |
| <p>17. West Oakland 2000 Transportation and Economic Development Study (August 1998)</p> <p>Objectives include:</p> <p>Environmental</p> <ul style="list-style-type: none"> • Measures must be taken to mitigate environmental impacts (noise, traffic, pollution) and to compensate the community for health and other quality of life issues. <p>Economic Development</p> <ul style="list-style-type: none"> • Encourage a mixture of affordable and market rate housing, including live-work development. • Encourage a mixture of affordable and market rate housing, including live-work development. <p>Housing Market and Trends</p> <ul style="list-style-type: none"> • Strong demand exists for development of both ownership and rental housing in West Oakland which is affordable to the area’s residents. Given both market conditions and local policy, the | <p>See Response No. 10, above. The Economic Development Objectives are met by the Project in that it proposes to develop market-rate housing, including live-work, and promotes the provision of affordable housing by participating in a Redevelopment Plan that will generate tax increment funds. The cited “Housing Market and Trends” is simply a projection generated over six years ago in regard to the general West Oakland Community. The Study also states that “in order for the community to become financially viable and support home ownership, retail/commercial and entertainment growth, ... a program is needed to attract higher income renters and homeowners to create a mixed income area. (Study at p. 71.) As to “Opportunities” and “Constraints” the cited provisions are general and do not specifically relate to the Project Area. The Study identifies such “Opportunities” and “Constraints” as something “to be considered when developing transportation and economic development strategies for West Oakland.” (Study at p. 76.) As detailed above, however, the Project will promote the provision of affordable housing. See Master Response 5 regarding what affect the Project might have on neighboring property values, and the potential consequences of any rise in neighboring property values.</p> |

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| <p>majority of future residents are projected to have a similar economic profile as existing residents in West Oakland.</p> <p>Opportunities</p> <ul style="list-style-type: none"> • Opportunities exist for recapturing former West Oakland households who have relocated elsewhere to find more affordable, quality housing. <p>Constraints</p> <ul style="list-style-type: none"> • Any rise in the cost of housing can negatively affect the existing residential community. | |