CITY OF OAKLAND

City of Oakland Housing Element

2015-2023

PUBLIC REVIEW DRAFT May 2014

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EXECUTIVE SUMMARY

[AVAILABLE AT FINAL DRAFT STAGE]

1. INTRODUCTION

[AVAILABLE AT FINAL DRAFT STAGE]

2. EVALUATION OF 2007-2014 PROGRAMS

A. FINDINGS AND CONCLUSIONS

[WRITE UP FORTHCOMING]

Housing Production Targets

The City of Oakland's housing unit production goals established by the 2007-2014 Housing Element and building permits issued are summarized in Table 2-1 below.

Table 2-1
Comparison of Housing Needs and Housing Production, 2007-2014

State Identified Affordability Categories	2007-2014 RHNA	Building Permits Issued 2007-December, 2013
Very Low (up to 50% AMI)	1,900	1,257
Low (51-80% AMI)	2,098	385
Moderate (81-120% AMI)	3,142	22
Above Moderate (> 120% AMI)	7,489	2,033
Total	**14,629**	**3,697**

Source: City of Oakland building permit data, 2014; see "City of Oakland Annual Progress Report on Implementation of Housing Element, 2013."

Appropriateness and Effectiveness of 2007-2014 Programs

The 2007-2014 Housing Element established policies and programs to address the following housing goals:

- provide adequate sites suitable for housing for all income groups
- promote the development of adequate housing for low- and moderate-income households
- remove constraints to the availability and affordability of housing for all income groups
- conserve and improve older housing and neighborhoods
- preserve affordable rental housing
- promote equal housing opportunity
- promote sustainable development and smart growth
- increase public access to information through technology.

A summary of policy goals for the 2007-2014 Housing Element is presented below followed by a detailed analysis of each goal, its policies and actions taken in support of those goals.

Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups

[WRITE UP FORTHCOMING]

Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households

[WRITE UP FORTHCOMING]

Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups

[WRITE UP FORTHCOMING]

Goal 4: Conserve and Improve Older Housing and Neighborhoods

[WRITE UP FORTHCOMING]

Goal 5: Preserve Affordable Rental Housing

[WRITE UP FORTHCOMING]

Goal 6: Promote Equal Housing Opportunity

[WRITE UP FORTHCOMING]

Goal 7: Promote Sustainable Development and Smart Growth

[WRITE UP FORTHCOMING]

Goal 8: Increase Public Access to Information Through Technology

[WRITE UP FORTHCOMING]

B. REVIEW OF THE EXISTING HOUSING ELEMENT

Table 2-2 summarizes, and quantifies when possible, the City's accomplishments under the 2007-2014 Housing Element. The 2007-2014 Housing Element contained eight policy goals with specific policy statements and designated actions identified to carry out those policy goals. The evaluation presented in this table shows each goal, policy, and action and summarizes the actual accomplishments, provides an analysis difference, and an indication of whether the City intends to continue implementing those goals, policies and actions in the next Housing Element cycle.

Implementation programs contained in the 2007-2014 Housing Element provided affordable housing unit development goals individually for each funding program. In reality, local, state, and federal funds were combined to develop, preserve, and rehabilitate Oakland's assisted housing units between 2007-2014. Wherever possible, the table below quantifies the number of households and/or units assisted. The City

was unable to quantify accomplishments for several programs, as noted below. These include accomplishments for housing counseling and rent board cases.

Table 2-2 is based on information in the 2013 Annual Housing Element Annual report. Prior to submission of the 2015-2023 Housing Element to Cal HCD, this table will be further revised to summarize the progress made on each action for the entire 2007—2014 planning period.

Table 2-2

Table 2-2 is based on information in the 2013 Annual Housing Element Annual report. Prior to submission of the 2015-2023 Housing Element to Cal HCD, this table will be further revised to summarize the progress made on each action for the entire 2007—2014 planning period.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups			
Policy 1.1 Downtown and Major Corridor Housing Program	1.1.1 Site Identification	Completed, 2011	Completed as part of 2007-2014 Housing Element Update; available on City's Housing Element website.
	1.1.2 Assistance with Site Assembly	Ongoing, 2007-2014	By order of the Supreme Court, all Redevelopment agencies in California were dissolved, effective February 1, 2012, and with it, the power to use eminent domain for site assembly. The City retains an Owner Participation Agreement with MacArthur Transit Community Partners for the MacArthur Transit Village that will include development of 624 residential rental and ownership units (516 market rate units and 108 below market rated units). Construction began on this project in 2012, and continued in 2013. The Agreement commits the City and Successor Redevelopment Agency to assist financially with the site assembly and infrastructure. In 2013, the City continued to reimburse MacArthur Transit Community Partners for project development expenses.
	1.1.3 Expedited Review in the Downtown	Ongoing, 2007-2014	Planning and Zoning staff continue to review permit applications for large, multi-family projects in the downtown, several of which are undergoing Environmental Impact Reports.

	1.1.4 Sale of Agency-Owned Property in the Downtown	Ongoing, 2007-2014	By order of the Supreme Court, all Redevelopment agencies in California were dissolved, effective February 1, 2012. Among the parcels of land that are still currently owned by the City of Oakland specifically dedicated to housing development is the Wood Street Affordable Housing Parcel located in West Oakland. This development is estimated to have new construction of between 140 and 170 affordable housing units. As of 2013, the RFP seeking a developer for this land is currently on hold due to housing market conditions.
	1.1.5 Homeless and Supportive Shelters	Expected in 2013	In 2013, the Planning and Zoning division met with homeless shelter operators and service providers, as well as advisory bodies to identify zones appropriate for permitting emergency homeless shelters by-right in accordance with SB2. Adoption of the ordinance to amend the Planning Code to permit emergency homeless shelters by-right in at least one zone and to make minor amendments to the City's Planning Code definitions for transitional and supportive housing to treat transitional and supportive housing in the same manner as other multifamily housing to comply with SB2 is anticipated to be adopted in the summer of 2014.
	1.1.6 Streamline Environmental Review	2007 – 2009	(1) Staff began updating the City's Standard Conditions of Approval which are requirements applied to development projects that have the effect of reducing potential environmental impacts thereby streamlining environmental review. The update is expected to be completed in 2014. (2) Staff participated in the Bay Area Air Quality Management District's process to update the District's CEQA Guidelines in 2009. Staff submitted written comments, attended workshops, and spoke at public hearings to advocate for a streamlined approach to the review of air quality impacts.
Policy 1.2 Availability of Land	1.2.1 Update the Planning Code and Map	Completed, April 2011	In April 2011, the updated residential and commercial zones for the City went into effect. These zones implement the General Plan Land Use and Transportation Element designations.

	1.2.2 Interim Development Guidelines	Ongoing, 2007-2014	Interim Development Guidelines (known as the "Guidelines for General Plan Conformity") are predominantly superceded, now that the Citywide Zoning Update is complete. However, some zones in the Estuary Policy Plan area still require the Interim Development Guidelines, and it will stay effective for the duration of this Housing Element.
	1.2.3 Land Inventory (Opportunity Sites)	Completed, 2011	The site inventory of opportunity sites (Appendix C, Table C-9 of the Housing Element), both the table and the files in GIS, have been posted to the City's Housing Element website.
Policy 1.3 Appropriate Locations and Densities for Housing	1.3.1 Increase Residential Densities	Completed, 2011	Residential densities were increased downtown as part of the Central Business District zoning update completed in 2009. Additionally, residential densities increased in some areas, as part of the citywide zoning update (effective in April, 2011).
	1.3.2 Mixed Use Development	Completed, 2011	Implemented as part of the Citywide Zoning update, effective in April, 2011.

	1.3.3 High Density Residential Development Standards	Ongoing, 2011-2012	The Citywide Zoning update (effective in April, 2011) revised development standards for multi-family buildings. Further, staff circulated and had public hearings on new design guidelines for multifamily buildings on the commercial corridors, which were adopted in 2013.
	1.3.4 Transit Oriented Development	Ongoing, 2011-2013	Multi-family construction at MacArthur BART is underway in 2013, specifically Phase 1, the new BART parking lot and infrastructure improvements; Phase 2 is the Bridge Housing development expected to be under construction in 2014.The Lake Merritt BART Station Specific Plan continued the public planning process in 2013, as did the West Oakland Specific Plan and the West Oakland BART Station transit oriented development project.
	1.3.5 Promote new housing opportunities in the Estuary Area	Ongoing, 2010-2013	Central Estuary Area planning study was completed in 2010. The Plan was adopted in 2013. The plan does not include any new areas of residential uses. Oak to Ninth development, now called "Brooklyn Basin" is still in the pre-development/permitting stages in 2013, with demolition expected to begin in 2014.

Policy 1.4 Secondary Units	1.4.1 Secondary Unit - Parking Solutions	Ongoing, 2011-2013	Evaluating the parking regulations for secondary units is part of the staff study of revising all parking regulations; began in 2011, continued in 2013. (See Action 3.2.3). Possible adoption of new regulations in 2014.
Policy 1.5 Manufactured Housing	1.5.1 Mobile Homes and Factory Built Housing	Ongoing, 2007-2014	This program continues to be implemented.
Policy 1.6 Adaptive Reuse	1.6.1 Live/Work Conversions	Ongoing, 2007-2014	This program continues to be implemented.
Policy 1.7 Regional Housing Needs	1.7.1 Accommodate 14,629 New Housing Units	Ongoing, 2007-2014	In addition to housing developments which are under construction, approved, or in pre-approval, the Housing Element identified sites with the capacity and the regulatory program to allow more units than the Regional Housing Needs Allocation for Oakland.
Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households			
Policy 2.1 Affordable Housing Development Programs	2.1.1 New Construction and Substantial Rehab Housing Development Program	Ongoing, 2007-2014	In 2013, Housing staff decided to use funds available for affordable housing to address new construction as well as rehabilitation/preservation of existing affordable housing. The City of Oakland awarded $7,225,000 for new construction projects and $200,000 for one rehabilitation/preservation project in the 2013-14 NOFA round.

	2.1.2 Housing Predevelopment Loan and Grant Program	Ongoing, 2007-2014	In calendar year 2013, the City of Oakland did not approve any predevelopment loans.
Policy 2.2 Affordable Homeownership Opportunities	2.2.1 First Time Homebuyer Programs	Ongoing, 2007-2014	In calendar year 2013 the City Assisted 8 households to purchase their first home by providing deferred payment loans. Of the households assisted, 5 households received more than one first-time homebuyer loans from multiple funding sources. One loan was made for an acquisition rehab purchase.
	2.2.2 Section 8 Homeownership	Ongoing, 2007-2014	OHA has a homeownership program to assist residents in becoming first-time homeowners. OHA provides Section 8 home ownership vouchers to Section 8 and public housing clients and coordinates with the city of Oakland and other organizations to leverage resources. The program is active and has 42 pre-qualified participants. Since the program's inception, 91 participants have purchased homes.
	2.2.3 Scattered-Site Single-Family Acquisition and Rehabilitation Program (Neighborhood Stabilization Program)	Adopted December 2008	The City has worked with the Oakland Community Land Trust (OakCLT) to implement the Neighborhood Stabilization Program to rehabilitate foreclosed properties. By the end of 2013, there were 17 acquired foreclosed homes. One of the homes was demolished due to the condition of the house; 16 homes have been completely rehabilitated. Of those homes, 12 are for sale and 4 of them have been sold.

Policy 2.3 Density Bonus Program	2.3.1 Density Bonus Ordinance	Ongoing, 2011-2013	In 2011, the Strategic Planning division began preparing an ordinance to amend the Planning Code, adopting a revised density bonus. Expected public hearings and attempted adoption in 2014.
Policy 2.4 Comprehensive Housing Policy	2.4.1 Inclusionary Zoning	Ongoing, 2007-2014	In California, Inclusionary Zoning for rental housing was invalidated in 2009 by the California Court of Appeal for the Second Appellate District because it directly conflicted with a provision of the state's Costa-Hawkins Rental Housing Act of 1996 which specifically gave all landlords the right to set the "initial rental rate" for new housing units. In October 2013, California Governor Jerry Brown vetoed legislation that would reauthorize municipalities to adopt or continue implementing ordinances with inclusionary rental housing requirements for low income households. The legislation, AB 1229, would have overturned a 2009 appellate court ruling known as the Palmer Decision, which held that state rent control law prohibited cities and counties from using inclusionary zoning practices.
	2.4.2 Revision of Condominium Conversion Ordinance	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2014.
	2.4.3 Revision of Other Existing Housing Programs	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2014.

Policy 2.5 Permanently Affordable Homeownership	2.5.1 Community Land Trust Program	Consider new program development	The OakCLT was awarded $5.025 million dollars of NSP Funds in 2009 for the acquisition and rehabilitation of foreclosed single family homes in East and West Oakland. By the end of 2013, there were 17 acquired foreclosed homes. One of the homes was demolished due to the condition of the house; 16 homes have been completely rehabilitated. Of those homes, 12 are for sale and 4 of them have been sold. (Also discussed in Policy 2.2.3.)
	2.5.2 Resale Controls	Ongoing, 2007-2014	For any homeownership properties that are funded by the City of Oakland long-term affordability is maintained by requiring resale controls.
Policy 2.6 Seniors and Other Persons with Special Needs	2.6.1 Housing Development Program	Ongoing, 2007-2014	In 2013, three housing developments, a total of 99 units, for special needs populations were granted funds to support the rehabilitation of housing for these populations. No senior housing developments were funded in 2013.

	2.6.2 Housing for Persons with AIDS/HIV	Ongoing, 2007-2014	In fiscal year 2013 the HOPWA (Housing Opportunities for Persons with AIDS) program provided housing assistance (tenant based rental assistance, permanent supportive housing, and other housing services) to more than 820 persons living with HIV/AIDS and their families. Information and referral services were provided to approximately 600 households for HIV/AIDS housing and other services. Seventeen new HOPWA units of were completed, increasing the Oakland HOPWA housing inventory to 144. Acquisition, rehabilitation and/or development efforts for additional HIV/AIDS living units is underway for completion during fiscal year 2013-2014 which will produce 27 new HOPWA units.
	2.6.3 Accessible Units in New Federally-Assisted Housing	Ongoing, 2007-2014	The City of Oakland continues to comply with regulations governing the use of federal funds for affordable housing developments. According to HUD Section 504, all City housing development projects receiving federal funds are required to construct and set aside units to be occupied by persons with disabilities. This means that at least five percent of federally funded newly constructed units will be available to persons with physical disabilities and two percent of units to persons with auditory or visual disabilities.
Policy 2.7 Large Families	2.7.1 Housing Development Program	Ongoing, 2007-2014	In 2013, 36 large family housing units (i.e. units with 3 or more bedrooms) were awarded through the 2012-2013 Notice of Funding Availability for Affordable Rental and Ownership Housing.

Policy 2.8 Expand Local Funding Sources	2.8.1 Consider Increase in Redevelopment Housing Set-Aside	Ongoing, 2007-2014	By order of the Supreme Court, all Redevelopment Agencies in California were dissolved, effective February 1, 2012. There is no longer any tax increment and therefore no housing set-aside.
	2.8.2 Jobs/Housing Impact Fee	Ongoing, 2007-2014	In fiscal years 2011-12 and 2012-13 $1,085,509 from the Jobs/Housing Impact Fee was collected. In February 2013 it was all allocated for affordable housing development in FY 2013-14 NOFA awards.
Policy 2.9: Rental Assistance	2.9.1 Expansion of Section 8 Vouchers	Ongoing, 2007-2014	OHA actively seeks additional vouchers when they become available. At the end of 2013, OHA was authorized for 12,805 vouchers, 118 more than the previous year. OHA also received 9 Tenant Protection Vouchers. OHA was awarded an additional 60 Veterans Affairs Supportive Housing vouchers for a total of 265 VASH vouchers administered by OHA .
Policy 2.10: PATH Strategy for the Homeless	2.10.1 Homeless Outreach Programs	Ongoing, 2007-2014	The Homeless Mobile Outreach Program and The Oakland PATH Rehousing Initiative (OPRI) provided access to temporary shelter, hotel vouchers, rental assistance and various outreach services to 3,930 people experiencing homelessness or at risk of homelessness. Through collaboration with multiple service providers, 567 people obtained permanent housing.

	2.10.2 Support Programs to Help Prevent Renters and Homeowners From Becoming Homeless	Ongoing, 2007-2014	Through PATH and Rapid Rehousing Program, approximately 296 renters were prevented from becoming homeless through rental assistance, housing stabilization and relocation services. Going forward, DHS will continue to support programs that provide advocacy services for renters to help them remained housed. As of 2014, the Housing Services Department is working on a proposal going before the Board of Supervisors Transportation Committee proposing establishment of a rapid rehousing set-aside from county boomerang funds. A percentage of those monies going to the Housing Trust Fund would be set aside for housing subsidies (short to medium term) for very-low income homeless people and people at risk of becoming homeless.
	2.10.3 Shelter Programs	Ongoing, 2007-2014	In 2013, through the PATH Strategy, the City has provided 68,885 shelter bed nights to homeless families and individuals. The Winter Shelter program at Henry Robinson Multi-Services Center maintained full capacity with 50 beds available for homeless persons during the winter months and Crossroads Shelter also provided 125 shelter beds during the year for the homeless population. St. Mary's Center also runs a winter shelter. In recent months, DHS has shifted its focus to shelter diversion. The department will focus on keeping people housed through outreach and advocacy services. Shelter stays will be used when all other housing options are exhausted and for emergency use, such as escape from intimate partner abuse situations.
	2.10.4 Transitional Housing Programs	Ongoing, 2007-2014	In 2013, 588 households including youth and families, received transitional/supportive housing and services under PATH and Supportive Housing Programs (SHP). Under SHP, 201 clients maintained transitional or permanent housing.

	2.10.5 Development of Permanent Housing Affordable to Extremely Low Income Households	Ongoing, 2007-2014	In 2013, 14 of the units awarded Notice of Funding Availability (NOFA) funds will be targeted to Extremely Low Income households. The NOFA for Affordable Rental and Ownership Housing required that new developments include at least 10% of units at or below 30% of AMI, and gave bonus points to projects that exceed this minimum.
	2.10.6 Coordinate Actions and Policies that Affect the Extremely Low Income Population	Ongoing, 2007-2014	The City continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. EveryOne Home represents an opportunity to coordinate actions and policies to benefit the extremely low income and homeless populations. The Human Services Department also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; and other federal and state initiatives to end homelessness.

	2.10.7 Advocate Policies Beneficial to the Extremely Low Income and Homeless Populations	Ongoing, 2007-2014	The City advocates for policies and funding to benefit the homeless and low income populations. Such work has resulted in access to project based vouchers to support persons served under the City's Oakland Path Rehousing Initiative (OPRI) program, providing housing subsidies, assistance and intensive case management to serve homeless populations, those living in homeless encampments and those reentering from criminal detention institutions.
Policy 2.11: Promote an Equitable Distribution of Affordable Housing Throughout the Community	2.11.1 Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty	Ongoing, 2007-2014	The 2012-2013 Notice of Funding Availability for Affordable Rental and Ownership Housing included a 6-point bonus incentive for rental projects located in low-poverty census tracts, a 3-point bonus incentive for rental projects located in moderate-poverty census tracts, and a 6-point bonus incentive for ownership projects located in census tracts with homeownership rates below the City average.
	2.11.2 Reduce Concentrations of Poverty in Large Public Housing Developments	Ongoing, 2007-2014	In 2013 there was no new HOPE VI financing available for reconstruction of public housing with the goal of reducing the concentration of poverty in large public housing developments. OHA has reduced the number of public housing units in its portfolio to 1605 units. Tassafaronga was a former 87-unit public housing site and was replaced with project-based Section 8 and Tax Credit units. There are no public housing units at the site. Phase 5 of Lion Creek Crossings, the final phase, is under construction with 128 units of Senior units, no pubic housing. All public housing at Lion Creek Crossings have been rebuilt.

	2.11.3 Continue to Use Section 8 Vouchers to Assist Very Low Income Families Obtain Housing In a Wider Range of Neighborhoods	Ongoing, 2007-2014	OHA continues its outreach efforts to people in all areas of the city by facilitating quarterly property owner workshops and by partnering with Eden I&R, Inc., which has a broad reach in connecting landlords and program participants to resources. OHA also uses Go Section 8 in order to provide clients with information regarding rental listings throughout the city of Oakland in efforts to assist tenants with locating housing, especially in areas with lower concentrations of poverty.
Policy 2.12: Affordable Housing Preference for Oakland Residents and Workers	2.12.1 Oakland Resident and Worker Housing Preference Policy Resolution	Write new policy for adoption during Housing Element planning period 2007-2014.	The implementing regulations for the Oakland Resident and Worker Preference Policy for Affordable Housing were approved by the City Administrator in early 2010. Both the Policy and the Certification are provided to City-funded developers as part of the review/approval of their final marketing and management plans.
Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups			
Policy 3.1: Expedite and Simplify Permit Processes	3.1.1 Allow Multifamily Housing	Ongoing, 2007-2014	Multi-family housing continues to be permitted in Oakland; with the adoption of the Citywide Zoning Update in April 2011, the areas of the City where multifamily housing can be built were expanded.

	3.1.2 Special Needs Housing	Ongoing, 2007-2014	In 2013, the Planning and Zoning division met with homeless shelter operators and service providers, as well as advisory bodies to identify zones appropriate for permitting emergency homeless shelters by-right in accordance with SB2. Adoption of the ordinance to amend the Planning Code to permit emergency homeless shelters by-right in at least one zone and to make minor amendments to the City's Planning Code definitions for transitional and supportive housing to treat transitional and supportive housing in the same manner as other multifamily housing to comply with SB2 is anticipated to be adopted in the summer of 2014.
	3.1.3 Discretionary Permits	Ongoing, 2007-2014	In 2013, the Planning and Zoning division continued to use standard checklists for design review of all new housing (and other discretionary permit processes). The Planning and Zoning division also worked on an ordinance to amend the Planning Code to permit emergency homeless shelters by-right in at least one zone and to make minor modifications to the City's Planning Code definitions to treat transitional and supportive housing in the same manner as other multifamily housing consistent with SB2. Staff intends to amend the Planning Code to comply with SB2 in 2014.
	3.1.4 "One-Stop" Permit Process	Ongoing, 2007-2014	This program continues to be implemented.

	3.1.5 Assign Priority to Affordable Housing	Ongoing, 2007-2014	This program continues to be implemented. Permit applications for affordable housing developments, as with other multi-family projects, are "deemed complete" within 30 days of submittal.
	3.1.6 Expedite Environmental Review	Ongoing, 2007-2014	CEQA exemptions are used for development projects where appropriate. The City's Standard Conditions of Approval are continually updated to reflect current best practices and new legislation. The City is continuing to regularly update its environmental review procedures (e.g., CEQA guidelines and thresholds and policies) to further streamline environmental review; a new edition was issued in 2013.
	3.1.7 Secondary Units	Ongoing, 2007-2014	This program continues to be implemented.

Policy 3.2: Flexible Zoning Standards	3.2.1 Alternative Building Code Standards	Ongoing, 2007-2014	This program continues to be implemented.
	3.2.2 Planned Unit Development Zoning	Ongoing, 2007-2014	This program continues to be implemented.
	3.2.3 Flexible Parking Standards	Expected, 2013	In 2011, City staff began the parking study, which continued in 2012; revised parking regulations are expected to be adopted in 2014-2015.

	3.2.4 Flexible Open Space Standards	Completed, 2009	Completed; new Central Business District regulations, including open space regulations, were adopted in 2009.
Policy 3.3: Development Fees and Site Improvement Requirements	3.3.1 Project Review Process and Development Agreements	Ongoing, 2007-2014	This program continues to be implemented.
	3.3.2 Development Fees	Ongoing, 2007-2014	No new impact fees have been adopted for residential development.
Policy 3.4 Intergovernmental Coordination	3.4.1 Multiple Agency Reviews	Ongoing, 2007-2014	This program continues to be implemented.

Policy 3.5: Financing Costs	3.5.1 Access to Low-Cost Financing for Development	Ongoing, 2007-2014	See Housing Programs under Goal 2, Policy 2.1.
	3.5.2 Access to Low-Cost Financing For Home Purchase	Ongoing, 2007-2014	See Housing Programs under Goal 2, Policy 2.2.
Policy 3.6: Environmental Constraints	3.6.1 Remediation of Soil Contamination	Ongoing, 2007-2014	The City operated the CalReUse loan fund for environmental assessment and the Brownfield loan fund for cleanup in 2012, but no new loans were given in 2013. The USEPA awarded Oakland brownfields assessment grants for the years 2009-2011. Work was completed in 2012 on three site assessments. No new EPA grant funds were awarded in 2013.
Policy 3.7: Community Outreach and Education	3.7.1 Community Outreach Program	Ongoing, 2007-2014	The City continues to provide support to East Bay Housing Organizations and other entities to conduct community outreach and education to gain community support for affordable housing.
Goal 4: Conserve and Improve Older Housing and Neighborhoods			

Policy 4.1: Housing Rehabilitation Loan Programs	4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing	Ongoing, 2007-2014	The City continues to implement owner-occupied rehabilitation loan programs for both single family units and 2 to 4 unit buildings. In calendar year 2013 a total of 211 projects were completed. Rehabilitations include major and minor rehabilitation, energy retrofits, and seismic retrofit access improvements for individuals with disabilities.
	4.1.2 Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units	Ongoing, 2007-2014	
	4.1.3 Vacant Housing Acquisition and Rehabilitation Program (West Oakland Only)	Ongoing, 2007-2014	The dissolution of the Redevelopment agency forced the City to discontinue implementing its Vacant Housing Acquisition and Rehabilitation Program. In calendar year 2013 no applications were received, and no rehabs were completed.

Policy 4.2: Blight Abatement	4.2.1 Anti-Blight Programs	Ongoing, 2007-2014	In 2013, Neighborhood Preservation Division responded to 3,650 neighbor complaints of property maintenance and cleaned 48 blighted properties. The Foreclosed & Defaulted Residential Registration, Inspection & Maintenance Program (OMC 8.54.020) was created to establish a mechanism to protect Oakland neighborhoods from becoming blighted through inadequate maintenance and security of properties in the foreclosure process.
	4.2.2 Housing Code Enforcement	Ongoing, 2007-2014	In 2013, Neighborhood Preservation Division responded to approximately 2,470 residential rental tenant complaints of building maintenance as defined by Oakland Housing Code (based on State Housing Law).
	4.2.3 Problem Properties Program	Ongoing, 2007-2014	In 2013, collected $120,000 in abatement and clean-up fees on 48 properties for property and building maintenance.

	4.2.4 Vacant Building Registration Program	Ongoing, 2007-2014	In 2013, lenders registered 2,310 foreclosed and vacant residential, as well as defaulted and foreclosed properties (1,600 NODs and 710 REOs), paid $447,584 in registration fees, and $613,884 in property maintenance penalties, and abated and proactively maintained their properties. Neighborhood Preservation Division inspected 500 foreclosed and defaulted properties for maintenance deficiencies.
	4.2.5 Tax Default Foreclosure Sales Program	Ongoing, 2007-2014	The Planning and Building Department is continuing to work with Alameda County Tax Collector to auction properties which have been tax-defaulted for 10 years or more.
Policy 4.3: Housing Preservation and Rehabilitation	4.3.1 Property Relocation Assistance	Ongoing, 2007-2014	In 2009-11 a sub-committee of the Landmarks Preservation Advisory Board met to study developing a formal building relocation program (procedures and assistance), to implement the 1999-2006 Historic Preservation Housing Element Policy 'Property Relocation Rather Demolition.' No formal proposal or action resulted. Planning and Building continue to require good-faith efforts to move any buildings displaced by new development. Three such efforts to relocate individual older houses broadly classified as "historic" were in progress at the end of 2013.

	4.3.2 Housing Repairs for People with Disabilities	Ongoing, 2007-2014	The City CDBG contracts with a local organization to provide home repairs and safety modifications for seniors and homeowners with disabilities. The City of Oakland contracts with Alameda County to coordinate the Minor Home Repair (MHR) Program. The limit on repairs for the MHR program is $2499 per property. The City also has an Access Improvement Program that will assist in repairs to homes owned by persons with disabilities or renting to persons with disabilities. The Access Improvement Program has an expenditure limit of $24,000 per property.
	4.3.3 Senior Counseling Programs	2007-2009; continued funding contingent upon successful application for the award of funds	In 2013, the City's contract to provide counseling to seniors considering Home Equity Conversions lapsed and was not renewed. City staff are evaluating the effectiveness of this program and may move to a fee for service contract.
	4.3.4 Access Improvement Program	Ongoing, 2007-2014	The City continues to implement the Access Improvement Program which provides repairs for seniors and persons with disabilities. 36 applications were received, 26 grants were approved and 20 projects were completed in calendar year 2013.

	4.3.5 Acquisition and Rehabilitation of Foreclosed Properties	Ongoing, 2007-2014	Beginning in 2009 and continuing in 2013, the Oakland Community Land Trust (OCLT) worked with City Staff to develop procedures and processes, in accordance with the HUD's NSP guidelines, for the acquisition, rehabilitation and resale of foreclosed homes for OCLT. In addition, in 2013, the City launched several new initiatives to help long-time Oakland residents stay in their homes integrating door to door outreach that reached 3,500 households, providing housing counseling or legal services for 800 residents, and sponsoring new innovative programs, such as the ROOT Loan Fund that resets mortgages for qualifying homeowners in foreclosure. To address the problems associated with an escalated housing market and growing unaffordability, the City worked with other partners to create new funds to assist homeowners and renters to remain in their homes or find alternative housing. The City also launched a new Community Buying program to transform abandoned properties into new affordable ownership or rental housing.
	4.3.6 Continuing Implementation of Mills Act Contracts	Ongoing, 2007-2014	The year 2010 was the first year of a permanent Mills Act Program, following a successful two year pilot program in the City of Oakland. Currently, into the sixth year of the program (2013), there are 25 residential properties with recorded Mills Act Contracts approved to receive a property tax reduction in exchange for a long-term contract to put the property's tax savings into the rehabilitation of the building. The property must be a Designated Historic Property; the designation process can occur concurrently with the Mills Act application.

Goal 5: Preserve Affordable Rental Housing			
Policy 5.1: Preservation of At-Risk Housing	5.1.1 Monitoring and Preservation	Annual, 2007-2014	There were no opt-outs in 2013.
	5.1.2 Contact With Owners of At-Risk Buildings	Annual, 2007-2014	There were no actions taken in 2013.
	5.1.3 Financial Assistance for Preservation Projects	Ongoing, 2007-2014	Projects receiving funds in 2014 through the 2013-2014 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: Marcus Garvey Commons.

	5.1.4 Project Based Section 8 Assistance	Ongoing, 2007-2014	In 2013, OHA made one project based voucher award for 25 units, and executed 10 Housing Assistance contracts with non-profit partners for a total of 286 units. These units will serve low-income families and special needs households.
Policy 5.2: Support for Assisted Projects with Capital Needs	5.2.1 Advocacy for State and Federal Financing	Ongoing, 2007-2014	The City continues to seek additional State and Federal resources and advocate for no additional cuts in existing programs. Unfortunately, Federal grant programs have been cut substantially and State funds have been exhausted. The City will support efforts to establish a permanent source of financing for affordable housing.
	5.2.2 Funding for Capital Needs	Ongoing, 2007-2014	Projects receiving funds in 2014 through the 2013-2014 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: Marcus Garvey Commons.

Policy 5.3: Rent Adjustment Program	5.3.1 Rent Adjustment Ordinance	Ongoing, 2007-2014	In 2013, the Rent Adjustment Program continued to enforce the Rent Ordinance. The purpose of the Ordinance is to stabilize rents in the City of Oakland.
	5.3.2 Just Cause for Eviction Ordinance	Ongoing, 2007-2014	In 2013, the Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance. The purpose of this Ordinance is to protect tenants against arbitrary, unreasonable, or retaliatory evictions.
	5.3.3 Ellis Act Protections Ordinance	Ongoing, 2007-2014	In 2013, the Rent Adjustment Program continued to enforce the Ellis Act Protections Ordinance. The purpose of this Ordinance is to enact procedures for withdrawal of units from the rental market as one of the allowable reasons for eviction.

Policy 5.4: Preservation of Single Room Occupancy Hotels	5.4.1 Project Based Section 8 Assistance	seek annual funding	OHA does not operate an SRO program. In 2013 two projects were completed that were former hotels. Through the project based Section 8 program, OHA leased up 135 studios at the California Hotel completed by an independent non-profit, and at the Savoy, OHA and a partnering non-profit completed a substantial rehabilitation of two former single room occupancy hotels in the heart of Downtown Oakland that were constructed nearly 100 years ago. One, the Oaks Hotel, was an 84-room SRO hotel with shared bathrooms and kitchens. The second, the Jefferson Inn, was a 65-room hotel with three commercial spaces. The adjacent hotels were combined into 101 studio units, now assisted through the Section 8 program.
	5.4.2 Residential Hotel Conversion/Demolition Protections	Ongoing, 2007-2014	This regulation, in the Planning Code at 17.102.230, was not changed in 2013.
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use	5.5.1 Residential Property Conversion Ordinance	Ongoing, 2007-2014	This regulation, in the Planning Code at 17.102.230, was not changed in 2013.

Policy 5.6: Limitations on Conversion of Rental Housing to Condominiums	5.6.1 Condominium Conversion Ordinance	Ongoing, 2007-2014	A new policy may be considered by City Council in 2014.
Policy 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing	5.7.1 Redevelopment of Large Public Housing Developments	Ongoing, 2007-2014	All phases of the full redevelopment of Tassafaronga Village have been completed. No public housing was included in the redevelopment of Tassafaronga Village, only Project Based Vouchers. Phases I - IV of Lion Creek Crossings have been completed and the final phase (Phase V) is in predevelopment, with no remaining public housing units to be created at the site. All units in Phase V will have Project Based Vouchers. Other than our five smaller public housing senior properties, OHA has only three remaining large public housing sites, all of which have undergone substantial modernization within the last 20 years. Through the Moving to Work (MTW) program, the properties are being subsidized beyond the insufficient funds provided by the public housing operating subsidy from HUD. Two sites are managed by OHA and one site is managed by a third-party property management firm.
	5.7.2 Disposition and Rehabilitation of Scattered Site Public Housing	Ongoing, 2007-2014	OHA has completed the disposition and the transfer of scattered site units to affiliated nonprofits, with significant renovation efforts being undertaken at the majority of the 249 properties. This unit and building restoration activity will continue for several years. As part of the disposition, five of the remaining sites have been sold to a nonprofit at an appraised value and the proceeds will be used in accordance with the Disposition Approval.
Goal 6: Promote Equal Housing Opportunity			

Policy 6.1: Fair Housing Actions	6.1.1 Funding for Fair Housing Organizations	Ongoing, 2007-2014	In 2013, the City funded a grant that provided funding to four organizations providing tenant/landlord counseling and fair housing services.
	6.1.2 Housing Search Assistance for People with Disabilities	Ongoing, 2007-2014	In 2013, the City's contract with a local organization to provide housing search assistance and counseling for the disabled population ended. Future funding of these services will be considered in the next 2 year contract round starting July 2015.
	6.1.3 Affirmative Fair Marketing	Ongoing, 2007-2014	The City rewrote its Affirmative Fair Marketing Procedures guidelines in 2010. City funded Housing Projects are required to submit marketing plans for review for compliance with the procedures.

Policy 6.2: Reasonable Accommodations	6.2.1 Incorporate Reasonable Accommodations	Ongoing, 2007-2014	In 2013, the City of Oakland's ADA Programs Division continued to coordinate compliance with the Americans with Disabilities Act (ADA) Title II for State and Local Government services (excluding employment). It did this by ensuring programmatic access to City programs, activities and services and by facilitating physical access improvements for City-owned buildings and facilities. The ADA office investigates and mediates complaints of disability discrimination that fall within the City's jurisdiction. ADA Programs facilitates access for City customers by managing a centralized budget for Auxiliary Aids and Services, and by providing annual training opportunities to City staff and vendors. The City's Design, Engineering and Construction Division coordinates on-demand construction or reconstruction of curb ramps, repairs of sidewalks, and installation of on-street disabled parking zones to provide access to residences and other essential facilities for qualified individuals with disabilities. In addition, ADA Programs staffs the Mayor's Commission on Persons with Disabilities (MCPD) and the joint Access Compliance Advisory Committee of the MCPD and Mayor's Commission on Aging.
	6.2.2 Develop written guidelines, to be followed by an ordinance, for granting reasonable accommodation for all planning permits	Ongoing, 2011-2013	In 2011, the City began to develop written guidelines and an ordinance amending the Planning Code, clarifying and publicizing the existing administrative procedures for granting reasonable accommodations for individuals with disabilities. During 2013, Planning staff and City Attorney's office reviewed the proposed program; public hearings and adoption is expected in 2014.

Policy 6.3: Promote Regional Efforts to Expand Housing Choice	6.3.1 Regional Housing Needs Allocation	Ongoing, 2007-2014	The City has actively advocated for a more equitable distribution of affordable housing through its participation in the Sustainable Communities Strategy (SCS) process and its participation on the Housing Methodology Committee that will determine the allocation process for the next Housing Element cycle. The RHNA process was completed in 2012.
Policy 6.4: Fair Lending	6.4.1 Community Credit Needs Assessment	Ongoing, 2007-2014	In June 2012, City Council adopted a resolution certifying local banks that met their Fair Share Goals and those that participated in the survey but did not meet the goals. The certifications were based on a Linked Banking Services Survey conducted in November 2011. In July 2012 the city adopted a resolution revising and updating the City's Linked Banking Ordinance by specifying changes to the next survey and RFP cycle (typically every 3-5 years). In 2013, City of Oakland's Fiscal Services Department issued an RFP for banking services. In 2014, Fiscal Services finalized the selection of new vendors from the list of certified banks.
	6.4.2 Community Reinvestment Activities	Ongoing, 2007-2014	The City continues to implement community reinvestment programs that include: 1) encouraging private, for-profit lending and investment practices that overcome housing discrimination and meets the needs of all Oakland households and neighborhoods, expands opportunities for homeownership, and discourages discrimination in lending, 2) working with selected lenders as partners in the City's first-time homebuyer programs, 3) working with other jurisdictions and organizations to strengthen state legislation, 4) participating in joint City, California Reinvestment Coalition and industry efforts to create new programs and promote existing lending programs. The City also launched in 2013 a public/private partnership to revitalize the International Boulevard Corridor, a new transit-oriented corridor that is currently home to the City's greatest socio-economic diversity as well as crime and violence. In order to help vulnerable residents access legal and other services, the City launched a one-stop Housing Assistance Center in 2013.

	6.4.3 Predatory Lending Controls	Ongoing, 2007-2014	Activities are focused on addressing the foreclosure crisis through events, outreach, counseling and partnerships. The City has used Federal CDBG resources to contract with an agency to provide workshops to homeowners facing possible foreclosure. Additionally, in October 2012 the City adopted a resolution supporting foreclosure prevention and mitigation activities. Those activities include 1) allocation of funds for a foreclosure prevention loan fund, 2) community services including door to door outreach, 3) homeownership legal advocacy, 4) homeowner counseling and loan modification advocacy, and 5) tenant counseling and legal services. To address the post-foreclosure crisis lending market issues, the City is funding counseling and legal services to protect residents and potential homebuyers from predatory lending practices.
Goal 7: Promote Sustainable Development and Sustainable Communities			
Policy 7.1: Sustainable Residential Development Programs	7.1.1 Promote Green Building Design for Private Development	Ongoing, 2007-2014	The City continues to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance. The website continues to provide information to developers: www.oaklandgreenbuilding.com. The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.
	7.1.2 Remove Barriers to Green Building Design for Private Development	Ongoing, 2007-2014	A multi-year public review process led to the adoption, in October 2010, of the Oakland Green Building ordinance, which removes barriers to green building techniques and requires new housing construction and residential addition and alteration projects to follow Build it Green or LEED for Homes guidelines.

	7.1.3 Consider Requiring Green Building Design for Private Development	Adopted, 2010	In October, 2010, Oakland adopted a wide-ranging Green Building ordinance for residential development. New single-family multifamily construction, and renovations to single family homes over 1,000 square feet must follow the standards and best practices from Build it Green, and LEED for Homes. The Ordinance is expected to be updated in July of 2014 concurrent with the effective date of the 2013 Energy Code to include green building requirements for multi-family additions and alterations. See website: www.oaklandgreenbuilding.com
	7.1.4 Require Green Building Design requirements for City-funded Development	Ongoing, 2007-2014	The City adopted its Green Building ordinance in October 2010 and it is regularly applied to multi-family affordable housing development. In the annual Notification of Funding Availability for Affordable Housing, new development and rehabilitation projects must meet a minimum threshold of attaining the minimum scores in each category set forth in their respective Green Point Checklists. Projects scoring higher in the Green Point Checklist evaluation are given preference in the NOFA scoring process.
Policy 7.2: Minimize Energy Consumption	7.2.1 Energy and Climate Action Plan	Completed, 2012	The Oakland City Council adopted the Energy and Climate Action Plan (ECAP) in December 2012.

	7.2.2 Alternative Energy Production	Ongoing, 2007-2014	In October 2010, Oakland adopted a wide-ranging Green Building ordinance for residential development. New multifamily construction, and renovations over 1,000 square feet must follow the standards and best practices from Build it Green, and LEED for Homes, which includes alternative energy production. In addition, the City standardized and streamlined its solar permitting process for residential buildings. Over the planning period of 2007-2013, there were 1,400 photovoltaic permits issued and finaled in Oakland.
	7.2.3 Technical Assistance	Ongoing, 2007-2014	Technical assistance is available from City staff at the Green Building information center, as well as from StopWaste.org.
Policy 7.3: Encourage Development that Reduces Carbon Emissions	7.3.1 Infill Planning Code Requirements	Completed, 2011	The Citywide Zoning update, adopted in 2011, revised property development standards, particularly infill sites on or near the commercial corridors, with an aim to encourage infill development.
	7.3.2 Transit Proximity	Completed, 2011	The Citywide Zoning update, adopted in 2011, revised property development standards to conform to the Land Use and Transportation Element, and in some cases, increased densities on sites near transit stops.

	7.3.3 Mixed Use Development Incentives	Completed, 2011	The Citywide Zoning update, adopted in 2011, permitted mixed use development in nearly all commercially zoned areas (except the Hegenberger Corridor). Even in high density residential areas, ground floor commercial is permitted. In several commercial zones, ground floor commercial activities are required, and new design standards for the appearance of ground floor commercial encourages pedestrian activity.
	7.3.4 Transit-Oriented Development	Ongoing, 2008-2014	Multi-family construction at MacArthur BART is underway in 2013: the Bridge Housing affordable development. The Lake Merritt BART Station Specific Plan continued the public planning process in 2013, with anticipated adoption in 2014.

	7.3.5 Implement SB 375 provisions when adopted	Ongoing, 2008-2014	City staff worked with ABAG and MTC in 2011, developing the region's Sustainable Communities Strategy, required by SB 375, which will result in a coordinated plan for accommodating the region's housing need while reducing green house gas emissions. Plan Bay Area was adopted in 2013.
Policy 7.4: Minimize Environmental Impacts from New Housing	7.4.1 Compact Building Design	Ongoing, 2007-2014	Ongoing. The new Central Business District regulations include compact development requirements including tower siting regulations and the provision that parking must be structured (no surface parking allowed).
	7.4.2 Water Conservation	Ongoing, 2007-2014	The Oakland Green Building Ordinance has provisions to reduce water consumption, through the application of the Green Point Rated and LEED for Homes checklists. Both systems award points for water efficient landscaping, fixtures, and plumbing systems.
	7.4.3 Waste Reduction	Ongoing, 2007-2014	The City requires Construction and Debris recycling through the building permit process, and household waste recycling. In addition, the Oakland Green Building ordinance checklists give points for waste reduction efforts.

	7.4.4 Foster Healthy Indoor Air Quality	Ongoing, 2007-2014	The Oakland Green Building Ordinance has provisions to improve indoor air quality, through the application of the Green Point Rated and LEED for Homes checklists. Both systems award points for low-VOC materials and reduction of formaldehyde in interior finishes.
	7.4.5 Recycled content of Building Materials	Ongoing, 2007-2014	The Oakland Green Building Ordinance has provisions for the use of building materials with recycled content in the construction of new multi-family housing, through the application of the Green Point Rated and the LEED for Homes checklists.

	7.4.6 Re-Use of Building Materials	Ongoing, 2007-2014	The Oakland Green Building Ordinance has provisions for the reuse of building materials in the construction of new multi-family housing, through the application of the Green Point Rated and the LEED for Homes checklists.
Policy 7.5: Promote Household Health and Wellness by Conducting Health Impact Assessments	7.5.1 Health Impact Assessments and Specific Planning Processes	Ongoing, 2010-2014	The principles, if not the form, of health impact assessments are part of the City's 2012 specific planning efforts, in the Central Estuary Area Plan, where buffers for new residential uses and existing industrial uses were created and new safe bike and pedestrian ways are proposed; and in Lake Merritt Station Area Plan where a separately funded Health Risk Assessment informed future iterations of the Plan. Previously, in 2011, the International Boulevard Transit Oriented Development Plan included a chapter about public health of the community.
	7.5.2 Health Impact Assessments and the City's Standard Conditions of Approval	Completed, 2011	In 2011, staff incorporated principles from Health Impact Assessments, related to air quality, into an update of the City's Standard Conditions of Approval, mitigating health impacts from either existing uses on new development or impacts from new development.

	7.5.3 Health Impact Assessments and the Zoning Update	Completed, 2011	The Citywide Zoning was adopted in 2011.
Goal 8: Increase Public Access to Information through Technology			
Policy 8.1: Implementation of an Electronic Document Management System	8.1.1 Document Access	Implemented	Over 50,000 records have been scanned from the Planning and Zoning division; and over 200,000 records in Building Services. In 2013, this information is available only to City staff; in 2015, it is intended to be made available to the public, through the Accela software program.
	8.1.2 Permit Processes and Code Enforcement	Ongoing, 2007-2014	Some basic building permit application forms are currently available online. The Accela software program launched in January 2014 for staff, and will be rolled out to the public in 2015.

	8.1.3 E-Government Services	Ongoing, 2007-2014	Continued to develop and test the technology to make payments online; Accela software launched in January 2014 to staff.
	8.1.4 Customer Relationship Management System	Ongoing, 2007-2014	The Accela software program launched in 2014 for staff; it is expected to be accessible to the public in a later stage, perhaps in 2015.
Policy 8.2: On-Line Access to Information	8.2.1 Public Notices and Documents	Ongoing, 2007-2014	No change in 2013: the City redesigned the Planning and Zoning website in 2010, for clarity and better accessibility for individuals with disabilities. Planning Commission agenda staff reports are now more convenient to view.
	8.2.2 Housing & Community Development Web Site	Ongoing, 2007-2014	No change in 2013: in 2010, the City redesigned the Housing and Community Development website, for clarity and better accessibility for individuals with disabilities. Additional information for the public continues to be added regularly.

Policy 8.3: Geographic Information System	8.3.1 Update GIS Parcel Layer	Ongoing 2007-2014	In 2013, the City's GIS team updated the Alameda County Parcel database twice.
	8.3.2 Web-Based GIS	Ongoing, 2007-2014	A revised, web-based interactive GIS program launched in 2012. In addition, a GIS system with additional capabilities (such as parcel permit information) is expected to be available for the public on the City's website in 2015, with the launch of the Accela software system.

3. EXISTING CONDITIONS/OPPORTUNITIES

This chapter of the *Housing Element* analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future Oakland residents.

This chapter of the *Housing Element* has been revised according to California Housing and Community Development Department's Housing Element Streamlined Update Guidance. The guidance for this update specifies a "Requisite Analysis for changes to only certain housing needs, thus not all language, tables and figures have been changed from the prior published *Housing Element*. The primary source of data for the updated analysis is derived from the 2010 Census. Exceptions to this are noted in the text or table references.[1]

Chapter 3 is divided into 11 sections, as follows:

A. Population and Household Characteristics – provides general information on population and household characteristics, such as ethnicity, age, household composition, income, and household size.

B. Housing Characteristics – describes general housing characteristics such as the number of housing units by type, tenure, and vacancy.

C. Age and Condition of Housing Stock – describes the age and condition of the City's housing stock and provides an estimate of the number and percentage of dwelling units in need of rehabilitation.

D. Housing Cost – compares rental housing costs and housing prices in Oakland with surrounding communities and analyzes the affordability of housing in Oakland in relation to local incomes.

E. Foreclosures – summarizes the impacts on City of Oakland residents as a result of the housing market bubble and resulting economic crisis.

F. Households Overpaying for Housing – describes the number and percentage of households paying more than 30 and 50 percent of their incomes for housing by household type and income level.

[1] Although used as a resource for this needs assessment, the 2010 Census and the American Community Survey (ACS) continue to be evaluated by City of Oakland staff. City staff are considering an appeal to the US Census bureau for a re-evaluation of these figures. Specifically, there are discrepancies with the 2010 Census showing a population decrease of 8,842 from 2000 Census population count yet an increase of 12,202 housing units. The population decrease could be explained partially by those Oakland households who lost their homes due to foreclosure though all foreclosed homes between 2006-2009 would have needed to be vacant simultaneously with the Census count to explain the magnitude of population loss reported. (See section on Foreclosures for detail on ownership units lost during the height of the crisis.) The housing unit increase *is* supported by building completions data as reported to the State of California Department of Finance during the same time period. Additionally, according to the 2010 Census the vacancy rate more than doubled to 9.38% over what was reported in the 2000 Census. This could explain the discrepancy between the population and housing unit count differences but again it is not supported by other similar data. The USPS 90-day Vacancy Data shows a vacancy rate of 2% reported March 31, 2010 -- much lower than the 2010 Census. It is conceivable but unlikely that the Census 2010 vacancy rate is attributable to the foreclosure crisis. If that were the case, again, *all* homeownership units lost due to foreclosure from 2006-2009 would need to have been vacant at the time the 2010 Census was taken *in addition to* other types of vacancies (e.g. 2000 Census vacancy rate) in order to reach the magnitude of the vacancy rate reported in 2010.

G. Overcrowding – analyzes the number and percentage of households by tenure with more than one person per room.

H. Special Housing Needs – describes the characteristics and housing needs of particular sub-groups of the City's population (seniors, large families, female-headed households, farm workers, persons with disabilities, and persons in need of emergency shelter) identified in state law as groups with special housing needs.

I. Assisted Rental Housing – describes the characteristics of publicly assisted private rental housing and public housing in Oakland.

J. Analysis of Assisted, At-Risk Housing Projects – identifies privately owned, subsidized rental housing developments that may be at risk of converting to market rate rental housing, creating a loss of affordable rental housing in Oakland.

K. Population and Employment Trends – summarizes population and employment trends in Oakland as they relate to future housing needs and demand.

A. POPULATION AND HOUSEHOLD CHARACTERISTICS

Population

The City of Oakland had a population of 390,724 in 2010 and was, according to the U.S. Census Bureau, the eighth largest city in California. The City was home to 153,791 households. Approximately 8,138 Oakland residents lived in group quarters such as college dormitories, nursing homes, correctional facilities, and other shelter facilities not constituting individual dwelling units.

The last three decades have brought significant changes to Oakland. Before 1980, Oakland had experienced three decades of population decline due to changes in the local economy, migration to suburban communities, and other factors. Since 1990, Oakland has experienced growing interest as a place to live and work. In recent decades the San Francisco Bay Area has been the focal point of significant economic development and investment in the technology sector. In the early 2000s this resulted in significant contraints on housing in areas located near Silicon Valley (San Mateo County and San Francisco City and County). The bursting of the housing bubble and resulting foreclosure crisis and economic slowdown after 2008 saw a decline in housing demand and costs both in rental and ownership units in Oakland. A resurgence in the technology sector in recent years has resulted in another period of high housing demand that has spilled over to other regional cities including Oakland. One indicator of the regional nature of housing demand is the "Google Bus" phenomenon. Information technology companies provide free luxury coach bus shuttles from area cities to their corporate campuses in Silicon Valley. Those busses now have pick-up locations at four Oakland locations (including three BART stations). Murmurs of the regional impact of housing demand on the City of Oakland are starting to become visible in the demand and costs of rental and ownership housing in the City. See the section on Housing Cost, Housing Prices for Owner-Occupied Housing for detail on region median home sales prices as an illustration of how significantly less expensive East Bay housing prices are and how that might be influencing regional housing choice and the increase in demand for housing in Oakland.

The housing policy implications of Oakland's historic and projected population growth are discussed in subsequent sections of this chapter.

Ethnicity

Since at least the 1940s, Oakland has had a significantly higher percentage of non-White and Hispanic residents than other cities of similar size. However, the most significant change in Oakland's population since 2000 has been a decrease in the number and the proportion of residents who identified themselves as Black/African-American. The City's Black/African American population declined by 22 percent between 2000 and 2010. In comparison, the population who identified themselves as White increased, as did the Asian/Pacific Islander, and Hispanic/Latino populations. The White population increased by 44 percent, Asian/Pacific Islander population increased by 9 percent, and the Hispanic population increased by 13 percent.Despite these significant demographic changes, Oakland's population continues to be very diverse as evidenced by the in 2010 census: 35 percent White, 28 percent Black/African American, 17 percent Asian, and 25 percent Hispanic. This change in the composition of the City's population may have implications for future housing needs (as discussed below in the section on household characteristics), because the family composition, living preferences and patterns, and economic decisions of these new arrivals to Oakland may be different than those of previous residents of the City.

Oakland's population mix over the past 50 years has been influenced by economic and suburban development trends. The loss of many relatively well-paying "blue collar" and military jobs, combined with rapid suburbanization in the Bay Area between 1950 and 1980, left Oakland with a higher percentage of lower-income and minority residents. Since the 1980s, increasing numbers of immigrants from Asia, the Pacific Islands, and Latin American/Hispanic countries have found homes in Oakland. According to the 2000 Census, nearly 12 percent of Oakland residents were foreign born and came to the United States between 1990 and 2000. Nearly 90 percent of these new residents came from either Asia or Latin America.

The decline in the Black/African American population since 1990 may have three causes: some Black/African American families may have moved to suburban locations by choice to purchase less costly homes, while others may have moved from Oakland due to rapidly rising housing costs during recent decades. A third reason might be attributable to the foreclosure crisis with its epicenter in Oakland neighborhoods that have historically been the location of a large proportion of the City's Black/African American population.

Table 3-1 compares population changes in Oakland, Alameda County, and the State of California in 1990, 2000 and 2010 and compares the composition of Oakland's population with the countywide and statewide populations.

Table 3-1
Population by Race, City, County, and State (1990, 2000 and 2010)

Race/ Ethnicity	Oakland 1990		Oakland 2000		Oakland 2010		Alameda County			State		
Race	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**1990**	**2000**	**2010**	**1990**	**2000**	**2010**
Non-Hispanic/Latino												
White (Not Hispanic/ Latino)	105,927	28%	93,953	24%	134,925	35%	53%	41%	43%	57%	46%	58%
Black or African American	160,640	43%	140,139	35%	109,471	28%	17%	15%	13%	7%	6%	6%
Native American	1,695	<1%	1,471	<1%	3,040	<1%	<1%	<1%	<1%	<1%	1%	1%
Asian/Pacific Islander	53,818	14%	62,259	16%	68,033	17%	14%	21%	27%	9%	11%	13%
Other Race	895	<1%	1,229	<1%	53,378	14%	7%	<1%	11%	<1%	<1%	17%
Two or More Races[1]	N/A	N/A	12,966	3%	21,877	6%	N/A	4%	6%	N/A	3%	5%
Hispanic/Latino (any race)												
Hispanic or Latino	49,267	14%	87,467	22%	99,068	25%	14%	19%	23%	26%	32%	38%
Total	372,242	100%	399,484	100%	390,724	100%	--	--	--	--	--	

Source: U.S. Census Bureau, 1990, 2000 and 2010.
[1]: This is a 2000 Census category only.
Note: Percentages may not add to 100 due to rounding.

Geographic Concentrations of Race and Ethnicity

Despite a great deal of diversity at the City level, neighborhoods are still segregated by race and ethnicity. While Whites constitute 35 percent of the population and Black, Asians and Hispanics each constitute less than 30 percent, there are numerous areas of the City where more than 50% of the residents belong to a single racial/ethnic group. In addition, each racial/ethnic group has distinct patterns of concentration where the percentage in a neighborhood is either 1.5 times the citywide average, or less than half the citywide average, as illustrated on the following pages.

Figure 3-1
Areas of Racial/Ethnic Majorities

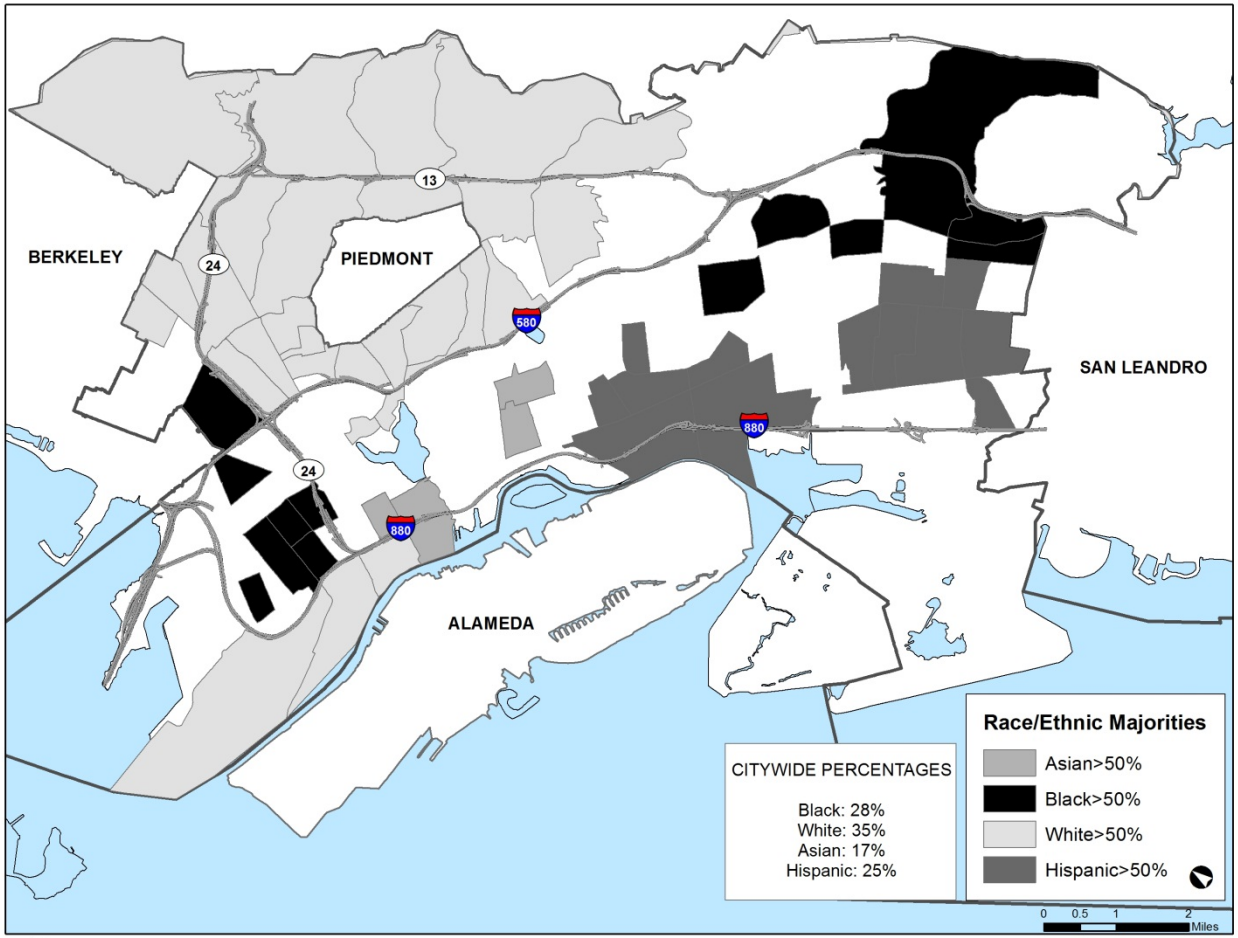

Figure 3-1 Areas of Racial/Ethnic Majorities

Source: U.S. Census 2010

December 24, 2013

Figure 3-2
Areas of High and Low Concentration of Black Population

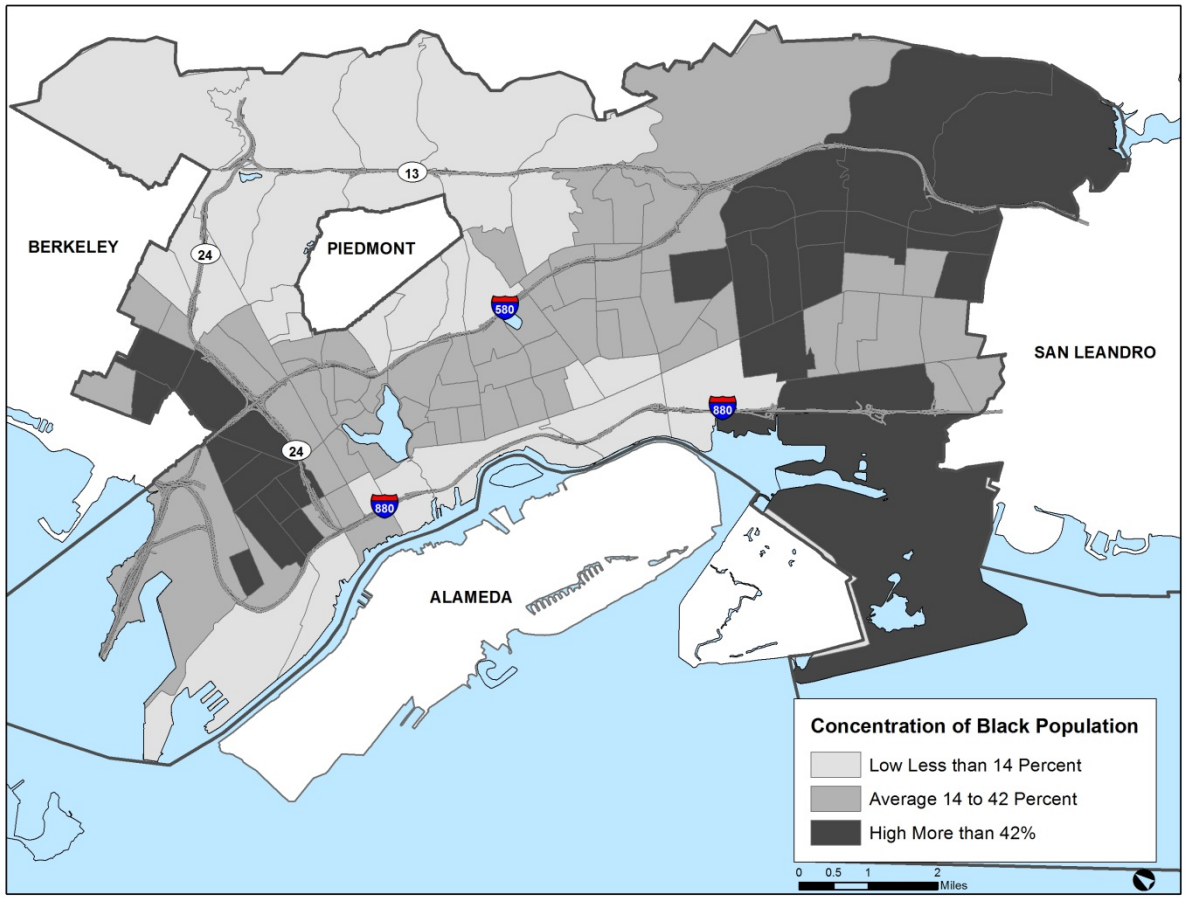

Figure 3-2 Areas of High and Low Concentration of Black Population

Source: U.S. Census 2010

December 24, 2013

Figure 3-3
Areas of High and Low Concentration of White Population

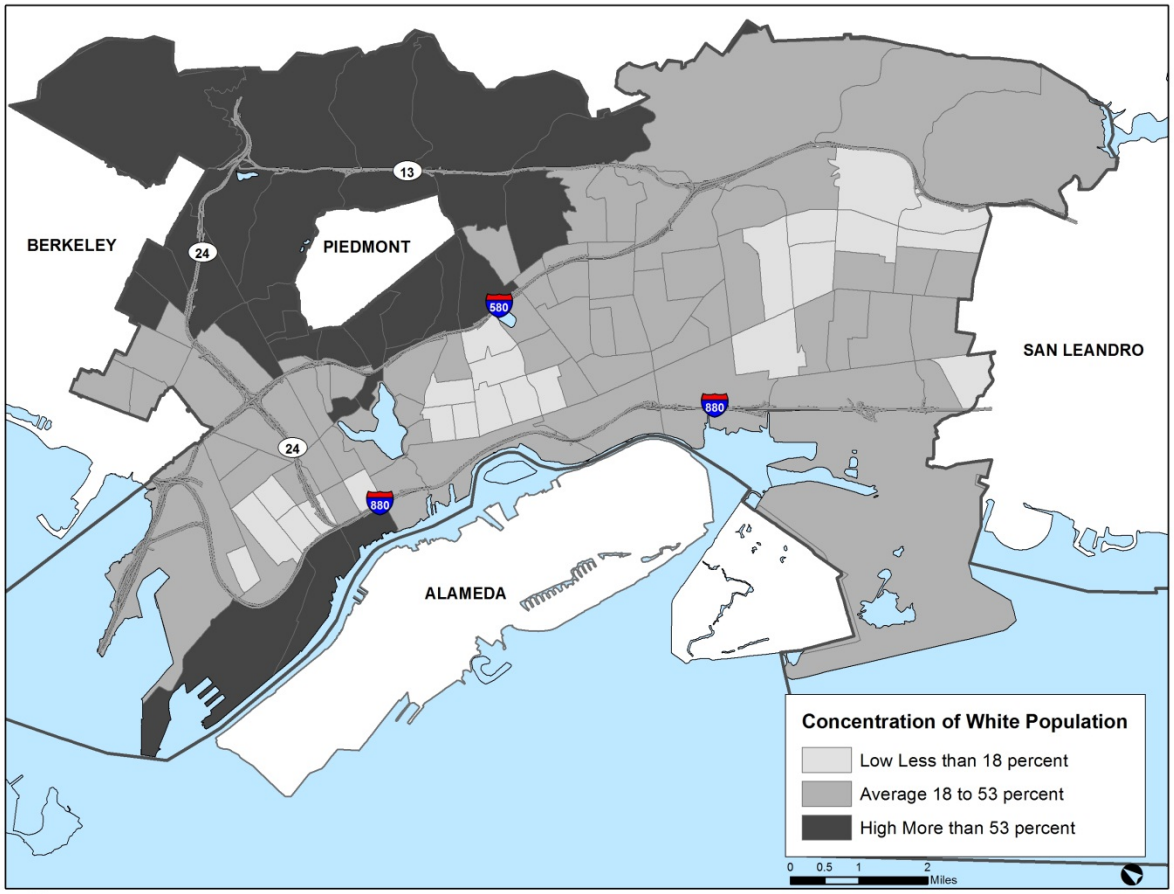

Figure 3-3 Areas of High and Low Concentration of White Population

Source: U.S. Census 2010

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Figure 3-4
Areas of High and Low Concentration of Hispanic Population

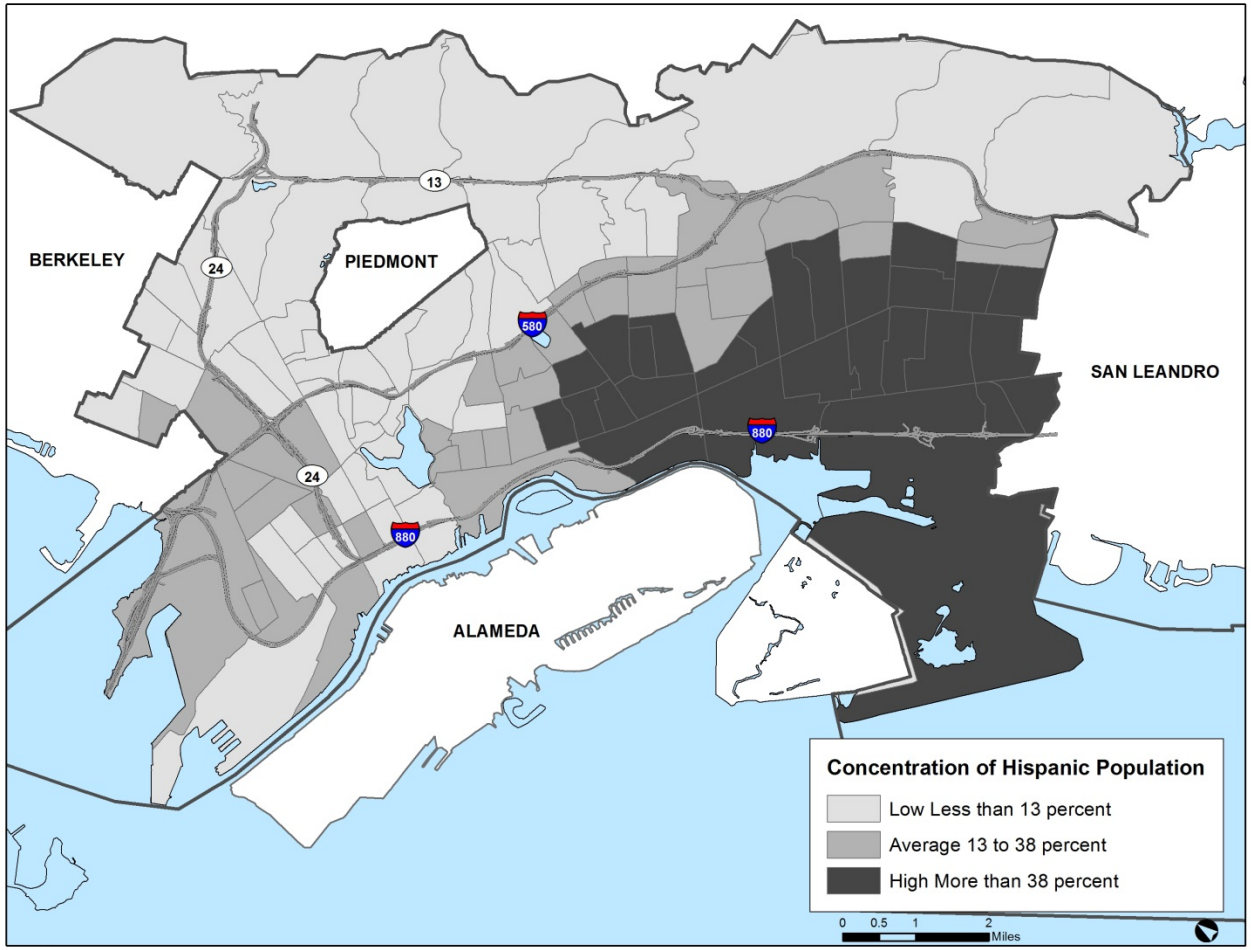

Figure 3-4 Areas of High and Low Concentration of Hispanic/Latino Population

Source: U.S. Census 2010

December 24, 2013

Figure 3-5
Areas of High and Low Concentration of Asian Population

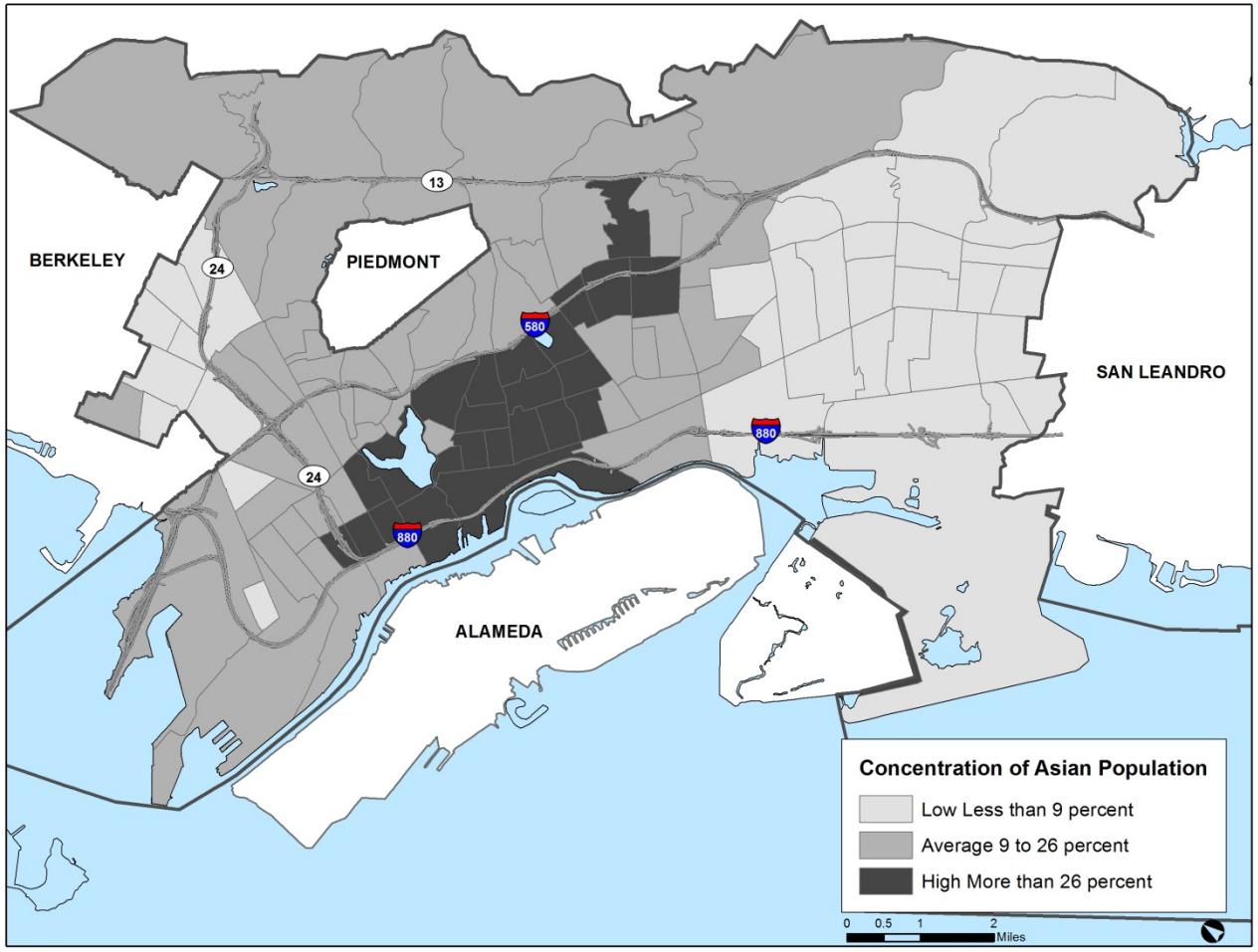

Figure 3-5 Areas of High and Low Concentration of Asian Population

Source: U.S. Census 2010

December 24, 2013

Age Distribution

Although Oakland experienced a significant change in the racial and ethnic mix of its population between 2000 and 2010, there were only small changes in the age distribution. There has been a slight decrease in the percentage of children between the ages of 5 to 19 years, leading to a 3 year increase in the median age from 33 years in 2000 to 36 years in 2010. Additionally, Oakland experienced an increase in the percent of the population in their mid 50s to mid 60s. Even with the slight change in the proportion of some age groups, the age groups from 5 years to 54 years of age experienced decreases in population between 2000 and 2010.

If the population changes over the past decade continue during the next 10 to 20 years, the City may be home to a significantly large number of older adults and retirees who are looking for housing suited to their changing lifestyles and physical needs. Table 3-2 compares the age composition of Oakland's population in 1990, 2000 and 2010 with that of Alameda County and the State of California.

Table 3-2
Age Distribution (1990, 2000 and 2010)

Age	Oakland 1990	Oakland 2000	Oakland 2010	Alameda County 2000	Alameda County 2010	California 2000	California 2010
Under 5 years	8%	7%	7%	7%	6%	7%	7%
5 to 19 years	20%	21%	17%	21%	19%	23%	21%
20 to 34 years	26%	25%	24%	24%	22%	22%	22%
35 to 54 years	27%	30%	29%	31%	30%	29%	28%
55 to 64 years	9%	7%	12%	8%	11%	8%	11%
65 and over	10%	11%	11%	10%	11%	11%	11%
Median age	32	33	36	35	37	33	35

Source: U.S. Census Bureau, 1990, 2000 and 2010
Note: Percentages may not add to 100 due to rounding.

Household Size and Composition

Oakland has a high percentage of single adults and other non-family households (unrelated individuals living together). Nearly one-third of Oakland households consist of single persons, and about 30 percent consist of two people. More than a third (36 percent) of Oakland households have more than three people (mostly family households). The high percentage of smaller households in Oakland may be due, in part, to the relatively low proportion of housing units with more than two bedrooms compared to the surrounding suburban areas. According to the 2000 Census, nearly 70 percent of Oakland's housing stock has two or fewer bedrooms, compared to 54 percent countywide.

The 2010 Census reported an increase in the number of households in the City. Of those households, 54 percent were family households (households with related individuals). This percentage was substantially below countywide figures. Even though the number of households has grown, there has been a decline in the average household and family size. The average household size has declined

from 2.6 in 2000 to 2.49 in 2010. Similarly, the average family size also decreased, from 3.38 to 3.27. These trends are directly related to the decline in proportion of population groups with larger household sizes and the increase in the proportion of population groups with smaller household sizes. These changes in household size might be a reflection of the nationwide trend away from traditional family structures. The number of family households have scaled down from 86,347 in 2000 to 83,718 in 2010. Similarly, there has a been a 10% decline in the number of family housholds with children between 2000 and 2010. White and Black households, which declined as a percentage of all households, have smaller average household sizes (2.21 and 2.25 in 2010 respectively) compared to Hispanic and Asian-origin households (3.76 and 2.66 in 2010 respectively).

Of Oakland's family households with children, nearly one third (32 percent) are female-headed households, compared to about one-fifth (22 percent) countywide. The number of single-parent female-headed households declined from 14,932 in 2000 to 12,173 in 2010. In comparison, the number of single-parent male-headed households increased from 3,298 in 2000 to 3,627 in 2010. Although the number of single-parent households is small relative to the City's total population, it still represents about 4% of the City's population and will increase the need for housing accessible to childcare and other supportive services geared to support single parents.

An increasing number of large families (many of them recent arrivals to Oakland), doubling up among smaller households, a tight housing rental housing market, and a limited supply of large dwelling units with three or more bedrooms are all likely causes of the increase in household size. As a result, overcrowding increased between 1990 and 2000 (see Section F). Even though household and family size are trending downward, they are still significant and suggest that Oakland should plan for more housing to address the shortage of both affordable housing for large families (who need homes with three or more bedrooms) and the overall shortage of affordable housing that may cause smaller households to share homes.

Tables 3-3, 3-4, and 3-5 compare household size and composition by household type and provide information on household characteristics.

About two percent of the City's population did not live in households in 2010. The "group quarters" population increased from 7,175 in the 2000 Census to 8,138 in the 2010 Census—a 13% increase. This demographic is broken-down into two general categories: institutional and noninstitutional populations. Interestingly, the institutional population decreased from 2,894 in 2000 to 2,463 in 2010. These residents include inmates of correctional facilities, nursing home residents, and persons in other health care facilities that have no usual home elsewhere. Significantly, the noninstitutional population increased by 33% from 4,281 in 2000 to 5,675 in 2010. These residents include college students in dormitories and persons in other noninstitutional group quarters. Of this noninstitutional group quarters population, 4,310 persons (a majority--53% of the total group quarters population) were in "other noninstitutional facilities," that reflects an increase of 15% over 2000. Other noninstitutional facilities include: emergency transitional shelters or persons experiencing homelessness, group homes intended for adults, residential treatment centers for adults, religious group quarters, and job corps housing centers. Unfortunately, the Census does not further breakdown the populations per these facility types to understand the housing needs of these very distinct populations. Further analysis of special needs housing (including housing needs for persons with disabilities and the homeless population) is included in section H.

Table 3-3
Number of Persons per Household (2010)

	Owner Households	Percent	Renter Households	Percent	Total Households
1 Person	16,540	26%	35,563	39%	52,103
2 Persons	21,046	33%	24,517	27%	45,563
3 Persons	10,235	16%	12,137	13%	22,372
4 Persons	8,045	13%	8,388	9%	16,433
5 Persons	3,531	6%	4,925	5%	8,456
6 Persons	1,641	3%	2,426	3%	4,067
7 + Persons	2,104	3%	2,693	3%	4,797
Total	63,142	41%	90,649	59%	153,791

Source: U.S. Census Bureau, 2010
Note: Percentages may not add to 100 due to rounding.

Table 3-4
Average Household Size by Race (2010)

Population Group (Race)	Average Household Size
Pacific Islander	4.56
Other (One Race)	4.30
Hispanic or Latino	3.76
Native American	3.03
Asian Origin	2.66
Two or More Races	2.60
Black	2.25
White (not Hispanic/Latino)	2.21

Source: U.S. Census Bureau, 2010

Table 3-5
Changes in Household Type (1990 – 2010)

Household by Type	1990	Percent	2000	Percent	2010	Percent
Total Households	144,521	100%	150,790	100%	153,791	100%
Average Household Size	2.52	--	2.60	--	2.49	--
Household Population						
Family Households (families)	83,823	58%	86,347	57%	83,718	54%
Married-Couple Family	49,906	35%	51,332	34%	50,797	33%
With Children	N/A	N/A	24,838	16%	22,818	15%
Female Householder, no spouse present	26,723	18%	26,707	18%	24,122	16%
With Children	18,815	13%	14,932	10%	12,173	8%
Male Householder, no spouse present	6,691	5%	8,040	5%	8,799	6%
With Children	2,571	2%	3,298	2%	3,627	2%
Average Family Size	3.28	--	3.38	--	3.27	--
Non-family Households	60,698	42%	64,443	43%	70,073	46%
Households with one or more non-relatives	21,456	15%	25,945	17%	38,940	25%
Households with no non-relatives	123,065	85%	124,845	83%	114,851	75%
Group Quarters (Non Household Population)						
Total Group Quarters	7,175	<2%	27,735	<2%	8,138	2%
Institutionalized persons	2,894	<1%	13,214	<1%	2,463	1%
Other persons in group quarters	4,281	1%	14,521	1%	5,675	1%

Source: U.S. Census Bureau, 1990, 2000 and 2010
Note: Percentages represent percentage of all households. Percentages may not add to 100 due to rounding.

Income

Between 1990 and 2000, Oakland's median household income increased from $27,095 to $40,055, an increase of nearly 48 percent. The median income for families increased from $31,755 to $44,384 (approximately 40 percent), while median income for non-family households increased from $20,713 to $34,075 (approximately 70 percent). Table 3-6 shows the distribution of income for families and for households from the American Community Survey 5 year Sample from 2007-2011. These estimates show continued significant increases in median income over 2000 for both households and families.

Table 3-6
Household and Family Income (2011)

Income Range	Total Households	Margin of Error	Percent	Total Families	Margin of Error	Percent
Total	154,537	+/-1,547	100%	81,882	+/-1,177	100%
Less than $10,000	12,259	+/-799	8%	5,164	+/-551	6%
$10,000 to $14,999	11,744	+/-668	8%	4,114	+/-390	5%
$15,000 to $24,999	18,313	+/-962	12%	9,454	+/-678	12%
$25,000 to $34,999	15,109	+/-889	10%	8,169	+/-599	10%
$35,000 to $49,999	18,187	+/-817	12%	9,018	+/-634	11%
$50,000 to $74,999	24,713	+/-997	16%	12,086	+/-721	15%
$75,000 to $99,999	16,347	+/-809	11%	8,887	+/-624	11%
$100,000 to $149,999	18,740	+/-859	12%	11,576	+/-683	14%
$150,000 to $199,999	8,499	+/-562	6%	5,521	+/-450	7%
$200,000 or more	10,626	+/-695	7%	7,893	+/-561	10%
Median Income (dollars)	$51,144	+/-845	--	$58,237	+/-1,815	--
Mean Income (dollars)	$76,867	+/-1,322	--	$90,362	+/-2,164	--

Source: American Community Survey 5-Year Sample 2007-2011

Between 2000 and 2011 a divergent trend occurred with respect to incomes in Oakland relative to incomes for the entire county. The median income for all households in Oakland as a percentage of the countywide median income continued to remain about the same as was reported in the last Housing Element (72 percent). The median income of families experienced a small decline as a percentage of the countywide median family income. Median income of non-family households (singles and unrelated individuals sharing housing) has increased dramatically. This change in income can be attributed to the in-migration of more affluent singles and non-family households.

Lower-Income Households

Much of the focus of the Housing Element is on the needs of households by income level. Incomes are defined as a percentage of the median income for the Oakland metropolitan statistical area (MSA), comprising Alameda and Contra Costa counties. Five categories are typically used to compare incomes. These categories are “extremely low-income,” “very low-income,” “low-income,” “moderate-income,” and “above-moderate-income.” Table 3-7 summarizes the definitions of these income groups. Table 3-8 shows the dollar thresholds for these income levels by household size according to HUD’s 2013 income guidelines. These guidelines are used by most agencies for defining who is “low-” or “moderate-” income for participation in various government programs.

Table 3-7
Definitions Used for Comparing Income Levels

Income Definitions	
Extremely Low-Income	30 percent or less of the Oakland MSA median income
Very Low-Income	31 to 50 percent of the Oakland MSA Median Income
Low-Income	51 to 80 percent of the Oakland MSA Median Income
Moderate-Income	81 to 120 percent of the Oakland MSA Median Income
Above-moderate-Income	More than 120 percent of the Oakland MSA Median Income

Table 3-8
2013 Income Limits, Oakland PMSA[2]

MSA Oakland Median Family Income Fiscal Year 2013 $89,200	INCOME LIMITS Household Size							
	1	2	3	4	5	6	7	8
Extremely Low Income	$18,750	$21,400	$24,100	$26,750	$28,900	$31,050	$33,200	$35,350
Very Low Income	$31,250	$35,700	$40,150	$44,600	$48,200	$51,750	$55,350	$58,900
Low Income	$45,100	$51,550	$58,000	$64,400	$69,600	$74,750	$79,900	$85,050
Median Income	$62,500	$71,400	$80,300	$89,200	$96,400	$103,500	$110,700	$117,800
Moderate Income	$74,950	$85,650	$96,350	$107,050	$115,600	$124,150	$132,750	$141,300

Source: HUD, http://www.huduser.org/datasets/il/il2013/2013summary.odn?inputname=METRO41860MM5775*Oakland-Fremont%2C+CA+HUD+Metro+FMR+Area&selection_type=hmfa&year=2013

Table 3-9 compares the proportion of the City's population at each income level in 2000 based on the Oakland PMSA median income (HUD 2000 estimate).

[2] Oakland MSA = Alameda and Contra Costa counties.

Table 3-9
Percent of Oakland Households by Income (2010)

Income Category	Percent of Households
Extremely Low Income	23%
Very Low	14%
Low	15%
Moderate	48%
Above Moderate	

Source: U.S. Department of Housing and Urban Development: CHAS Data Book, based on 2006-2010 5-Year Average Data.

Over half of the City's households are extremely low-, very low- and low-income, virtually unchanged from 1990 and 2000. This is significantly above the countywide average of approximately 40 percent. According to Table 3-9, HUD's 2006-2010 5-year Average from the CHAS Data Book for the City of Oakland, the extremely-low income population is approximately 23%. The lack of significant change in income distribution is consistent with the previous discussion regarding the income gap between residents in Oakland and countywide. The lack of change also means that socio-economic and housing trends in Oakland in the late 1990s and 2000s did not greatly influence the income distribution of City residents by the year 2010.

If this income trend continues, the City will experience a growing demand for assisted rental housing and first-time homebuyer assistance among low- and moderate-income family households, while non-family households may be better able to pay market costs for housing.

The larger percentage of lower-income households in Oakland is also reflected by the percent of households with public assistance incomes. Households receiving public assistance generally have extremely low-incomes. According to American Community 5-year Survey 2011, about 5.3 percent of all households in Oakland received public assistance, compared to 3.6 percent of households countywide. Although the percent of households with public assistance incomes declined by more than half between 2000 and 2011, the percentage of the Oakland population with such incomes is still significantly higher than the countywide percentage.

Although the number of families on public assistance in Oakland declined between 2000 and 2011, there is an increase in the poverty rate among families with children. Despite the movement of many families off welfare, the movement of these families into low-paying jobs did not raise their incomes above the poverty level (see discussion below on poverty rates).

Geographic Concentrations of Low Income Population

As is the case for race and ethnicity, Oakland has clear geographic patterns of concentration by income. As seen in the maps on the following pages, in most of the neighborhoods in the flatland areas of the City, at least 51 percent of the population qualifies as "low and moderate income" under guidelines established by the U.S. Department of Housing and Urban Development. These federal definitions correspond to the terms "low" and "very-low" income as used in the Housing Element. Within those areas, there are neighborhoods with percentages that are more than 1.5 times the citywide average, while in the hill areas, most neighborhoods have concentrations less than half the citywide average.

Figure 3-6
Areas With a Majority of Very-Low and Low Income Persons (2010)

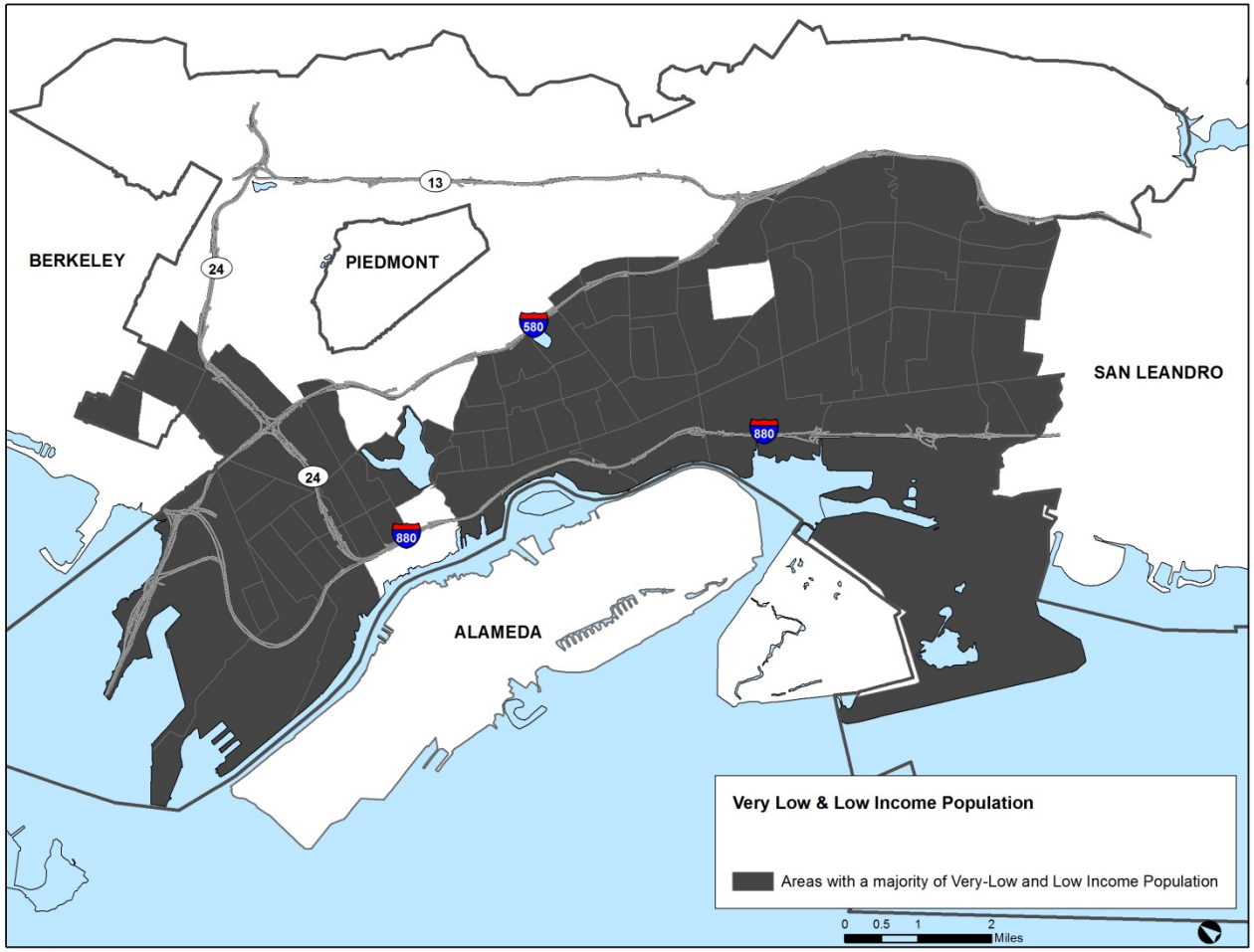

Figure 3-6 Areas with a Majority of Very Low and Low Income Persons

Source: U.S. Census 2010

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Figure 3-7
Areas of High and Low Concentration of Very-Low and Low Income Persons

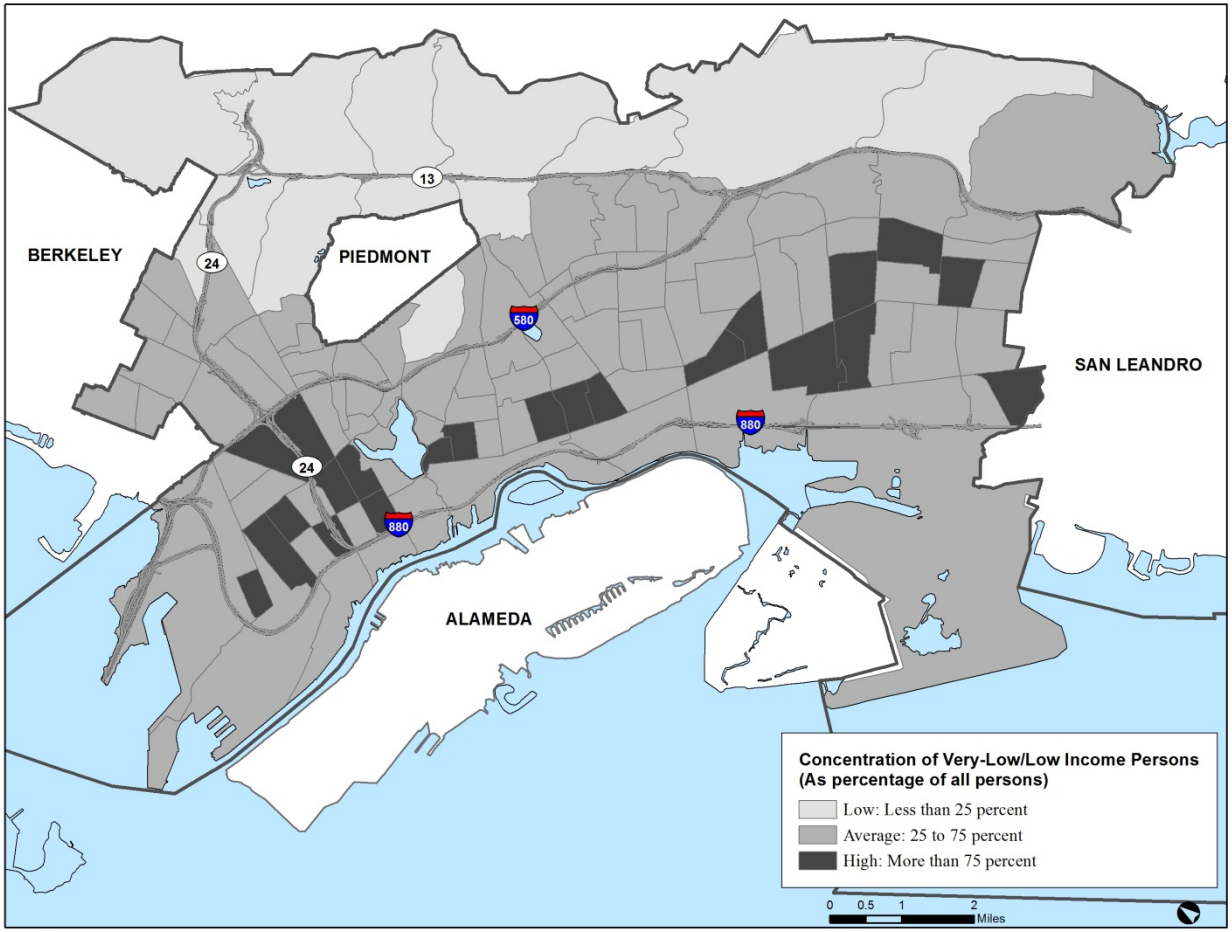

Figure 3-7 Areas of High and Low Concentration of Very Low and Low Income Persons

Source: CHAS 2006-2010 Data derived from American Community Survey 2006-2010 5 Year Average

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Income and Family Status

The trend of income and family status in the 1990 and 2000 Census and the 2011 ACS indicates that the gap between household, family and non-family household incomes in Oakland and those countywide is about the same as reported in the last *Housing Element*. Oakland's family income as a percentage of County income narrowed considerably from 1990 to 2000 and stayed about the same in 2011. Family households did not fare as well, however. The median family income in Oakland decreased between 1990 and 2000. In 2011, Oakland families still only earned just 67 percent of families countywide in 2011. Oakland non-family incomes in 2011 were about 91% of Alameda County non-family incomes.

One explanation for this divergent trend is that Oakland has experienced an influx of relatively more affluent single- and two-person non-family households since the 1990s. The City also experienced an increase in the number of families who migrated to the United States between 1990 and 2000 and who tend to have lower incomes than the population as a whole.

Unless the income trend for family households improves, Oakland will face a growing demand for affordable family housing for those earning less than the median income, particularly those with incomes less than half the median income.

Table 3-10 and Table 3-11 compare median household, family, and non-family incomes and the gap between incomes in Oakland and those countywidein 1990 and 2000, and 2011 (respectively).

Table 3-10
Median Incomes in Oakland and Alameda County
(1990 and 2000)

	Oakland		Alameda County		Oakland Income as a Percent of County Incomes	
	1990	2000	1990	2000	1990	2000
Median Household Income	$27,095	$40,055	$37,544	$55,946	72%	72%
Median Family Income	$31,755	$44,384	$45,073	$65,857	71%	67%
Median Non-Family Income	$20,713	$34,075	$24,984	$37,290	83%	92%

Source: U. S Census Bureau 1990 and 2000

Table 3-11
Median Incomes in Oakland and Alameda County
(2011)

	Oakland		Alameda County		Oakland Income as a Percent of County Incomes
	2011	Margin of Error	2011	Margin of Error	2011
Median Household Income	$51,144	+/-845	$70,821	+/-789	72%
Median Family Income	$58,237	+/-1,815	$87,012	+/-1,086	67%
Median Non-Family Income	$41,454	+/-1,215	$45,756	+/-930	91%

Source: American Community 5-Year Survey 2007-2011
Note: Margin of Error for American Community Survey 2007-2011 data represents the degree of uncertainty for an estimate arising from sampling variability.

Income and Tenure

As indicated in Table 3-12, renters were more likely than homeowners to have low incomes. Nearly one-third (32 percent) of renters in Oakland had extremely low-incomes in 2000 (30 percent or less of median income), and about half earned 50 percent or less of median income. In contrast, about ten percent of homeowners had extremely low-incomes in 2000, and about 20 percent earned 50 percent or less of median income. Both of these trends continued in 2010.

Similar to 2000 Census data, in 2010 homeowners had earned more than twice the median income of renters.

Households earning 50 percent or less of median income, especially those earning 30 percent or less are most likely to require rental assistance. The large percentage of renters with extremely low and very low incomes suggests a growing need for rental assistance because these households are unlikely to achieve homeownership or benefit from homeownership assistance programs. Incomes for these households are unlikely to keep pace with rising rents as evidenced in section D. Housing Costs.

There are also a significant number of owner households with extremely low-, very low- and low-incomes (nearly 30% of the ownership population. Households earning less than 50 percent of median income are especially vulnerable to financial problems that can make it difficult to meet housing expenses and properly maintain their homes. Many of these households (particularly those who have not paid off their home loans) may need assistance in paying energy bills, and refinancing to reduce interest costs, and home maintenance and repairs.

Table 3-12
Income by Tenure (1990 and 2000)

Income Level	Renters				Owners			
	1990		2000		1990		2000	
	Number	% of all renters	Number	% of all renters	Number	% of all owners	Number	% of all owners
Extremely Low	26,325	32%	27,539	32%	6,314	10%	6,234	10%
Very Low	15,114	18%	15,858	18%	6,497	11%	5,759	9%
Low	13,378	16%	14,578	17%	7,640	12%	7,499	12%
Moderate/ Above Moderate	28,260	34%	28,878	33%	41,241	67%	41,484	68%
Total	83,074	100%	86,583	100%	61,692	100%	60,976	100%

Sources: U.S. Department of Housing and Urban Development: 1990 and 2000 CHAS Data Books, derived from 1990 and 2000 Census.
Note: Percentages may not sum to 100% due to rounding

Income by Tenure (2010)

Income Level	Renter		Owner	
	Number	% of all renters	Number	% of all owners
Extremely Low	30,250	34%	5,615	9%
Very Low	15,245	17%	6,540	10%
Low	15,355	17%	8,110	12%
Moderate/ Above Moderate	28,370	32%	45,380	69%
Total	89,220	100%	65,645	100%

Sources: U.S. Department of Housing and Urban Development CHAS Data based on American Community Survey 2006-2010 5 year Average Data
Note: Percentages may not sum to 100% due to rounding

Income and Race/Ethnicity

There are also significant differences in income by race and ethnicity in Oakland. Households of White origin, who saw significant population gains between 2000 and 2010, had the highest incomes in the City. Households of Asian or Hispanic or Latino origin saw modest population gains, however these households have significantly lower incomes. In the time period between 1990 and 2000, the migration of these population groups to the City could explain much of the growing disparity in family income between Oakland and the rest of Alameda County, because a larger percentage of these residents tend to live in family households than the population as a whole. Black/African American households, though their proportion of the population has declined, have among the lowest incomes in the City.

Table 3-13 compares median income levels by race and ethnicity in 2011, and Table 3-14 compares income categories by race and ethnicity in 2000. Family status and culture could be important indicators of whether these residents will have different housing preferences and needs compared to other population groups. The City may need to consider the characteristics of low-income Black, Asian and Hispanic or Latino households in its planning for affordable housing and implementation of housing programs.

Table 3-13
Median Household Income by Race/Ethnicity (2011)

Race/Ethnicity	Median Income	Margin of Error
White (not Hispanic/Latino)	$81,884	+/- 2,961
Black/African American	$34,928	+/- 1,488
Native American	$34,702	+/- 18,755
Asian Origin	$43,834	+/- 3,248
Pacific Islander	$44,020	+/- 10,392
Other Race	$41,482	+/- 2,406
Two or More Races	$51,167	+/- 5,138
Hispanic or Latino	$45,233	+/- 2,159
Median Household Income	$51,144	+/- 845

Source: American Community 5-Year Survey 2007-2011. Median Household Income in the Past 12 months (In 2011 Inflation Adjusted Dollars)

Table 3-14
Income Distribution by Race/Ethnicity (2000)

Income Category	Number and Percent of Households						
	All	White	Black	Asian	Native American	Pacific Islander	Hispanic
Very Low (<50% AMI)	55,390	10,405	26,255	9,125	249	173	8,855
	37%	21%	47%	47%	45%	43%	43%
Low (50-80% AMI)	22,077	5,735	9,150	2,650	55	69	4,305
	15%	12%	16%	14%	10%	17%	21%
Moderate and Above Moderate (>80% AMI)	70,362	32,870	20,185	7,675	253	164	7,564
	47%	67%	36%	39%	45%	40%	36%
Total	150,748	49,010	55,590	19,450	557	406	20,724
	100%	100%	100%	100%	100%	100%	100%

Sources: U. S. Census Bureau, 2000
Note: Totals for racial/ethnic groups to do not sum to the total for all households because “Other” race is not included.

Poverty Rate

The poverty rate is another relative measure of financial well-being. The poverty level is a federally defined measure of the minimum income needed for subsistence living. The poverty level is an important indicator of severe financial distress, and the rate of poverty in a community (proportion of the population with poverty level incomes or less) provides important information about individuals and families who have the greatest financial need. The dollar threshold for poverty is adjusted by the federal government for household size and composition, but not by region, and tends to understate the true extent of poverty in high cost areas such as the San Francisco Bay area.

According to the 2000 Census, approximately 19.4 percent of the City's population was below the poverty level, compared to 11 percent countywide. Despite an improving economy between the mid-1990s and 2000, poverty in Oakland remained a significant problem and actually rose slightly. Families with children in Oakland had high poverty rates and were twice as likely to live in poverty as those countywide. Female-headed households with children had the highest poverty rates, twice or more the poverty rate than among the general population. Female-headed households with children were 50 percent more likely than female-headed households countywide to live in poverty. Single mothers with children under five were more at risk of poverty than any other population group—43 percent of these households live in poverty in Oakland.

In contrast, seniors had significantly lower poverty rates, although seniors in Oakland were more likely to live in poverty than seniors living elsewhere in the county.

The persistently high poverty rate in Oakland, particularly among families and single parents, suggests that Oakland will continue to experience a high demand for subsidized rental housing and financial assistance for home repairs and utility payments among homeowners who live in poverty. Low-cost family housing will continue to be an urgent need in Oakland. Access to childcare and supportive services for families, particularly single parents, will also be a high priority need.

Table 3-15 compares poverty rates for the City of Oakland and Alameda County according to the 2000 Census. Table 3-16 provides Federal Poverty Thresholds for 2014.

Table 3-15
Poverty Rates (2000)

	Oakland	Alameda County
Total Population	19%	11%
All Adults	17%	10%
65 and Over	13%	8%
Related Children	28%	14%
All Families	16%	8%
Families with Children	23%	11%
Households with Female Householders	30%	20%
Female Headed Families with Children	37%	26%

Source: U. S. Census Bureau, 2000

Table 3-16
Federal Poverty Thresholds (2014)

Persons in Family/Household	Income
One Person	$11,670
Two Persons	$15,730
Three Persons	$19,790
Four Persons	$23,850
Five Persons	$27,910
Six Persons	$31,970
Seven Persons	$36,030
Eight Persons	$40,090

For families/households with more than 8 persons, add $4,060 for each additional person.

B. HOUSING CHARACTERISTICS

Housing Composition

Oakland experienced a net gain of over 13,113 housing units between 2000 and 2013, according to the California Department of Finance (DOF). Most of the increase in the housing stock between 2000 and 2013 was through the construction of multi-family homes. Over 10,100 multi-family homes were constructed between 2000 and 2013. About 30%[3] of the multifamily housing constructed since 2000 has been publicly assisted rental housing for lower-income households although there has been significant market rate development in that same time period.

The overall mix of housing did not change considerably between 2000 and 2013, according to the California Department of Finance. In 2013, approximately 47 percent of the City's housing stock consisted of single-family homes, 33 percent was in multifamily dwellings in structures of five or more units, and 19 percent was in multifamily dwellings in structures of two to four units.

The increase in multifamily housing construction can be attributable to the City's "10K" plan[4] and other housing initiatives. Both rental and condominium development along with some townhome units have dominated the number of units constructed in the 2000's. Single family detached units account for a relatively small percentage of new units. City records on housing units constructed or under construction since 1999, pending projects, and housing opportunity sites suggests that the majority of homes constructed during the next decade will continue to be multifamily structures (such as townhomes, condominiums, apartments, and lofts).

[3] City of Oakland data shows that there have been approximately 3,032 new affordable multi-unit housing developments constructed from 2000 to 2013.

[4] Per Wikipedia: "The 10K Plan was an urban planning doctrine for Downtown Oakland to attract 10,000 new residents to the city's downtown and Jack London Square areas…Former Oakland Mayor Jerry Brown continued his predecessor Elihu Harris' public policy of supporting downtown housing development in the area defined as the Central Business District in Oakland's 1998 General Plan. Since Brown worked toward the stated goal of bringing an additional 10,000 residents to Downtown Oakland, his plan was known as "10K." … The 10k plan has touched the historic Old Oakland district, the Chinatown district, the Uptown district, and Downtown."

Table 3-17 shows the changes in the housing stock for the City of Oakland between 1990 and 2013, and the California Department of Finance's estimate of dwelling units as of 2013.

Table 3-17
Housing Estimates, City of Oakland (1990 through 2013)

	1990		2000		1990 to 2000 Change		2013		2000 to 2013 Change	
Type	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Single Family										
Detached	68,702	44%	71,424	45%	2,722	4%	74,084	43%	2,660	4%
Attached	5,736	4%	6,645	4%	909	16%	6,884	4%	239	4%
Multiple										
2 to 4	29,388	19%	28,972	18%	-416	-1%	32,625	19%	3,653	13%
5 Plus	48,847	32%	50,008	32%	1,161	2%	56,470	33%	6,462	13%
Mobile Homes	186	<1%	364	<1%	178	96%	555	<1%	191	52%
Other	1,878	1%	92	<1%	-1,786	-95%	n/a	n/a	n/a	n/a
Occupied	144,521	93%	150,787	96%	6,266	4%	154,614	91%	3,827	3%
Total	154,737	100%	157,505	100%	2,768	2%	170,618	100%	13,113	8%

Sources: California Department of Finance, City/County Population and Housing Estimates (E-5 Report); 2000 Census and 2011-13 with 2010 Census Benchmark.
Note: The 2000 Census count of occupied housing units varies by three dwelling units from the household count in

Table 3-18
Housing Occupancy (1990, 2000 and 2010)—they come from different census reports.

Housing Occupancy

Vacancy

As noted in the footnote at the beginning of this chapter, in the Census 2010 for Oakland, the vacancy rate more than doubled to 9.38% over what was reported in the 2000 Census. Also noted in this footnote, the 2010 Census showed a population decrease of 8,842 from 2000 Census population count yet an increase of 12,202 housing units. The vacancy rate could explain the discrepancy between the population and housing unit count differences but it is not supported by other similar data. The USPS 90-day Vacancy Data shows a vacancy rate of 2% reported March 31, 2010 -- much lower than the 2010 Census. It is conceivable but unlikely that the Census 2010 vacancy rate is attributable to the Foreclosure crisis. If that were the case, *all* homeownership units lost due to foreclosure from 2006-2009 would need to have been vacant at the time the 2010 Census was taken *in addition to* other types of vacancies (e.g.: 2000 Census vacancy rate) in order to reach the magnitude of the vacancy rate reported in 2010.

Table 3-18 compares occupancy and vacancy rates in Oakland and Alameda County for 1990, 2000 and 2010. Additionally, in an attempt to understand the discrepancy in vacancy rates from 2000 to 2010, maps of vacancy rate by Census tract and by tenure were made in an attempt to understand where the Census found hot spots of high vacancies. See Figure 3-8 and Figure 3-9.

Table 3-18
Housing Occupancy (1990, 2000 and 2010)

	Oakland						Alameda County					
	1990	Percent	2000	Percent	2010	Percent	1990	Percent	2000	Percent	2010	Percent
Total housing units	154,737	100%	157,508	100%	169,710	100%	504,109	100%	540,183	100%	582,549	100%
Occupied units	144,521	93.3%	150,790	95.7%	153,791	90.6%	479,518	95.1%	523,366	96.9%	545,138	93.6%
Vacant units	10,216	6.7%	6,718	4.3%	15,919	9.4%	24,591	4.9%	16,817	3.1%	37,411	6.4%
Vacant – seasonal, migrant, recreational, occasional use	159	0.1%	474	0.3%	633	0.4%	592	0.1%	2,084	0.4%	2,292	0.4%
Rented or Sold, Awaiting Occupancy	1,142	0.7%	769	0.5%	795	0.5%	2,532	0.5%	2,227	0.4%	2,316	0.4%
Other Vacant[1]	2,389	3.1%	N/A	--	4,090	2.4%	4,752	0.9%	N/A	--	9,862	1.7%
Net Vacant Units	6,526	4.5%	5,475	3.5%	10,401	6.1%	16,715	3.3%	12,506	2.3%	22,941	3.9%
Effective Vacancy Rate Owners Renters	--	1.6% 6.7%	--	2.0% 3.0%	--	3.0% 8.5%	--	1.1% 3,8%	--	1.1% 2.6%	--	1.8% 6.4%

Source: U. S. Census Bureau, 1990 and 2000
[1]This is a 1990 Census category only.

Figure 3-8
Homeowner Vacancy Rate (By 2010 Census Tracts)

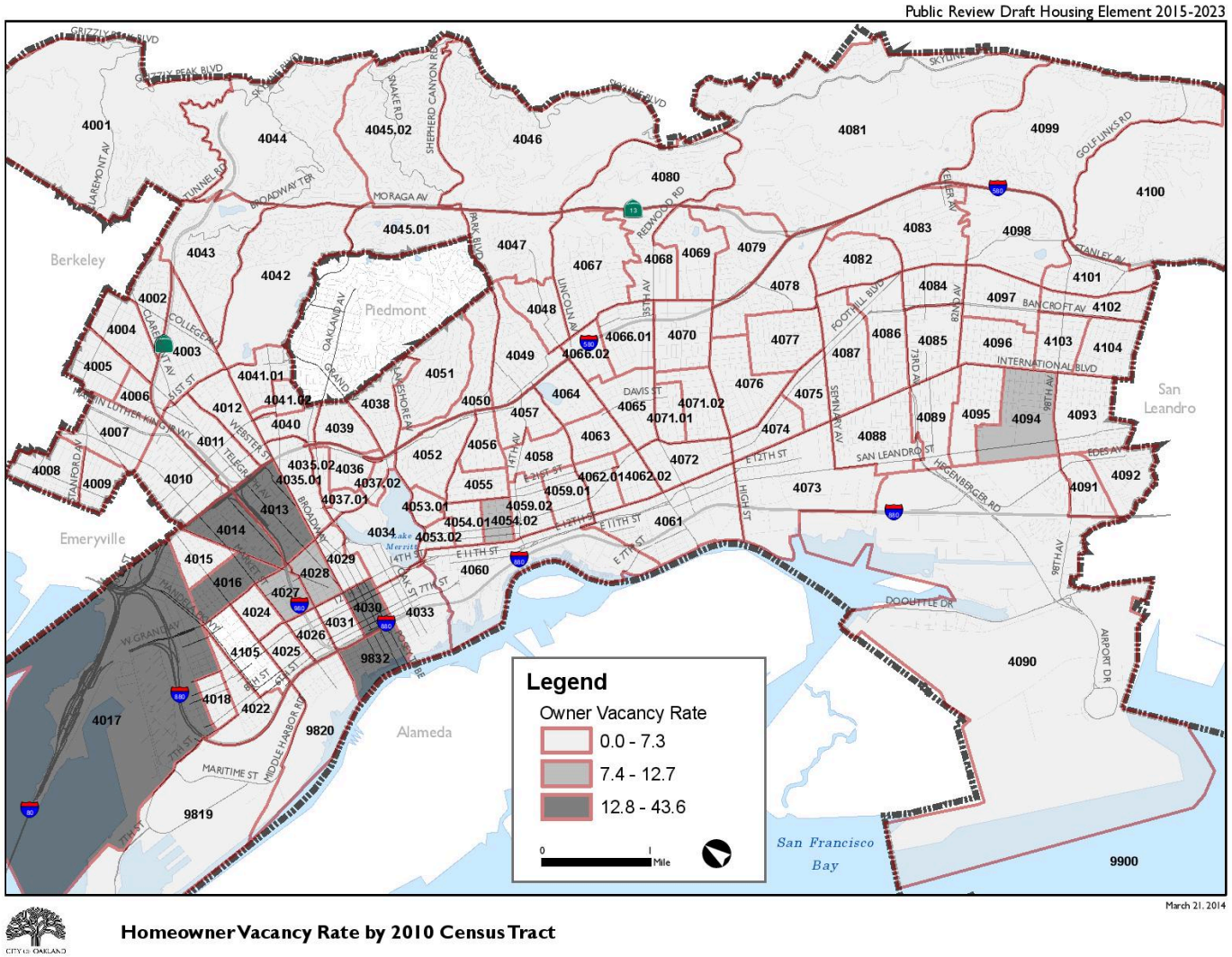

Figure 3-9
Rental Vacancy Rate (By 2010 Census Tracts)

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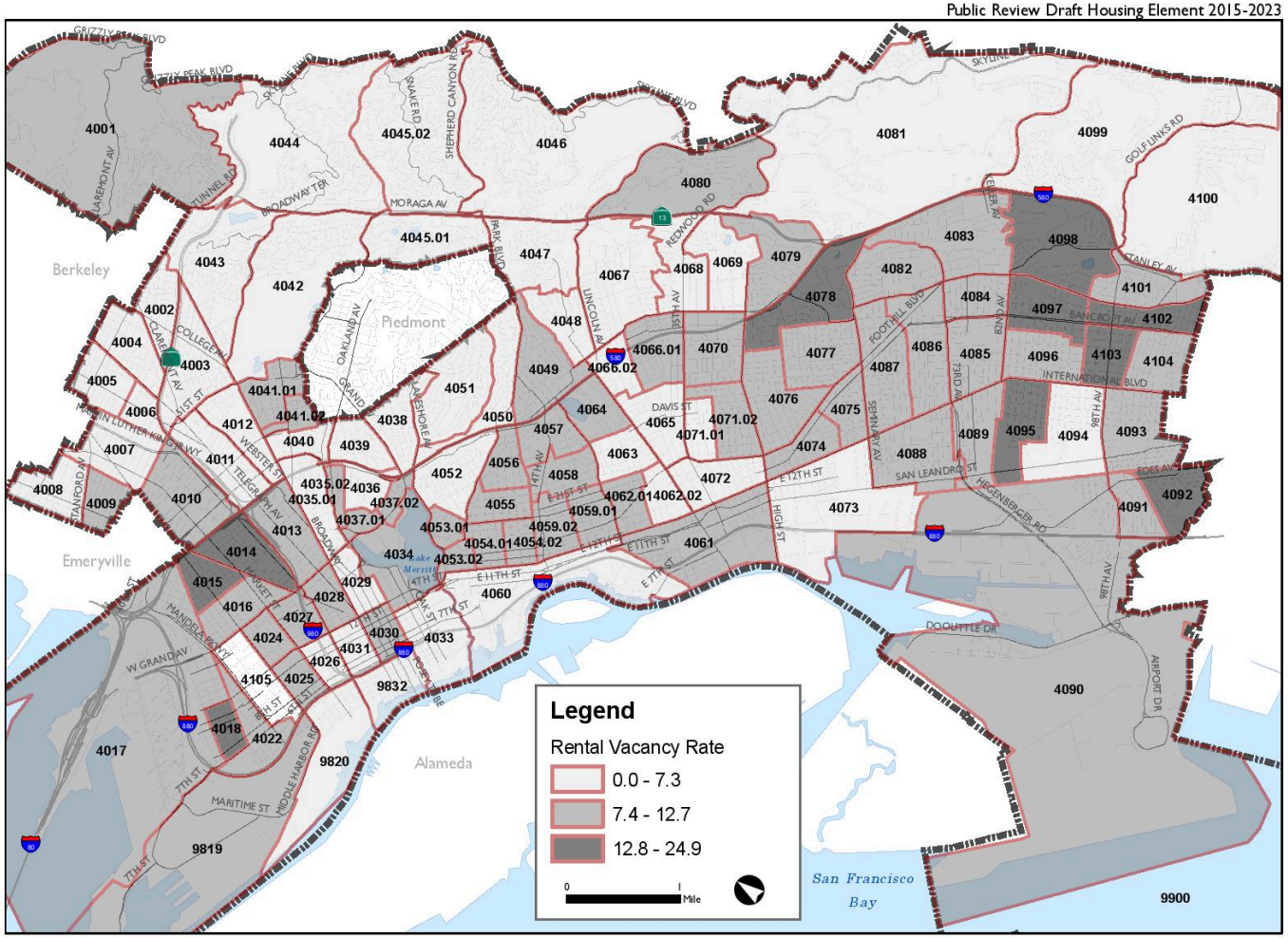


March 21, 2014

Rental Vacancy Rate by 2010 Census Tract

Tenure

A majority of Oakland households are renters, about 57 percent in 1990, 59 percent in 2000, and 59% in 2010. Oakland's homeownership rate stayed the same between 2000 and 2010. Only non-Hispanic White households had a majority of homeowners in 2010, and then only a small majority (52 percent in 1990, 56 percent in 2000, and 50 percent in 2010). Other racial and ethnic groups had homeownership rates between 28 percent for Native Americans (representing a large decline from 2000 data) to 41 percent for Asian/Pacific Islanders. Table 3-19 compares tenure by race in 1990, 2000, and 2010.

Table 3-19
Tenure by Race and Hispanic Origin (1990, 2000 and 2010)

	Owners			Renters			Percent Owners			Percent Renters		
Race	**1990**	**2000**	**2010**	**1990**	**2000**	**2010**	**1990**	**2000**	**2010**	**1990**	**2000**	**2010**
Non-Hispanic or Latino												
White	27,391	25,613	30,690	25,754	23,411	30,418	52%	56%	50%	48%	42%	50%
Black	21,760	20,214	16,093	39,763	35,985	31,049	35%	36%	34%	65%	64%	66%
Native American	196	269	277	485	596	714	29%	50%	28%	71%	50%	72%
Asian/Pacific Islander	6,435	8,168	10,139	9,418	11,821	14,712	50%	41%	41%	50%	59%	59%
Other[1]	95	5,577	5,943	153	11,515	13,756	38%	33%	30%	62%	67%	70%
Hispanic or Latino												
Hispanic or Latino	4,345	6,898	8,268	8,729	13,816	17,069	37%	41%	33%	63%	59%	67%
Total	60,222	62,489	63,142	84,368	88,301	90,649	43%	41%	41%	57%	59%	59%

Source: U. S. Census Bureau, 1990,2000 and 2010.

[1]Other category includes two or more races, reported only for the 2000 Census.

Note: Total number of households may not equal totals in other tables because tenure by race and ethnicity is not based on a 100 percent count.

Homeownership is closely related to incomes. According to the American Community Survey, in 2011 (and detailed in Table 3-13), White households had the highest median income, nearly $82,000 (with a margin of error under $3,000). The next highest median income was for the population of persons who self-identified as two or more races who had an income of just over $51,000 (with a margin of error of just over $5,000). African Americans had close to the lowest median income of just under $35,000 (with a margin of error of under $1,500). The difference between the highest median income and the range of income for other Race/Ethnicity groups (not accounting for the margin of error) is between nearly $31,000 and $47,000 (Black, Hispanic, Asian households and households of other races or more than one race). Given this disparity of household incomes, there is still relatively high ownership for households of Black, Asian/Pacific Islander, and Hispanic origin. This might indicate a particular need to provide continued support of low-income ownership households in the form of loans to improve aging housing stock anti-predatory lending efforts.

The fallout of the foreclosure crisis can also be illustrated in Table 3-19 though thankfully it is not as dramatic as expected. Homeownership rates have decreased across all Race/Ethnicity categories with the exception of those of Asian/Pacific Islander origin whose homeownership rate stayed the same as in 2000.

Much of the growth in Oakland's population from 2000 to 2010 was the populations who cannot afford to purchase homes. Among other reasons for the high proportion of renters may be the losses due to the foreclosure crisis—cumulatively from 2006-2012 there were 10,863 units lost to foreclosure (see Table3-31 for details).

The trend in housing tenure has several possible policy implications for the City:

1. The City can continue to facilitate the construction of rental housing for those who cannot, and probably would not be able to, purchase homes (even with financial assistance), very low-income households most at-risk from rising rental rents, and households that do not seek homeownership but can afford market rents. Increasing the rental housing stock will ease difficulties associated with the rising rental rates and availability.

2. The City can seek to increase homeownership by facilitating and providing assistance to projects that provide low- and moderate-income homeownership opportunities.

3. The City can continue to improve, and facilitate private investment in, the existing housing stock to better meet the needs of Oakland's changing population.

4. The City could create programs that would permit renters to purchase homes that they rent.

In contrast to the last Housing Element and, again, another example of the repercussions of the foreclosure crisis, the homeownership rate in Oakland decreased in all but one age category for homeowners when compared to 2000 Census data. Only homeowners from ages 60-64 had the highest increase in rate of ownership at 61% in 2010. As was anticipated in 2000, in 2010 for those 75 years and older ownership rate decreased by 7%. Many older seniors either have declining incomes, forcing them to sell their homes, or choose to live in non-owned housing that better meets their changing lifestyle, physical, and supportive services needs.

Since about half of the homeowners in the City are over the age of 55 years, this may suggest an increasing need for financial assistance to lower-income seniors to make modifications for greater accessibility and mobility within and around the home, energy efficiency, and other home repairs and improvements that will allow seniors to live longer, independent lives in their present locations. For older adults wishing to move to housing specifically designed for seniors, programs that provide more

housing choices for this age group may be indicated. If seniors are "trapped" in their homes due to financial or other circumstances, turnover in the housing market will be affected. By providing seniors with more housing options, the City can facilitate homeownership for younger households who wish to purchase homes.

Table 3-20 compares homeownership rates by age.

Table 3-20
Homeownership Rates by Age, Oakland (2010)

Age	Owners	Renters	Ownership Rate	Rental Rate
15 to 24	413	5,570	2%	<16%
25 to 34	4,979	24,496	<15%	<3%
35 to 44	12,364	20,139	<5%	<4%
45 to 54	13,844	15,859	<14%	0%
55 to 59	7,568	6,799	24%	58%
60 to 64	7,531	5,433	61%	61%
65 to 74	8,608	6,235	10%	14%
75 and over	7,835	6,118	<7%	<7%
Total	63,142	90,649	41%	59%

Source: U. S. Census Bureau, 2010
Note: Total number of households may not equal totals in other tables because tenure by age is not based on a 100 percent count.

C. AGE AND CONDITION OF HOUSING STOCK

Is Housing Improving or Deteriorating in Oakland?

The age and condition of the housing stock provide additional measures of housing adequacy and availability. Based on the 2000 Census data, the last time the decennial Census measured the age of the housing stock, more than one-third of Oakland's housing was built prior to 1940. Older homes are generally less energy-efficient and, unless upgraded, will have older electrical, plumbing, and heating systems that are likely to suffer from deferred maintenance or deterioration. In addition, these older homes present other challenges to health and safety, from lead-based paint and asbestos to structural and seismic deficiencies.

Some of the indicators of substandard housing, such as an aging housing stock and the number of dwelling units lacking complete facilities, indicate that the City's housing stock may have deteriorated since 1990. Other indicators, such as the rehabilitation of earthquake-damaged residential hotels and the increase in private investment in many residential neighborhoods, suggest that housing conditions in Oakland may be improving. Long-term trends from the 1960s indicate that housing conditions may have improved, if for no other reason than thousands of older, often substandard dwelling units were removed during the 1960s and 1970s to make way for public works and redevelopment projects followed by the recent developments of new housing in the downtown area and investments in housing improvements by non-profit affordable housing providers and the Oakland Housing Authority.

Indicators used to define substandard housing can also influence conclusions regarding the condition of housing. For example, a 1982 housing conditions survey conducted by City officials found that about 10 percent of the City's housing stock was deteriorated and substandard. The 1982 survey may have counted only more seriously deteriorated dwelling units. **TO BE UPDATED WITH NEW HOUSING CONDITION SURVEY** A sample survey of housing conditions in 2002 found that as much as 30 percent of the housing stock may need various levels of repair, from deferred maintenance to substantial rehabilitation. Unfortunately, there is no empirical evidence based on consistent, periodically conducted citywide surveys of housing conditions, on which to base definitive conclusions about whether Oakland's housing stock is improving or deteriorating.

According to the 2000 Census, approximately 2,200 dwelling units had no heating systems, over 1,600 dwelling units lacked complete plumbing, and nearly 2,100 dwelling units lacked complete kitchen facilities. Each of these measures showed a higher incidence than in 1990. According to the 1990 Census, approximately 1,300 dwelling units lacked heating, nearly 2,000 dwelling units lacked complete plumbing, and nearly 1,300 dwelling units did not have complete kitchen facilities. It should be noted that a significant percentage of these housing units are in single-room occupancy buildings that do not have private bath and kitchen facilities for individual dwelling units.

The National Center for Healthy Housing, in its 2009 analysis of the American Housing Survey of Health-related Housing Problems, found that out of 45 metropolitan areas studied, the Oakland Metropolitan Area ranked 33rd for basic housing and in last place at 45th for healthy housing. Deficiencies found to be most unhealthy included open cracks or holes in walls, broken plaster/peeling paint, water leaks from inside and outside, roofing, siding and window problems.

Health hazards, such as presence of asbestos, lead-based paint, or asthma triggers can also be an indicator of housing condition. The City estimates up to two-thirds of the housing units in Oakland could contain lead-based paint. The large percentage of homes constructed before the 1960s increases the probability of lead-based paint and lead hazards in these homes since this type of paint was commonly used up to that time.

Oakland has the highest rate of asthma in Alameda County, which itself has the third highest rate of asthma in the state. Oakland children require hospitalization for severe asthma attacks at a rate four times higher than the state average. Asthma causes school absences, raises health care costs for treatment and emergency room visits, leads to work absences and limits children's activities and impacts their quality of life. According to the Federal Healthy Homes Work Group publication *Advancing Healthy Housing: A Strategy for Action*, an estimated 39% of children under six with asthma nationwide are impacted by exposure to indoor air hazards in their homes. Poor housing conditions including mold and moisture, pest infestations, and poor ventilation are asthma triggers and contribute to high rates of emergency room visits and hospitalizations of children and adults with asthma, an indicator of housing conditions in Oakland.

The City of Oakland's Housing Rehabilitation programs address substandard housing conditions including lead-based paint and other health and safety issues as well as providing accessibility improvements, primarily for low-income homeowners. The Alameda County Community Development Agency's Healthy Homes Department provides education, lead-safety skills training, and on-site consultations for Oakland property owners and carries out lead poisoning prevention and asthma trigger interventions for Oakland residents. The ACHHD has remediated lead hazards in 266 Oakland housing units since 2009 and works with the Oakland Housing Authority to educate owners of housing units participating in the Section 8 program about lead-based paint, mold, and other healthy housing issues to promote safe and healthy property maintenance.

Whether or not housing conditions in Oakland are improving overall, they remain a problem by any of the measures discussed above. Housing conditions in the City's oldest, poorest neighborhoods with the highest proportion of renters and high foreclosure rates are likely to suffer the most from substandard housing conditions. According to the City of Oakland's Consolidated Plan (2010-2015), over 89% of large low-income families (5 or more) in Oakland who rent have at least one housing problem: cost burden, physical defects in the housing unit and/or overcrowding.

Local government can help ensure that the local housing stock is maintained and improved in a safe and healthy manner by providing financial and technical assistance to properties occupied by low income households and by carrying out appropriate code enforcement programs. These programs can also support the community by reducing neighborhood blight and preserving property values. Rental units are more likely to have unhealthy housing conditions than the overall housing stock as shown by five key indicators of unhealthy housing in the 2011 American Housing Survey (mold, musty smells, moderate-to-severe physical problems, excess cold, and lack of a working carbon monoxide alarm). Rental units make up approximately 59% of Oakland's housing stock. For these reasons, it is likely that the City will need to continue its active role in housing code enforcement and providing financial assistance to property owners who cannot afford to maintain or repair their homes.

Age of the Housing Stock as an Indicator of Housing Condition

The age of Oakland's housing stock suggests the potential for deterioration, although the age of housing, by itself, is not a definitive measure of housing condition. Many communities have a preponderance of housing more than 40 years old but little housing rehabilitation or replacement need. The age of housing, when correlated with income and the proportion of rental housing, can provide a reasonable measure of housing condition. Empirical evidence suggests that communities with high proportions of housing more than 40 years old, lower-income households, and rental housing will usually have a higher proportion of housing in need of repair than similar communities with higher incomes and a higher proportion of ownership housing.

Nearly two-thirds (65 percent) of the City's housing was constructed before 1960 and is more than 40 years old. More than one-third (35 percent) of housing units were constructed before 1940 and are over 60 years old. A review of housing conditions in communities with similar income and age of housing characteristics in which housing condition surveys were recently conducted[5] found that between 20 percent and 33 percent of the housing stock was in need of rehabilitation, and between two percent and five percent of housing was in need of replacement.

Table 3-21 summarizes the age of the housing stock in Oakland. Figure 3-10, Figure 3-11, and Figure 3-12 illustrate housing stock age across the City of Oakland.

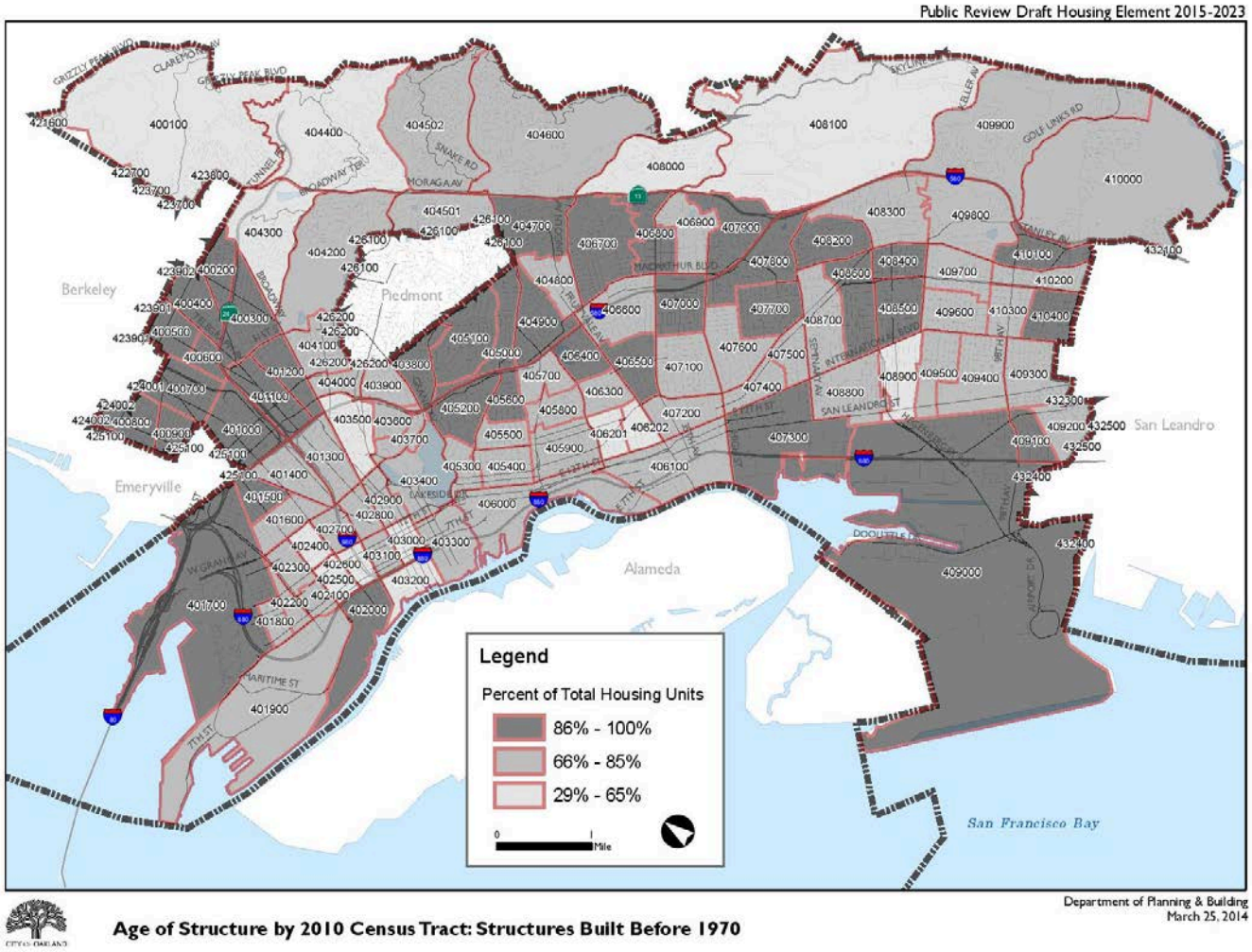
[5] West Sacramento, San Bernardino, El Cerrito, San Pablo and Banning

Table 3-21
Age of Housing Units (2000)

Year	Number of Units	Percentage
1939 or earlier	55,339	35%
1940 to 1959	47,698	30%
1960 to 1969	22,092	14%
1970 to 1979	16,862	11%
1980 to 1989	7,713	5%
1990 to March 2000	7,801	5%
Total	157,505	100%

Source: U.S. Census Bureau, 2000

Figure 3-10
Age of Structure Built: Pre-1970 (2000 Census)



Age of Structure by 2010 Census Tract: Structures Built Before 1970

Figure 3-11
Age of Structure Built: 1970-1999 (2000 Census)

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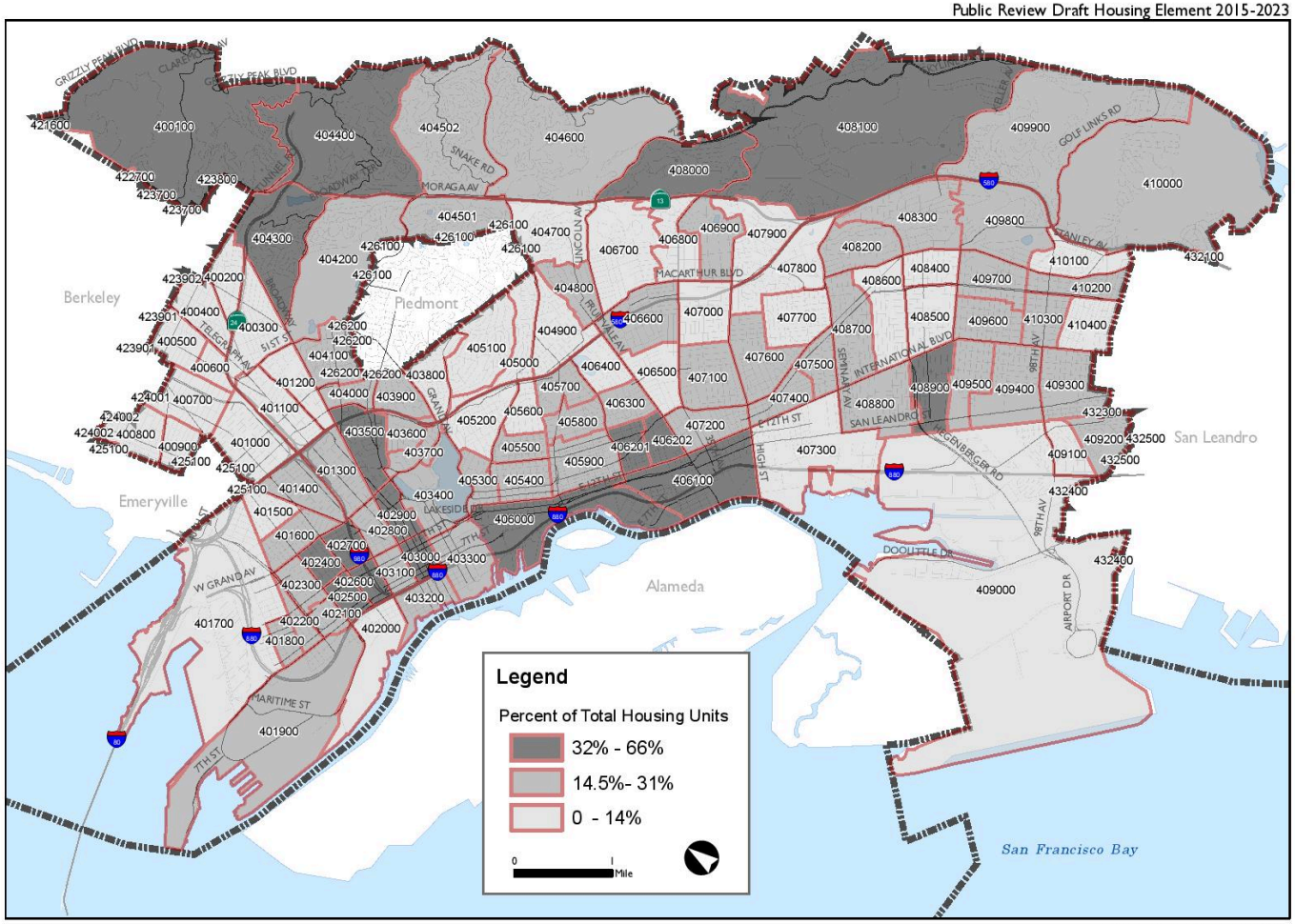
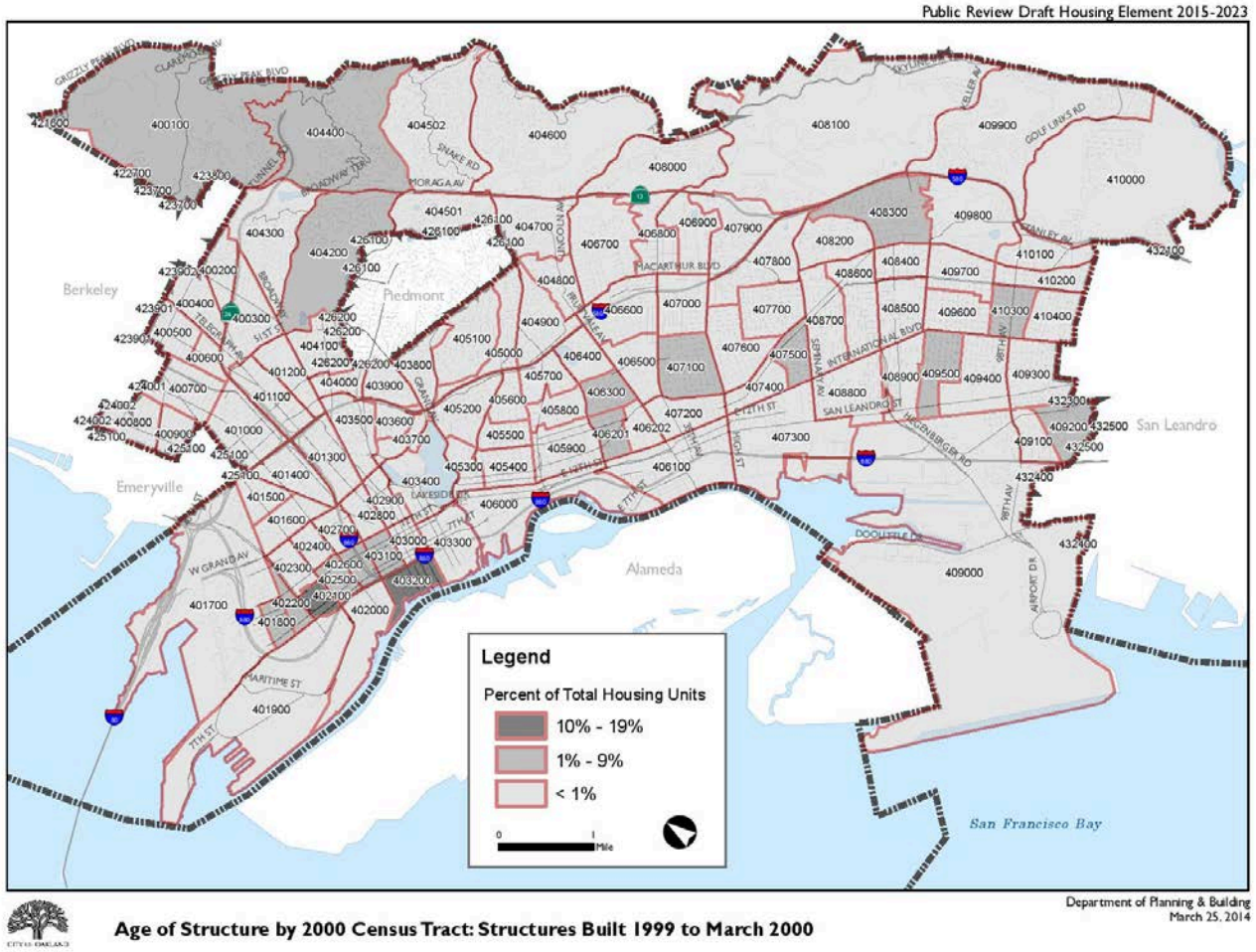


Department of Planning & Building
March 25, 2014

Age of Structure by 2010 Census Tract: Structures Built 1970 to 1999

Figure 3-12
Age of Structure Built: 1999-2000 (2000 Census)



Sample Survey of Housing Conditions (NOTE: THIS SECTION TO UPDATED AT A LATER DATE)

A new Housing Conditions Survey is currently underway.

Presence of Lead-Based Paint

The presence of lead-based paint in housing can also be an indicator of unsafe housing conditions, particularly for households with children. Extrapolating from the 2008-2012 American Housing Survey 5 year estimates, over 80%, or approximately 142,000 units of Oakland housing were built before 1978, the year lead-based paint was banned from residential use. Lead-based paint becomes more hazardous as the older layers break down and become deteriorated over time, including normal wear and tear on friction surfaces. Unsafe painting and renovations on these homes can also create lead dust hazards and specialized training and lead safe work practices are now required under Federal and State law for most work disturbing lead-based paint. According to the Centers for Disease Control (CDC) and California's Childhood Lead Poisoning Prevention Branch, lead paint is the primary cause of lead exposure for children who live in older homes. The California Legislature has declared that "childhood lead exposure represents the most significant childhood environmental problem in the state today." (Health & Saf. Code, § 124125.) Dwelling units constructed before the 1960s are most likely to contain hazardous lead paint conditions.

Childhood lead poisoning is a significant public health problem in California. ACHHD reports that lead poisoning is particularly prevalent in the San Antonio, Fruitvale, and East Oakland areas, which have a confluence of low household incomes, low rents, concentrations of older housing (much in deteriorated condition), and concentrations of families with children under the age of six. The ACHHD reports that within Alameda County, both high risk areas and cases of lead poisoning are more prevalent in Oakland than in other jurisdictions.

Table 3-22 summarizes the estimated number of housing units in Oakland with lead-based paint that could potentially present a hazard.

It should be noted that care must be used in interpreting these numbers as these figures are based on national averages that could vary by region. Also the presence of lead-based paint does not automatically indicate that serious lead hazards exist. Serious lead hazards exist when conditions such as chipping, peeling, cracking or paint-disturbing work or activities cause lead to be released from the paint and result in lead exposure to persons in and around the affected housing unit.

Table 3-22
Incidence of Lead-Based Paint (1990)

	Renter-Occupied Units			Owner-Occupied Units		
Year Built	**Total**	**Low**	**Moderate**	**Total**	**Low**	**Moderate**
Pre-1940	25,326	10,006	10,373	29,290	1,635	2,186
(with lead)	(22,793)	(9,005)	(9,336)	(26,361)	(1,471)	(1,967)
1940 – 1959	25,399	9,166	11,741	20,431	997	1,830
(with lead)	(20,319)	(7,333)	(9,393)	(16,345)	(798)	(1,464)
1960 - 1979	26,128	9,728	10,903	8,129	177	256
(with lead)	(16,200)	(6,031)	(6,760)	(5,040)	(110)	(159)

Sources: Oakland Consolidated Plan. Data from U.S. Department of HUD; U.S. Census Bureau, 1990

D. HOUSING COST

The Bay Area is one of the most expensive housing markets in the country. In Oakland, rents and median sales prices rose slowly during much of the 1990s, price increases accelerated in the late 1990s and continued to increase rapidly until 2007. From 2008 to approximately 2012 prices declined dramatically as the housing bubble burst and and the foreclosure crisis ensued. In 2013 housing costs (both market rents and home sales prices) have had significant increases with prices in some zip codes reaching heights close to those at the peak of the housing bubble.

Comparing 1990 and 2000 Census data and American Community Survey (ACS) data on Median Home Values and Rents[6], the widening gap between housing costs and incomes is especially acute for family households, whose incomes lagged in the 1990s, 2000s and through 2010 and who represented a large share of Oakland's population growth during that period. According to the ACS 2011 5-year survey data, the widening gap between housing costs and incomes continued. Increases in overpayment and overcrowding in the 1990s and 2000s (though in 2010 the number of persons per household have decreased slightly) are further indicators of the problems faced by lower-income households, especially family households, and those with very low-incomes. Table 3-23 compares this data.

The following sections evaluate both ownership and rental housing in light of the gap between housing costs and income. Looking both at recent sales prices and market rental rates, data indicate that the widening gap trend continues into the second decade of the millennium. The construction of subsidized rental housing also continues to be a challenge as the subsidy cost per unit assumption continues to climb resulting in more challenges to provide more deeply affordable units.

[6] Comparning Census and American Community Survey is typically not recommended. This comparison was done per guidance from California Housing and Community Development Department, Housing Element Requisite Analysis.

Development trends in Oakland (see Chapter 4, Land Inventory) suggest that market rate housing constructed, under construction, or approved since 2007 contains, or will contain, some housing units affordable to moderate-income small households and families. By contrast, units affordable to very low- and low-income households are not mandated in market rate projects and require a significant amount of financial assistance. If these trends in housing costs and incomes continue in Oakland, the City may need strategies to:

1. increase the supply of affordable housing for lower-income households, especially very low-income households and large families;

2. address cost increases in rental housing and an increasing need for rental assistance;

3. facilitate the continued construction of market-rate rental housing affordable to moderate-income households; and

4. seek new sources of funding for affordable housing.

Table 3-23
Median Value/Rent (1990 to 2011)

Value/Rent	1990	2000	1990 to 2000 Change	1990 to 2000 Percent Change	ACS 2011	ACS Margin of Error	2000 to 2011 Change	2000 to 2011 Percent Change
Median Home Value	177,440	235,500	58,060	33%	492,200	+/-7,585	256,700	109%
Median Gross Rent	485	696	211	44%	961	+/-9	265	38%

Source: American Community 5-Year Survey 2007-2011 and U.S. Census 1990, 2000.
Note: Margin of Error for American Community Survey 2007-2011 data represents the degree of uncertainty for an estimate arising from sampling variability.
Also note: Comparning Census and American Community Survey is typically not recommended. This comparison was done per guidance from California Housing and Community Development Department, Housing Element Requisite Analysis.

Housing Prices for Owner-Occupied Housing

Oakland remains relatively affordable compared to other centrally located Bay Area communities. Housing prices in most Oakland neighborhoods are significantly lower than the median Bay Area housing price of $666,890 as reported by the California Association of Realtors® in December 2013.[7] In Table 3-24 below, the median home sales price in 2013 shows that Oakland continues to rank among the lowest in ownership cost compared to other Bay Area Cities. In recent years this relative affordability has caused median home sales prices to grow at the highest rate among a sample of Bay Area Cities. This illustrates that the regional demand for housing is impacting the City's housing values—to the advantage of low-income homeowners but also to the disadvantage of the City's low- and moderate-income population seeking to become home owners. Table 3-24 shows the median home sales price changes for some Bay Area cities for 2000, 2008, and 2013.

[7] As per California Association of Realtors website: http://www.car.org/marketdata/data/countysalesactivity/

Table 3-24
Selection of Bay Area Cities Median Home Sales Prices 2000, 2008[8] and 2013

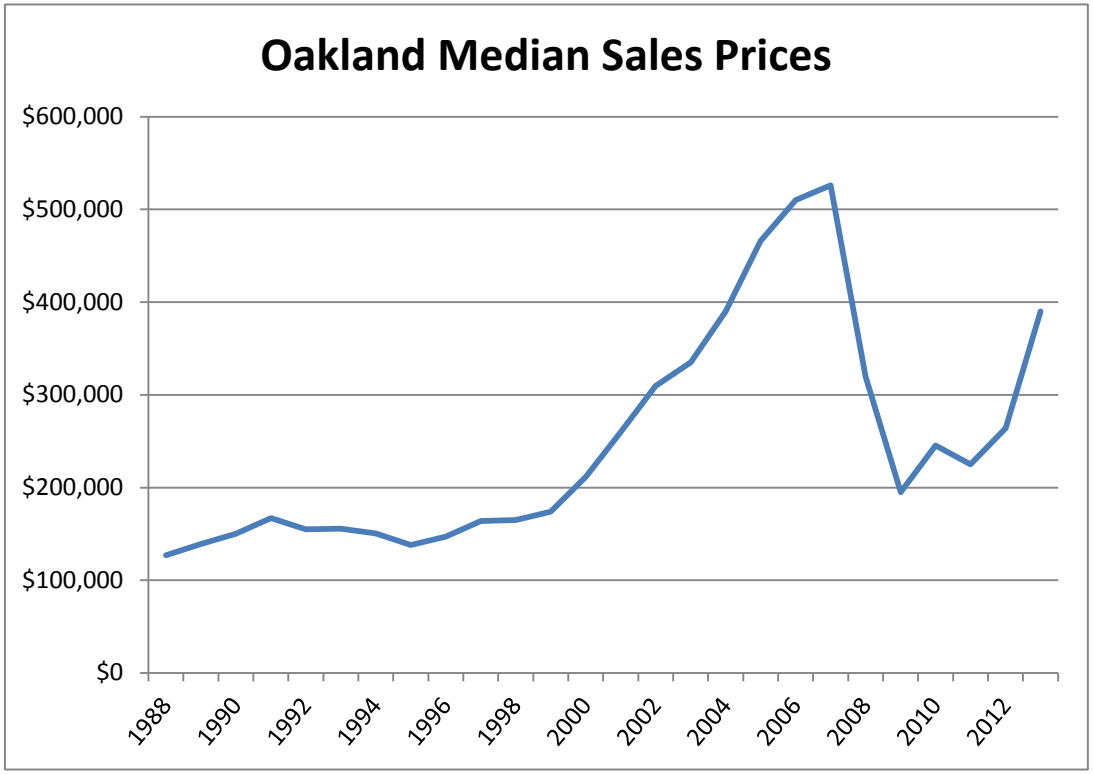
	Median Home Sales Price 2000	Median Home Sales Price 2008	Median Home Sales Price 2013	Percent Change in Price between 2000 and 2013
Alameda	$359,000	$625,000	$588,000	64%
Albany	$335,000	$500,000	$603,000	80%
Berkeley	$420,000	$735,000	$730,000	74%
Castro Valley	$356,500	$518,500	$534,500	50%
Emeryville	$191,000	$307,500	$350,000	83%
Fremont	$382,000	$564,000	$605,000	58%
Hayward	$255,000	$360,000	$360,000	41%
Oakland	$211,500	$401,000	$390,000	84%
Redwood City	$560,000	$800,000	$890,000	59%
Richmond	$160,000	$245,000	$210,000	31%
San Francisco	$485,000	$760,000	$830,000	71%
San Jose	$400,000	$560,000	$570,000	43%
San Leandro	$265,000	$391,000	$380,000	43%
San Mateo	$517,000	$710,000	$735,000	42%
Santa Clara	$425,000	$589,000	$635,000	49%
Sunnyvale	$510,000	$716,250	$765,000	50%

Source: DataQuick

According to DataQuick, median home sales price data obtained by the City show that in the past thirteen years housing prices in Oakland increased on average 84%. Expanding the time range to twenty five years from 1988 to 2013, there is a dramatic increase in median home prices—an average increase of 207%. Figure 3-13 charts the Oakland median sales price trends over a 25 year period (Note that prices are not adjusted to current year values which skews the real values over time. This is done with the understanding that people do not do these adjustments when considering historical data.).

[8] This is data is from the previous Housing Element and only covers January – July 2008—what was available at the time that report was written.

Figure 3-13
Oakland Median Home Sales Prices 1988 to 2013



Source: DataQuick

Focusing on Oakland neighborhoods, the following Table3-25 shows variations in house sales prices by Oakland zip codes and price changes over time. The table illustrates the magnitude of price variation between zip codes. For example, the 2013 median sales prices has a high of $840,000 in zip code 94618 and a low of $153,000 in zip code 94621 (i.e. almost a fifth of the price). This table also illustrates the progressive increase in median home sales prices over time with recent 13 year price increases between 17 and 224%.

Table 3-25
Median Home Sales Prices by Zip Code
Oakland (Selected Years, 1990-2013)

Zip Code	1990	2000	% Change 1990-2000	2013	% Change 1990 - 2013	% Change 2000 - 2013
94601	$124,000	$160,000	29%	$240,000	94%	50%
94602	$210,000	$325,000	55%	$560,000	167%	72%
94603	$88,000	$142,250	62%	$172,250	96%	21%
94605	$130,000	$194,000	49%	$300,000	131%	55%
94606	$130,000	$170,000	31%	$309,000	138%	82%
94607	$94,500	$160,000	69%	$320,000	239%	100%
94609	$165,000	$280,000	70%	$559,000	239%	100%
94610	$142,500	$266,500	87%	$580,000	307%	118%
94611	$270,000	$465,000	72%	$730,000	170%	57%
94612	$109,000	$139,000	28%	$450,000	313%	224%
94618	$296,000	$520,000	76%	$840,000	184%	62%
94619	$170,000	$260,000	53%	$425,100	150%	64%
94621	$83,500	$130,500	56%	$153,000	83%	17%
Average of Median Sales Prices per Zip Code	$154,808	$247,096	57%	$433,719	178%	78%

Source: DataQuick

Overall, since 2000, home sales prices have increased for all neighborhoods in Oakland. From about 2008 to just recently, the financial crisis and resultant foreclosure crisis significantly impacted median home sales prices in all neighborhoods. The collapse in home sales prices during that period was due to the flood of housing inventory, the tightening of the credit market, and the further decline of already struggling communities due to predatory lending practices (and resulting foreclosures) and job loss. In an analysis obtained by the City of Oakland, the first quarter of 2008 had the lowest home sales volume since 2000. By 2009 the home sales volume increased dramatically but din not result in an increase in median sales prices.[9] In 2007 and 2008, in all but one zip code (94618), median home sale prices experienced dramatic decreases. In five (out of thirteen) zip code areas, the one-year decrease from 2007 to 2008 was greater than one third. Figure 3-13 illustrates these market price fluctuations using Oakland's citywide median home sales price. According to DataQuick, as of 2013,

[9] City of Oakland Home Sales History (1/1/2000 to 3/31/2010), HdL Coren & Cone; Data Source: Alameda County DataQuick Property Data

median sales prices by zip code area ranged from $153,000 to $840,000.With the exception of five (out of thirteen) zip code areas (94602, 94609, 94610, 94611, 94618) in Oakland with moderately to significantly higher prices, the median cost of housing in Oakland is lower than most other East Bay cities. The highest cost communities in the immediate region were Alameda, Albany, Berkeley, Castro Valley, Fremont, Redwood City, San Francisco, San Jose, San Mateo, Santa Clara, and Sunnyvale. The lowest cost communities were Emeryville, Hayward, Oakland, Richmond and San Leandro. "Low cost" in the context of other East Bay cities means median home prices ranging from $210,000 to $390,000. It is not clear if the lower-cost units are in standard condition. Additionally, some low cost units are likely to be found in neighborhoods in at least two of these cities (Oakland and Richmond) that have been significantly impacted by the concentration of foreclosed properties and in some cases neglect and abandonment of foreclosed properties.

Ownership Affordability

Given Oakland's relative affordability compared to other Bay Area cities, homeownership is difficult for moderate-income households and all but impossible for lower-income households. Ownership remains difficult as housing costs have increased to levels that are well beyond what annual salaries for many of the jobs located in the East Bay region will support. A household can typically qualify to purchase a home that is three times its annual gross income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes less than three times their annual income. For a quick, back-of-the-envelope calculation, a median income renter household earning approximately $80,000[10] would be able to purchase a home valued at $240,000 to $266,500 under customary lending assumptions. According to DataQuick market sales data through 2013, there are only three zip codes in Oakland where homes can be purchased in this price range (see Table 3-25).

Another way to look at housing affordability is by occupations available in the immediate area. According to the California State Department of Labor (DOL) statistics for the Oakland-Fremont-Hayward metropolitan division, the average annual wage paid for the highest number of population employed in this area is $43,231. Table 3-26 gives a breakdown of those DOL top five occupation categories and their respective mean annual wage.

Table 3-26
Top 5 Occupations of Population Employed & Mean Annual Wages Oakland-Fremont-Hayward Metro Division (First Quarter 2013)

	March 2013-population employed	2013 % of Total Population	March 2013 Mean Annual Wage
Office and Administrative Support Occupations	159,950	16.5%	$43,231
Sales and Related Occupations	98,230	10.1%	$45,801
Food Preparation and Serving Related Occupations	79,330	8.2%	$22,940
Education, Training, and Library Occupations	62,120	6.4%	$61,125
Management Occupations	61,270	6.3%	$128,829

Source: California Department of Labor Statistics.

[10] Per City of Oakland2013 Income Limits for of moderate income household of 3 persons.

Next, Table 3-27 shows the Median Home Sales Prices for 2013 and the annual income required to pay the principle and interest on a loan for those home prices. Assumptions for this table are as follows: 20% downpayment, 4.75% interest rate for a 30 year fixed mortgage, one-third of income toward principle and interest payments. This calculation does not factor payment of taxes and insurance. Note that in many cases for low income homebuyers (according to 2013 HUD income limits, the annual salaries of 3 of the top 5 occupations represents more than 2/3 of population of persons employed in the area in Table 3-26 above) a 20% downpayment would be very difficult to save. For the largest population of those working in the Oakland-Fremont-Hayward region (Office and Administrative Support Occupations), again, only three of the zip codes are affordable to those workers.

Table 3-27
Median Home Sales Prices 2013 and Income Required for Mortgage Principal & Interest

Zip Code	Median Home Sales Price (2013)	Monthly Payment	Yearly Income Required
94601	$240,000	$1,002	$36,420
94602	$560,000	$2,337	$84,981
94603	$172,250	$719	$26,139
94605	$300,000	$1,252	$45,526
94606	$309,000	$1,290	$46,891
94607	$320,000	$1,335	$48,561
94609	$559,000	$2,333	$84,829
94610	$580,000	$2,420	$88,016
94611	$730,000	$3,046	$110,779
94612	$450,000	$1,878	$68,288
94618	$840,000	$3,505	$124,472
94619	$425,100	$1,774	$64,510
94621	$153,000	$638	$23,218

Source: DataQuick

Oakland's relative affordability given other Bay Area Cities and its central location—especially its proximity to downtown San Francisco connected by the regional commuter BART train—creates demand pressures that are increasing housing costs. These housing cost increases have the potential to impact rents and in general decrease housing affordability for low- and moderate-income households. If home sales prices continue to increase, homeownership for low- and moderate-income households will be all but impossible except under privately sponsored, state, or federal programs targeted to this income group. Financial assistance for low- and moderate-income homeownership is extremely limited under most targeted programs. As a result, expansion of the rental housing stock for households earning less than the median income may be a necessity.

Rental Costs

Rental costs are usually evaluated based on two factors: rents paid by existing occupants of rental units and advertised rents for vacant units. When the housing market is tight, rents increase rapidly. Under these conditions, advertised rents for vacant units are often significantly higher than rents paid by existing tenants. The difference between rents for occupied units versus vacant units is magnified

by the presence of rent control in Oakland. Property owners typically increase rents to market levels when they become vacant, creating a large gap between rents for occupied and vacant units.

Rental costs are often evaluated based on the "gross rent" paid by tenants, which includes utility payments, versus the contract rent for the dwelling units only. According to HUD, Comprehensive Housing Affordability Strategy (CHAS) data based on the American Community Service 5-year data from 2006-2010 (ACS 5-year data for 2010), the percentage of renter households paying more than 30 percent of income for housing increased from what was reported in the last housing element (approximately 40 percent) to 50% of renter households. Market rent increases seem to have had an disproportionate effect on very low-income renter households (those earning less than 50 percent of the countywide median income). Nearly 78 percent of these renter households paid more than 30 percent of their incomes for housing expenses according to the ACS 5-year data for 2010.

Following are findings from a 2012 Rent Survey conducted by City of Oakland. This section gives an overview of advertised rents and rental trends in Oakland.

Advertised Rents

The City of Oakland has tracked rental housing cost information in the City since 1980 through an annual rent survey. During the 1980's and 1990's, the City was able to get consistent data from available print and rental housing advertising agencies. In 2008, given the demise of these local print sources, the methodology of the annual rental survey changed dramatically. City staff began to collect data for the annual rental survey every year on July 15th from listings of vacant apartment units advertised online at Craigslist.org. This data is compiled by number of bedrooms and geographic area within Oakland. The geographic areas include: Downtown, East Oakland, Oakland Hills/Mills, Lake Merritt/Grand, North Oakland/Temescal, Piedmont/Montclair, Rockridge and West Oakland. The City's survey measures increases in rents on vacant units; tenants in place are not necessarily experiencing rent increases of this magnitude, particularly because Oakland's Residential Rent Adjustment Ordinance, which limits rent increases to much lower rates (rent increases are set each year). There are limitations to this data in that there is no way to filter out duplicate listings. This limitation could potentially increase rental rate average estimates.

In 2012, Citywide median rent data remained relatively flat or experienced only slight changes over 2011; studios and three-bedroom units remained flat, one-bedroom units experienced a slight increase, and two-bedroom units experienced a slight decrease. Notable with Citywide median rents in all unit types is, with a few exceptions, most all have recovered to well above relatively high 2008 median rent levels.

2012 Citywide data on rents hide some variation among neighborhoods:

- For studios, the median rent had no change over 2011, but had more dramatic increases in some neighborhoods: Downtown with a 37% increase, Lake Merritt/Grand Avenue neighborhood with a 14% increase, and Piedmont/Montclair with a 19% increase. The remaining neighborhoods had insignificant decreases or single digit percentage increases with the exception of East Oakland that experienced a 15% decrease in median rents for studios.
- For one-bedroom units, the median rent increased by 4% citywide over 2011, and had dramatic increases in three neighborhoods: Downtown with a 36% increase, North Oakland/Temescal with a 19% increase, and Rockridge with a 15% increase. All other areas of the city had single digit percentage increases over 2011 rents except for the Hills/Mills neighborhood, which saw a 9% decrease in rents.

- For two-bedroom units, median rent had a slight decrease of 3% citywide. Although there was a slight decrease in median rents citywide, half of the surveyed neighborhoods had dramatic increases: Downtown with a 25% increase, East Oakland with a 12% increase, Lake Merritt/Grand Avenue with an 11% increase and Piedmont/Montclair with a 15% increase. Two of the surveyed neighborhoods had dramatic decreases in median rents that might explain the decrease in citywide median: Rockridge had an 11% decrease and West Oakland had a 15% decrease in median rents. This might be attributable to a market adjustment over 2011's dramatic increases in rents for both these same neighborhoods.
- For three-bedroom units, the median rent decreased 3% citywide. What is notable in this category of units is that the Rockridge neighborhood experienced a significant increase in median rents, an increase of 72%.

Table 3-28 shows Estimated Citywide Median Advertised Rents in Oakland 2008- to 2012.

Table 3-28
Estimated Citywide Median Advertised Rents
Oakland 2008 to 2012

	Studio		1 Bedroom		2 Bedroom		3 Bedroom	
Year	Median Rent	1-year change	Median Rent	1-year change	Median Rent	1-year change	Median Rent	1-year change
2008	$800	-	$1,150	-	$1,500	-	$1,968	-
2009	$825	3%	$1,030	-10%	$1,425	-5%	$1,750	-11%
2010	$795	-4%	$1,050	2%	$1,395	-2%	$1,725	-1%
2011	$850	7%	$1,025	-2%	$1,395	0%	$1,798	4%
2012	$850	0%	$1,095	7%	$1,350	-3%	$1,750	-3%

After large increases in the number of studio, one-, two- and three-bedroom units listed from 2008 to 2009, in 2010 the number of listings for available units declined and continued to decline in 2011 and 2012. Notable is that in 2012 the count of listings for studios and one bedrooms fell well below the listing count of 2008—the year that the City started conducting the Craigslist analysis. These decreases in unit availability may explain continued increases in rents.

Table 3-29
Number of Listings for Rental Units, 2008-2012

	Studio		One-Bdrm		Two-Bdrm		Three-Bdrm		Total 0-3 Bdrm	
Year	# of Listings	% Change	# of Listings	% Change	# of Listings	% Change	# of Listings	% Change	# of Listings	% Change
2008	121	-	381	-	350	-	154	-	1,006	-
2009	261	116%	742	95%	578	65%	249	62%	1,830	82%
2010	168	-36%	728	-2%	555	-4%	190	-24%	1,641	-10%
2011	165	-2%	466	-36%	421	-24%	198	4%	1,250	-24%
2012	89	-46%	244	-48%	372	-12%	159	-20%	864	-31%

The citywide decrease in number of listings hides variation across neighborhoods. There was an increase in listings in only one neighborhood for all units (0-3 bedroom): East Oakland's number of rental listings increased by 3% from 2011 to 2012. In all but one of the remaining neighborhoods there were significant double digit decreases in rental listings: Downtown (-34%), Lake Merritt/Grand Avenue (-54%), North Oakland/Temescal (-38%), Piedmont/Montclair (-42%), Rockridge (-58%), and West Oakland (-51%).

As reported in Oakland's last Housing Element, rent levels and increases during the 1990 and 2000s have varied among Oakland's neighborhoods. North Oakland, Montclair, areas above MacArthur Boulevard, and Lake Merritt experienced the largest increases in median rents. Areas below MacArthur have the lowest rents. According to Craigslist data, the same locational trends occur in rents with the exception of the Downtown neighborhood. Since 2004, Downtown Oakland median advertised rents have experienced a dramatic increase compared to other neighborhoods.

The annual rental survey was not completed in 2013. Recent anecdotal evidence indicates that market rents have increased in Oakland according to an article in the *San Francisco Chronicle*[11] and based on data from RealFacts (a company that aggregates market rental data nationally). It is reported that the average rental rates for Oakland increased 10.3% from 2012 to 2013 to an average of $2,124 (the type of unit was not noted in the article though it is assumed that it is an average of all types of units). RealFacts.com data is limited to a very specific market area that may not tell the story for what is happening in the entire City. Regardless, it is an indicator of an alarming trend of increased rental costs[12].

Because household income increases have not kept pace with advertised rent increases, rental affordability continues to be a major problem for many of Oakland's renters.

Gross Rents

According to the 2000 Census, the median gross rent[13] in Oakland for all rental occupied rental units was $696, compared to $852 countywide (see Table 3-30). The Census bureau measures rents as reported by existing occupants of all rental units (including subsidized rental units) (Table 3-30 and Table 3-31), in contrast to advertised rents for rental units shown in Table 3-28. Existing residents typically pay lower rents, on average, than new occupants of rental units, particularly because of rent control. According to the ACS 5-year data for 2011 median gross rent for Oakland increased to $1,042, compared to $1,228 countywide. Comparing 2000 (Table 3-30) and 2011 (Table 3-31) gross rents data, there are distinct changes of percentage of units by gross rent range—data skews to the higher gross rents in the most recent data, again, indicating the general increase in gross rents being paid by Oakland renter residents.

[11] Said, Carolyn, "Rents Soaring Across Region," *San Francisco Chronicle*, October 25, 2013.
[12] RealFacts data is based on 19 market rate buildings with 50 or more units located in the following zip codes: 94606, 94607, 94609, 94610, and 94612.
[13] "Gross Rent", as defined by U.S. Census Bureau, is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Table 3-30
Gross Rents for Occupied Housing Units (2000)

Gross Rent	Percent of Units Oakland	Percent of Units Alameda County
Less than $200	5%	3%
$200 - $299	5%	3%
$300 - $499	13%	8%
$500 - $749	35%	25%
$750 - $999	24%	26%
$1,000 - $1,499	13%	25%
$1,500 or more	5%	9%
No Cash Rent	2%	2%
Median Rent	$696	$852

Source: U. S. Census Bureau, 2000
Note: Percentages may not equal 100 due to rounding.

Table 3-31
Gross Rents for Occupied Housing Units (2011)

Gross Rent	Percent of Units Oakland	Percent of Units Alameda County
Less than $200	1%	1%
$200 - $299	5%	3%
$300 - $499	5%	3%
$500 - $749	10%	6%
$750 - $999	24%	17%
$1,000 - $1,499	33%	37%
$1,500 or more	19%	30%
No Cash Rent	3%	3%
Median Rent	$1,042	$1,228

Source: American Community Service 5-Year Survey 2007-2011

Fair Market Rent

Oakland rental rates can be compared to a measure of rental housing cost used by the federal government in the administration of rental housing assistance programs for very low- and low-income households. This measure is called the "Fair Market Rent"[14] and establishes the payment standard by

[14] "Fair Market Rents" are gross rent estimates that include shelter rent plus the cost of all utilities, except telephones. Fair market rents are expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition for Oakland uses the 50th percentile rent, the dollar amount below which 50 percent of the standard-quality rental housing units are rented. The 50th percentile rent is drawn from the distribution of rents of all units occupied

which public housing authorities determine the amount they will pay to property owners on behalf of low-income tenants. Based on these rents, it is clear that very low-income households (those earning less than 50 percent of the area median income) are unable to afford even a modest priced rental unit without devoting more than 30 percent of their limited incomes to housing costs. Persons earning minimum wage, or even Oakland's Living Wage, make far less than what is required to afford unsubsidized housing.

Median advertised rental rates in many parts of Oakland in 2012 (with the exceptions of East and West Oakland) were equivalent or exceeded the 2012 Fair Market Rents. This could make it difficult for low-income households with federal rental assistance vouchers to locate rental housing. Table 3-32 below shows HUD Fair Market Rents over the past twelve years.

Table 3-32
2002-2013 HUD Fair Market Rents

HUD Fair Market Rents	Studio	1 Bed	2 Bed	3 Bed
2002	$ 819	$ 991	$ 1,243	$ 1,704
2003	$ 905	$ 1,095	$ 1,374	$ 1,883
2004	$ 936	$ 1,132	$ 1,420	$ 1,947
2005	$ 936	$ 1,132	$ 1,420	$ 1,947
2006	$ 865	$ 1,045	$ 1,238	$ 1,679
2007	$ 874	$ 1,055	$ 1,250	$ 1,695
2008	$ 866	$ 1,046	$ 1,239	$ 1,680
2009	$ 905	$ 1,093	$ 1,295	$ 1,756
2010	$ 963	$ 1,162	$ 1,377	$ 1,867
2011	$ 974	$ 1,176	$ 1,393	$ 1,889
2012	$ 980	$ 1,183	$ 1,402	$ 1,901
2013[15]	$ 892	$ 1,082	$ 1,361	$ 1,901

Table 3-33 examines the affordability of the Fair Market Rents and 2012 median advertised rent and shows the annual income required to pay for those rents. It also shows the number of hours needed to afford these rents for a hypothetical household earning Oakland's Living Wage, and the California and the Federal minimum wages. Only a couple earning Oakland's Living Wage and sharing a one-bedroom could afford a median priced apartment in Oakland without working more than 40 hours a week. Wages that are needed to afford housing in Oakland need to be substantially higher than the minimum wage or Oakland's Living Wage to afford rents in Oakland.

by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than two years old are excluded from the calculation.

[15] Note that this amount dropped from 2012 to 2013 with significant implications for ongoing affordable rental cash flows for properties currently regulated by the City of Oakland.

Table 3-33
2012 Fair Market Rents and
Weekly Work Hours Required to Afford a Market-Priced Rental Unit

2012 Wages & Median Rents	Oakland Living Wage[16]		CA State Minimum Wage		Federal Minimum Wage	
	$11.70		$8.00		$7.25	
Unit Size	1 BR apt	2 BR apt	1 BR apt	2 BR apt	1 BR apt	2 BR apt
HUD Fair Market Rents[17]	$1,093	$1,295	$1,093	$1,295	$1,093	$1,295
Median Advertised Rents	$1,095	$1,395	$1,095	$1,395	$1,095	$1,395
hours required, 1 wage-earner[18]	72	92	105	134	116	148
hours required by each wage earner in 2 person household[19]	36	46	53	67	58	74

Sources: Department of Housing and Urban Development (HUD), and City of Oakland, July 2012.

Availability of Subsidized Housing

Another measure of the need for financial assistance in rental housing affordability is the number of lower-income households seeking rental housing assistance in relation to available assistance. There are two types of rental housing assistance available to needy renters: 1) rent restricted housing units in projects assisted with public funds, and 2) rental housing vouchers that pay property owners the difference between what a renter can afford and a payment standard based on the fair market rent. Some assisted rental housing projects also have vouchers allocated to those projects.

The Oakland Housing Authority (OHA) is responsible for the operation, management, maintenance, and third-party management of 1,605 public housing units. OHA also provides contracted property management services to 1,554 project based vouchers units in the Oakland Affordable Housing Preservation Initiative (OAHPI) portfolio, which consists of former public housing scattered site units that are now under a 30-year lease agreement with OAHPI. Additionally, OHA operates the Section 8 Rental Assistance Program (rental housing vouchers) for almost 13,700 households, and administers the Shelter Plus Care Program for Alameda County. All of these programs serve very low- and extremely low-income persons, and the Housing Authority programs are the principal programs available to meet the needs of persons with incomes below 30 percent of median income. The average wait list time (i.e. the period between when a household gets on a housing wait list until they are offered a housing unit) for OHA's programs varies. OHA opens its waitlist periodically, and lotterizes the pre-applicants down to a shorter, more manageable list. This is done to alleviate wait times that could exceed a decade for applicants, in an effort to more closely link the opening of a wait list to a possible offer of housing for the applicant. According to OHA, in early 2014 all of their waitlists were closed, with very few new families served due to severe funding cuts and the Federal sequestration. According to their Making Transitions Work (MTW) FY 2015 annual plan, OHA plans to open some site based wait lists for some of their public housing and project based voucher sites in 2015-16. The current wait list length for all of their programs are listed in Table 3-34.

[16] Oakland's Living Wage with benefits as of July 1, 2012.
[17] 50th percentile fair market rents.
[18] Based on a 40-hour work week, 52 weeks per year.
[19] Ibid

Figure 3-XX
Oakland Affordable Housing Preservation Initiative North, West, and Downtown 2014

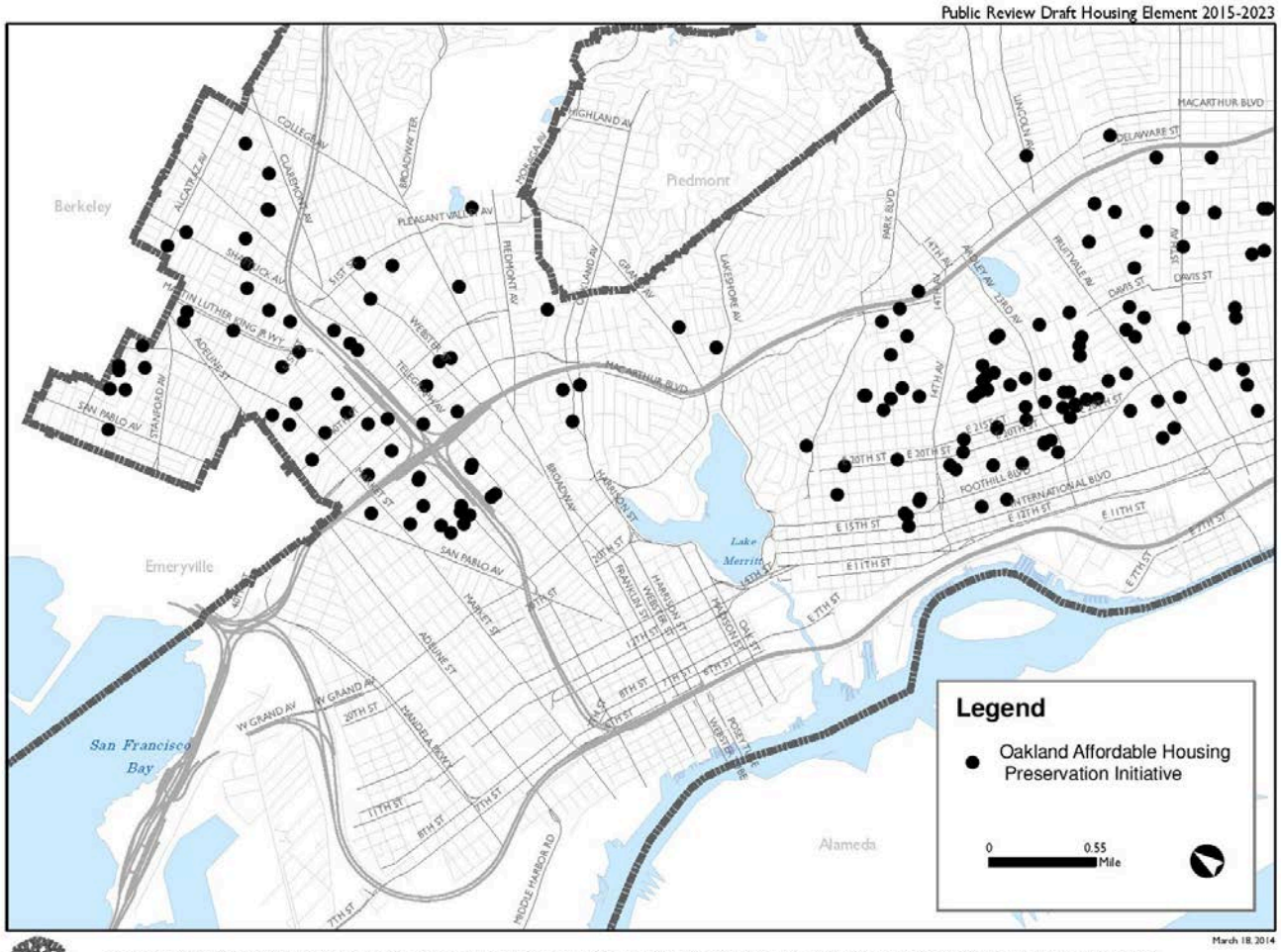


Figure 3-XX Oakland Affordable Housing Preservation Initiative in North, West and Downtown Oakland, 2014

Figure 3-XX
Oakland Affordable Housing Preservation Initiative East Oakland, 2014

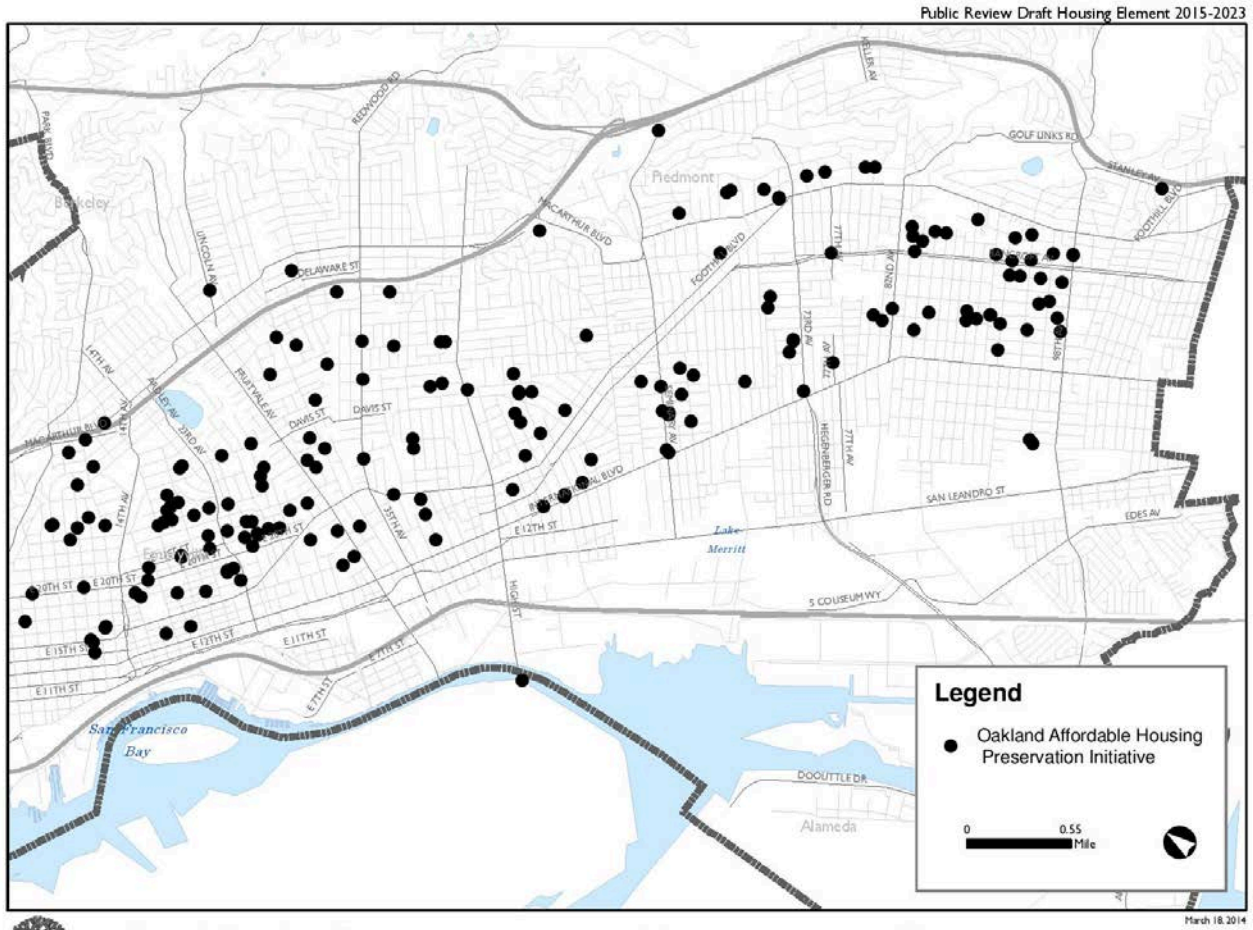


Figure 3-XX Oakland Affordable Housing Preservation Initiative in East Oakland, 2014

Table 3-34
Oakland Housing Authority Housing Program Wait List Summary
As of March 2014

Housing Program	OHA Wait List Type	# of Households on Wait List	Wait List Open, Partially Open, or Closed	Plans to open wait list in FY 14-15?	Wait list last opened?	Average Time on Wait List
MTW Housing Choice Voucher	Community Wide	9,345	Closed	No	Jan 2011	5-7 years
MTW Public Housing (OHA managed)	Site Based	891	Closed	Yes	Sept 2012	1-3 years
MTW Public Housing (Third-party managed)	Site Based	3,690	Closed	No (List open for Lion Creek Crossings 3BR units)	varies	varies
Project-based Voucher (OAHPI)	Site Based	3,821	Closed	Yes	Sept 2012	6-12 months

Source: Oakland Housing Authority, March 2014.

OHA reports that the average wait time for entry to a public housing development is between one to three years, however this time is expected to grow significantly due to historically low funding levels for the near term. The average wait time for receipt of a rental housing voucher is between five and seven years. Public housing wait list times have decreased since the last report, but may increase again once all available units are leased.

The waiting list for privately owned and managed assisted rental housing also increased since it was reported in the last Housing Element. City staff received responses to a phone survey from 34 privately owned and managed assisted rental housing developments (out of a total of 180 properties in the City's database). Only 17 of surveyed housing developments were accepting applications for housing. Of the housing developments survey, the average wait list length was 103 households. The average wait time for these units was about 18 months.

During the last Housing Element period it was thought that the need for additional affordable rental housing was likely to be mitigated in the short term by the high number of market rate housing developed in the early 2000s. In general, when there are increases in the supply and quality of rental units, it is likely to result in a decrease in rental costs. This trend can be seen in market rental data in Table 3-29 in 2009 and 2010. Subsequent years of this market rental data and anecdotal evidence does not indicate any continuance of decreasing cost trends. Additionally, for much of the last housing element planning period (2007-2014) housing starts stalled dramatically. An illustration of this comes from data on building permits issued—there were three months in 2011 that had no building permits issued (the only year out of the last ten years that it has been tracked in the City). In addition, the foreclosure crisis and subsequent economic and housing crisis resulted in many

homeowners losing their homes and likely moving into the rental housing market. All of these factors combined point to potential need for affordable housing as competition for housing increases market rents. City housing staff will monitor rental unit supply and costs to determine if this will in fact be the case in Oakland.

Financing Gap for Rental Housing

With land and construction costs increasing rapidly in today's market, the cost of developing new apartments is approximately $509,000 per unit according to recent City-assisted housing development statistics (2013-14). These costs cannot be recovered without rents high enough to support a substantial mortgage. As a result, little unsubsidized rental housing was under construction, until recently, especially outside the downtown area. Another way to look at this is to examine the gap between the mortgage that can be supported with affordable rents and the cost of development.

Such an analysis would yield the following for a hypothetical 60-unit building with rents at $1,361/month (Fair Market Rent for a two-bedroom unit) and $1,052/month (the maximum affordable rent for a three-person very low-income household), operating costs at $5,000/unit per year, and interest rates of 6.5 percent:

Sample Analysis of Rental Housing Development Cost:

With Average Unit Rent of $1,361/month (2013 Fair Market Rent for a 2-bedroom unit)

Gross Rents (annual):	$979,920
(less vacancy/collection loss at 3 percent):	$(29,398)
Effective Gross Income:	$950,522
(less operating expenses):	$(300,000)
Net Operating Income:	$650,522
Amount Available for Debt Service (1.10 debt coverage ratio):	$591,384
Development Cost ($509,000/unit):	$30,540,000
Less Initial Equity Investment (10 percent):	$3,054,000
Net Amount to Finance:	$27,486,000
Maximum Mortgage (at 6.5 percent, 30-year amortization):	$7,796,946
Financing Gap:	$19,689,054
Financial Gap Per Unit:	$328,151

With Average Unit Rent of $1,052/month (2013 Federal HOME Low Rent[20])

Gross Rents (annual):	$757,440
(less vacancy/collection loss at 3 percent):	$(22,723)
Effective Gross Income:	$734,717
(less operating expenses):	$(300,000)
Net Operating Income:	$434,717
Amount Available for Debt Service (1.10 debt coverage ratio):	$395,197
Development Cost ($509,000/unit):	$30,540,000
Less Initial Equity Investment (10 percent):	$3,054,000
Net Amount to Finance:	$27,486,000
Maximum Mortgage (at 6.5 percent, 30-year amortization):	$5,210,371
Financing Gap:	$22,275,629
Financial Gap Per Unit:	$371,260

This simplified exercise demonstrates clearly that a substantial financing gap exists between the debt that can be supported by a housing development at fair market rent, and the actual cost of development. For these units to be affordable to very low-income tenants, a significant monthly rental subsidy, about $2,000 to about $2,350 per dwelling unit, or an even greater capital subsidy, will be needed in addition to the financial assistance to the developer.

E. FORECLOSURES

The trend in subprime lending practices taking place from approximately 2005 to 2007 has dramatically impacted the City of Oakland. These high-risk mortgage loans including adjustable rates and balloon payments led to large numbers of homeowners who lost or who were (or continue to be) in danger of losing their homes to foreclosure. The City of Oakland continues to track the number of houses that are in foreclosure by monitoring properties that are in default (NOD), that have a trustee sale scheduled (NTS), or that are bank-owned (REO). Although foreclosure numbers have decreased significantly, there are still large repercussions of the foreclosure crisis that the City and other non-profit legal aid organizations continue to grapple with. As reported in the last Housing Element, staff

[20] 30% of 50% of Area Median Income of $40,150 for a 3 person household, 2 bedroom unit

acquired data on properties that had an adjustable rate loans scheduled to reset in 2008-10 and that has 90% to 200% combined loan-to-value ratio. As of November 2008[21], this data show that there are close to 7,365 properties that would have loan adjustments from 2008-2010. Of those properties, 3,655 (50%) loans adjusted before the end of 2008; 6,303 (85%) loans adjusted between December 2008 and November 2009. This data aligns pretty closely to the actual numbers of foreclosures that happened during that period as is illustrated in Table 3-35.

Between 2006 and 2013 close to 11,000 of Oakland's residential properties have been foreclosed (REO recorded on property title)—transferred back to the primary mortgage lender due to unresolved payment defaults. This represents approximately 6.5 percent of Oakland's residential housing units. In the same time period close to 18,000 residential properties in Oakland were in some stage of the foreclosure process as evidenced by a recorded NOD. NODs are properties that have a recorded default from a bank indicating that the property is in crisis. Any lender that has a loan secured by the property may file an NOD and depending on debt secured by the property there can be multiple NODs per property. The City of Oakland data reflected below is consolidated and represents only one NOD per address. Additionally, the evolution of the foreclosure crisis tells the story of the resulting economic instability for Oakland residents:

Another significant shift in conditions from the early years of the crisis is the length of ownership prior to foreclosure. In the first few years of turnover (during the foreclosure crisis), most properties lost to auction had been owned for less than two years and over 80 percent of properties had been owned for less than six years. Five years later this trend had reversed: more than 88 percent of homes sold at auction in 2012 had been owned for six years or more and 36 percent had been owned for more than ten years. Overall, almost one in five Oakland properties lost since the crisis began had been owned for more than 10 years.[22]

[21] Adjustable Rate Loan Rider data for the City of Oakland acquired from First American Core Logic. This data consists of first mortgage loans that will have at least one adjustment between November 2008 and November 2010 and that have a combined loan to value ratio of >90%. These data include loans on the following types of properties: condominiums, duplexes, multi-family, PUDs, four plexes, single family residential, townhomes and triplexes. The adjustable rate loans that are counted in this data include: subprime, interest only, term and option. Data does not include negative or partial amortization loans.

[22] Casey, Jean, "Oakland in the Wake of the Foreclosure Crisis: Impacts and Indicators in Pursuit of Neighborhood Stabilization" (a planning report presented to the faculty of the Department of Urban Planning and Regional Development, San Jose State University, in partial fulfillment of the requirements for the degree of Master of Urban Development, May 2013)

Table 3-35
Residential Notices of Default Recorded on on Oakland Properties
2006 to 2012

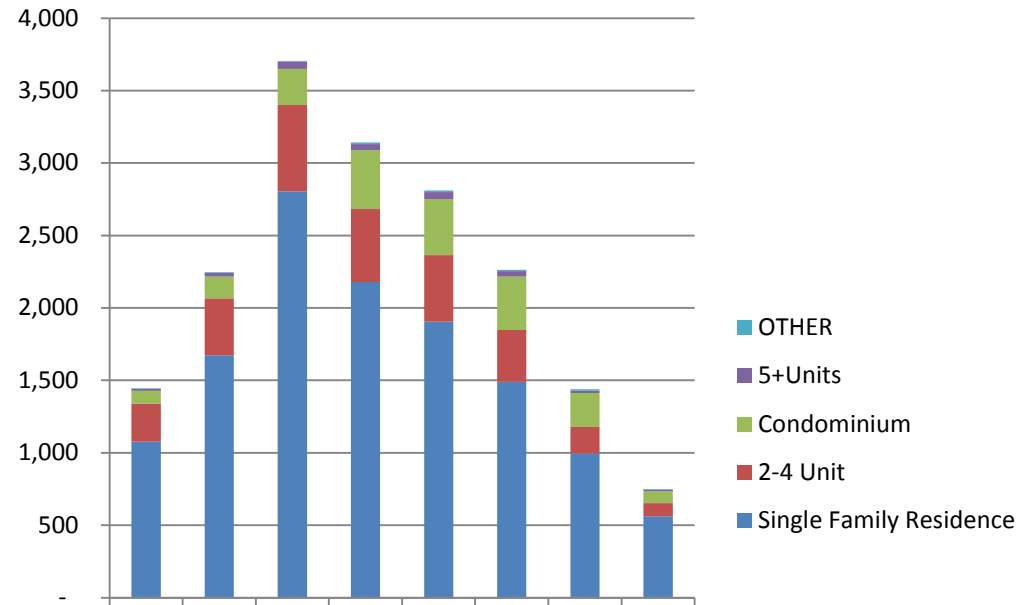
Year	Notices of Default[23]	Percent of NODs with Other Outcomes[24]	Percent of NODs with final outcome as Foreclosure	Total Units Lost to Foreclosure
2006	1,446	26%	74%	1,074
2007	2,247	18%	82%	1,842
2008	3,706	23%	77%	2,844
2009	3,142	25%	75%	2,360
2010	2,810	49%	51%	1,445
2011	2,263	57%	43%	984
2012	1,440	78%	22%	314
2013	751	*Data Not Available*	*Data Not Available*	*Data Not Available*
Total Units with a Default Recorded between 2006-2013:	17,805		**Total Units Lost to Foreclosure 2006-12:**	10,863

Source: Oakland Department of Housing and Community Development using data from Foreclosure Radar, 2013

[23] This figure reflects unduplicated addresses of all NOD filings.
[24] Other outcomes of Notices of Default recorded could be (1)The owner sells the property to a third party. If that property has a market value/sale price below what is currently owed, it is called a "short sale" and is subject to approval by the lender. (2) The owner holds on to the property and brings the mortgage current or obtains a loan modification by the lender.

Figure 3-14
Distribution of Residential NOD Filings by Property Type, City of Oakland 2006 to 2012

(Source: Oakland Department of Housing and Community Development using data from Foreclosure Radar, 2013)



	2006	2007	2008	2009	2010	2011	2012	2013
OTHER	5	3	6	12	10	9	11	6
5+Units	14	27	50	42	49	37	16	11
Condominium	88	150	250	406	386	369	235	81
2-4 Unit	263	393	596	502	461	359	184	91
Single Family Residence	1,076	1,674	2,804	2,180	1,904	1,489	994	562

F. HOUSEHOLDS OVERPAYING FOR HOUSING

A standard measure of housing affordability is that housing expenses (including utilities) should not exceed 30 percent of a household's gross (before tax) income. This is the accepted measure of affordability for state and federal housing programs.

For both 1990 and 2000, HUD provided special tabulations of Census data that measure the incidence of overpayment problems by income category, based on both household income and household size called Comprehensive Housing Affordability Strategy (CHAS) Data. For CHAS 2010 data, which is based on the American Community 5-Year Survey, HUD has created a series of data sets which are grouped by themes. Each of the data sets quantifies the numbers of households that contain HUD-specified characteristics, such as prevelance of housing problems, degree of housing cost burden and income in HUD-specified geographic areas.

Those who pay 30 percent or more of their income on housing may have trouble affording other necessities. These households are said to "overpay" for housing or have a high "housing cost burden." Individual circumstances affecting a household's ability to afford housing vary, such as other long-term debt payments, the number of household members, and other large ongoing expenses (such as medical bills). Since it is impossible to consider each household's individual circumstances, the 30 percent rule provides a general measure of housing affordability for the average household.

Households who pay more than 50% are considered to have a "severe cost burden" and at extremely low and very low income levels, are considered to be "worst case needs" households who are at risk of becoming homeless. Extremely low-income renters who pay half or more their incomes for housing are at greatest risk of becoming homeless because of their precarious financial circumstances. Extremely low-income homeowners who pay half or more of their incomes for housing have the least ability to meet utility expenses and do not have sufficient incomes to borrow funds to maintain, repair or improve their homes.

Not surprisingly, overpayment problems are most pronounced for those with the lowest incomes. In 2010, more than three-fourths of extremely low income households paid more than 30 percent of their incomes for housing; 76 percent of households with incomes between 30 and 50 percent of median income paid over 30 percent of income for housing; and more than a half of households with incomes between 50 and 80 percent of median paid over 30 percent.

A similar pattern exists for extreme cost burden, but it falls off more quickly as incomes rise. Extreme cost burdens are experienced by nearly 65 percent of extremely low income households, 39 percent of households with incomes between 30 and 50 percent of median, and 18 percent of households with incomes between 50 and 80 percent of median.

These general patterns mask important differences between renters and owners. For renters, cost burden for households in the 50 to 80 percent of median income range are much lower than for owners with similar incomes. This difference is even more pronounced when comparing extreme cost burdens for renters and owners. It appears that for renters, beyond a certain income level, cost burdens fall quickly, but are replaced by much higher rates of other housing problems such as substandard conditions and overcrowding, suggesting that many renters, and particularly large families, resolve their affordability problems by living in inadequate housing rather than devoting larger portions of their income to housing that is standard quality and adequate for their household size. In addition, the figures on overpayment do not take into account tax benefits received by homeowners, and thus the overpayment rates for homeowners are somewhat overstated.

The general rate of overpayment increased significantly between 2000 and 2010, housing affordability improved for lower income renters but worsened for lower income owners. Production of new affordable housing and an increase in the number of Section 8 vouchers lessened cost burdens for lower income renters, while cost burdens for homeowners increased. Homeowner overpayment rates may have increased in part because of willingness by lenders to allow debt-to-income ratios higher than was true in the past. As reported in the last Housing Element, high-risk, sub-prime lending contributed a high percentage of households with >90% combined-loan-to-value-ratios (CLTV). According to First American Core Logic Adjustable Rate Loan-rider document data acquired by the City of Oakland[25], there were 6,625 properties that had loans with a CLTV >100%; there were 381 that had loans with a CLTV >200%. These homeowners likely had loan payments that they could not afford and that were likely making payments on properties that were likely not worth the loans that they were paying. As noted in the prior section, the foreclosure crisis data illustrates the fallout from these types of liberal lending practices.

Table 3-36 compares the percentage of households paying more than 30 percent of their incomes on housing in 1990, 2000 and 2010, broken out by tenure and HUD-defined income levels.

Table 3-36
Households Paying Over 30 Percent for Housing Costs
(1990, 2000 and 2010)

Income Group	Renters			Owners			All Households		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Extremely Low (under 30% MFI)	78%	74%	79%	64%	73%	77%	76%	74%	79%
Very Low (30% to 50% MFI)	72%	60%	78%	43%	58%	72%	63%	60%	76%
Low (50% to 80% MFI)	43%	24%	46%	35%	46%	63%	40%	31%	52%
Moderate (up to 95% MFI)	1%	n/a	n/a	7%	n/a	n/a	4%	n/a	n/a

Sources: U.S. Department of Housing and Urban Development: 1990, 2000 and 2010 CHAS Data Books, derived from 1990 and 2000 Census and American Community Survey 2006-2010 5 Year Average Data, respectively.
Note: Percentages may not sum to 100% due to rounding

Table 3-37 provides a similar comparison for households paying more than 50 of percent their income for housing.

[25] Data are for loan adjustments that are due to occur between November 2008 and November 2010.

Table 3-37
Households Paying Over 50 Percent of Income for Housing Costs (1990, 2000 and 2010)

	Renters			Owners			All Households		
Income Level	**1990**	**2000**	**2010**	**1990**	**2000**	**2010**	**1990**	**2000**	**2010**
Extremely Low Income (0 to 30% MFI)	61%	56%	66%	45%	60%	63%	58%	57%	65%
Very Low-Income (31 to 50% MFI)	26%	16%	32%	23%	35%	54%	25%	21%	39%
Low Income (51 to 80% MFI)	4%	3%	8%	12%	18%	38%	7%	8%	18%
Moderate Income (81 to 95% MFI)	1%	n/a	n/a	7%	n/a	n/a	4%	n/a	n/a

Sources: U.S. Department of Housing and Urban Development: 1990, 2000 and 2010 CHAS Data Books, derived from 1990 and 2000 Census and American Community Survey 2006-2010 5 Year Average Data, respectively.

Table 3-38 shows the number and percent of owners and renters by income who paid more than 30 percent of their incomes for housing in 2011. This table differs from the preceding tables because it does not take into account differences in household size, which are a factor in determining the HUD-defined income groups.

Table 3-38
Households Paying 30 Percent or More of Income for Housing (2011)

		Renters			Owners	
Income	**Number**	**M.O.E[1]**	**Percent**	**Number**	**M.O.E[1]**	**Percent**
Less than $ 20,000	3,813	+/-360	81%	22,920	+/-1,075	86%
$ 20,000 to $ 34,999	4,554	+/-453	70%	14,095	+/-828	84%
$ 35,000 to $ 49,999	3,733	+/-426	65%	6,024	+/-555	49%
$ 50,000 to $ 74,999	6,357	+/-601	63%	3,405	+/-438	24%
$ 75,000 or more	11,926	+/-702	32%	839	+/-225	5%

Source: American Community 5-Year Survey 2007-2011
[1]: M.O.E. (Margin of Error) for American Community Survey 2007-2010 data represents the degree of uncertainty for an estimate arising from sampling variability.Percentages may not sum to 100% due to rounding.

Finally, Table 3-35 which summarizes HUD's CHAS Dataset, provides detailed information on housing cost burdens and other housing problems, broken out by income level, tenure and household type and size. The high percentage of low-income households with high housing cost burdens means that Oakland will continue to experience a high demand for rental assistance, new low-cost rental housing, and home repair assistance.

Table 3-39
Summary of Oakland Housing Assistance Needs

	Renter Households (HHs) by Type and Number of Persons					Owner Households (HHs) by Type and Number of Persons					
Household by Type, Income, & Housing Problem	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other HHs	Total Renters	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other HHs	Total Owners	Total HHs
1. Very Low Income(Household Income <=50% HAMFI)	**9,635**	**14,880**	**4,105**	**16,870**	**45,495**	**5,920**	**3,450**	**1,070**	**1,170**	**12,155**	**57,650**
2. Household Income <=30% HAMFI	**7,195**	**9,400**	**2,625**	**11,030**	**30,250**	**3,100**	**1,195**	**360**	**960**	**5,615**	**35,865**
3. % with any housing problems	61.6%	89.3%	94.1%	81.6%	80.3%	72.9%	81.6%	97.2%	78.1%	77.2%	79.8%
4. % Cost Burden >30%	60.3%	88.8%	89.5%	80.0%	78.8%	72.4%	81.2%	95.8%	78.1%	76.7%	78.5%
8. % Cost Burden > 50%	40.9%	74.2%	75.8%	72.3%	65.7%	55.2%	68.2%	86.1%	75.5%	63.3%	65.4%
9. **Household Income >30% to <=50% HAMFI**	**2,440**	**5,480**	**1,480**	**5,840**	**15,245**	**2,820**	**2,255**	**710**	**750**	**6,540**	**21,785**
10. % with any housing problems	72.5%	84.7%	84.1%	85.8%	83.1%	59.8%	83.6%	99.3%	82.0%	74.8%	80.6%
11. % Cost Burden >30%	71.5%	79.5%	59.1%	83.2%	77.6%	59.0%	80.7%	88.7%	80.7%	72.3%	76.0%
12. % Cost Burden >50%	30.5%	29.6%	14.5%	39.0%	31.9%	41.8%	65.6%	57.7%	61.3%	54.1%	38.5%
13. **Household Income >50 to <=80% HAMFI**	**1,655**	**5,445**	**1,025**	**7,235**	**15,355**	**2,625**	**2,805**	**1,280**	**1,400**	**8,110**	**23,465**
14. % with any housing problems	48.0%	49.9%	79.0%	53.2%	53.2%	40.6%	70.9%	84.4%	82.9%	65.4%	57.4%
15. % Cost Burden >30%	46.5%	41.5%	30.2%	51.8%	46.2%	40.6%	70.2%	74.2%	81.4%	63.2%	52.1%
16. % Cost Burden >50%	10.3%	6.6%	0.0%	8.8%	7.6%	21.5%	44.7%	38.3%	53.9%	37.8%	18.0%
17. Household Income >80% HAMFI	**2,870**	**8,655**	**1,080**	**15,765**	**28,370**	**9,350**	**21,990**	**2,950**	**11,085**	**45,380**	**73,750**
18. % with any housing problems	20.6%	13.3%	74.1%	10.7%	14.9%	26.4%	36.4%	48.5%	49.8%	38.4%	29.3%
24. % Cost Burden >30%	14.4%	7.7%	4.2%	0.3%	8.8%	25.6%	35.1%	28.5%	49.8%	36.3%	25.7%
25. % Cost Burden >50%	1.0%	0.0%	0.0%	0.0%	0.1%	8.2%	9.3%	3.9%	16.5%	10.5%	6.5%
29. **Total Households**	**14,160**	**28,980**	**6,210**	**39,870**	**89,220**	**17,895**	**28,245**	**5,300**	**14,195**	**65,645**	**154,865**
30. % with any housing problems	53.6%	58.3%	85.7%	49.0%	55.3%	41.8%	45.5%	67.3%	56.6%	48.6%	52.5%

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) Data based on American Community Survey 2006-2010 5 year Average Data (Table 7, Table 1, Table 8 and Table 16)

Notes: HUD's data does not distinguish moderate income (80% - 120% of MFI) from above moderate income (greater than 120% of MFI).
Cost Burden refers to percentage of income devoted to housing. Housing Problems includes high cost burden (>30% of income), overcrowding (>1.01 persons per room) and/or lack of complete kitchen or bathroom facilities.
Because this is a very minimal definition of physical/structural problems, the number of persons in substandard housing (major health and safety risks) is greater than reflected here.
HAMFI refers to HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs.

G. OVERCROWDING

Overcrowding is a measure of the capacity of the housing stock to adequately accommodate residents. Too many individuals living in a housing unit with inadequate space and number of rooms can result in unhealthy living arrangements and accelerated deterioration of the housing stock. In the United States, housing providers and government agencies typically consider a household as overcrowded if there is more than one person per room or two persons per bedroom. Extreme overcrowding is often defined as more than 1.5 persons per room. Overcrowding results when: 1) the cost of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing; 2) unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs; 3) the cost of housing requires two families to double up; or 4) housing costs force extended family members to become part of the household.

Overcrowding increased significantly between 1990 and 2000. Nearly 12 percent of the City's households lived in overcrowded conditions in 1990, increasing to 16 percent in 2000. Countywide, about four percent of households lived in overcrowded conditions, increasing to 12 percent in 2000. Ten percent of Oakland households lived in severely overcrowded conditions in 2000 (more than 1.5 persons per room), compared to seven percent countywide. Table 3-40 summarizes overcrowding in 2000.

Renter households typically have a higher rate of overcrowding than homeowners. Nearly 16 percent of renters lived in overcrowded conditions in 1990, while more than nine percent lived in extremely overcrowded conditions. By 2000, 20 percent of renters lived in overcrowded conditions. Extremely low-, very low- and low-income renter households, and low-, moderate-, and above moderate (>120 AMI)- income owners all experienced high levels of overcrowding.

By comparison, six percent of homeowners lived in overcrowded conditions in 1990, about half of which were severely overcrowded. The rate of overcrowding increased to ten percent by 2000, according to the Census Bureau.

Overcrowding is closely associated with income. As reported earlier, younger households and non-White households have significantly lower incomes than older households and White, non-Hispanic households. The 2000 Census reported that overcrowding was highest among households age 34 or less, Hispanic households, and non-White households. Conversely, overcrowding was significantly lower among non-Hispanic White households and older households (those with householders 55 years of age or more).

The increases in overcrowding are very likely due to a combination of two factors - rapidly rising housing costs during the 1990s, and an increase in the number of lower-income large families (including a substantial number of immigrant families). Large families frequently live in smaller housing units due to the lack of affordable units with three or more bedrooms, in effect trading affordability for overcrowding. This can be seen in particular in Table 3-39, which shows that for large families, the percentage that pays less than 30 percent of income but has other housing problems is much higher than for any other household type, even at income levels above 80 percent of median. Apart from the problems this causes for the overcrowded families, it may also increase competition for housing units that otherwise might be more affordable to smaller households.

The increase in overcrowding suggests that Oakland will need to continue to increase the supply of affordable housing for all lower-income groups. The need for additional low-cost rental housing, particularly rental housing affordable to large families, will continue to be an especially urgent need.

Table 3-40
Persons per Room in All Occupied Housing Units
(2000)

Persons Per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Less than 1.00	56,145	90%	70,239	79%	126,384	84%
1.01 to 1.50	2,871	5%	6,054	7%	8,925	6%
1.51 or more	3,466	5%	12,012	13%	15,478	10%
Total	**62,482**	**100%**	**88,305**	**100%**	**150,787**	**100%**
Percent Overcrowded by Tenure	6,337	10%	18,066	20%	24,403	16%

Source: U. S. Census Bureau, 2000
Note: Percentages may not sum to 100% due to rounding.
The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

H. SPECIAL HOUSING NEEDS

Seniors

There were 43,559 seniors and 28,796 households headed by seniors residing in the City of Oakland as of 2010. According to the Census, these figures represent an increase of 4.2 percent in the number of seniors living in Oakland and a 6.2 percent increase in the number of senior households, or an increase of 1,771 seniors and 1,669 senior households, respectively since the 2000 Census. In contrast, the citywide population declined by 2.2 percent during the same period.

The City defines seniors (individuals over the age of 60 years) as a special-needs group. Lower-income seniors may have special housing requirements due to their needs for accessibility, supportive services, affordable rents, and smaller unit sizes. Many seniors also require housing near public transportation and in proximity to local services and health care.

Nearly 45 percent of senior-headed households consist of a single elderly person living alone. In comparison, a smaller percentage of non-senior individuals live alone. Unfortunately, income data was not collected in the 2010 Census. According to the 2000 Census, a significant number of seniors—5,329 or 13 percent of seniors—had poverty-level incomes that at the time of the 2000 Census, was below that of the general population [26]. According to the American Community Service 5-year data from 2006-2010 (ACS 5-year data for 2010) Comprehensive Housing Affordability Strategy (CHAS) Data, 48 percent of seniors have very low-incomes and over 30 percent of these seniors paid half of their incomes or more for housing.

The number of owner-occupied housing units headed by seniors also increased, from 16,052 to 16,443 between 2000 and 2010, a 2 percent increase. The number of senior renters increased by a larger number, from 11,075 to 12,353 during the ten-year period, constituting, an 11.5 percent increase. While Oakland's general population declined between 2000 and 2010, the number of seniors and the number of senior households increased.

[26] 2000 Census, Table P 87, SF 3

This trend suggests a continued and increasing need for affordable senior housing, especially rental housing for very low-income seniors, and a growing need for assisted care facilities so that seniors do not have to leave Oakland as they age. Even those seniors who do not need financial assistance may face limited choices for suitable housing if they choose to stay in Oakland.

There are approximately 8,096 households headed by senior citizens that are receiving some form of housing assistance (see Table 3-42). This level of assistance helps about 65 percent of senior households renting in Oakland as of 2010 Census (12,353 senior households). In a recent survey of wait lists for privately owned and managed assisted rental housing developments for senior citizens, City staff received responses to a phone survey from 8 developments (out of a total of 53 properties in the City's database). Only 5 of the surveyed housing developments were accepting applications for housing. Of the housing developments surveyed, the average wait list length was 95 households. The average wait time for these units was about 15 months. Given the demographic trend of an increasing elderly population there is a continued need for affordable housing targeted toward senior citizens. Housing developments for senior households should contain smaller housing units than projects intended for the general population due to the preponderance of one- and two-person senior households.

In addition to special subsidized rental housing developments for seniors, there are 42 community care facilities licensed in the City of Oakland according to the California State Department of Social Services Community Care Licensing Division (CCLD). These facilities provide assisted living for 2,419 seniors in the City of Oakland. (Note that this is a decrease of 18 facilities over what was reported in the last Housing Element. CCLD staff could not explain the difference though they said that it is conceivable that some facilities that were listed in 2008 are no longer in operation). Facilities range in size from small (six beds) to larger retirement hotels providing space for over 100 seniors at a single location.

Table 3-41 presents information on recent trends in the numbers of individual seniors and senior households. Table 3-42 summarizes the characteristics of assisted senior housing units in Oakland.

Table 3-41
Senior Population and Households in Oakland
(1990, 2000 and 2010)

	1990	2000	Change	Percent Change	2010	Change	Percent Change
Total Population (All ages)	372,242	399,484	27,242	7.3%	390,724	-8,760	-2.2%
Senior Population	45,231	41,788	-3,443	-7.6%	43,559	1,771	4.2%
Total Households (All ages)	144,766	150,790	6,024	4.2%	153,791	3,001	2.0%
Senior Households	31,885	27,127	-4,758	-14.9%	28,796	1,669	6.2%
Owner-Occupied Units Headed by Seniors	18,448	16,052	-2,396	-13.0%	16,443	391	2.4%
Renter-Occupied Units Headed by Seniors	13,437	11,075	-2,362	-17.6%	12,353	1,278	11.5%

Source: U. S. Census Bureau, 1990, 2000 and 2010.
Note: Seniors are defined as persons age 65 and older.

Table 3-42
Subsidized Senior Housing and Units and Vouchers (2014)

Type of Housing	Number of Units
Subsidized Senior Housing Units (Privately Owned and in Subsidized Senior Housing Developments)	4,585
Public Housing Units Occupied by Seniors (OHA)	302
Subtotal Assisted Senior Units	4,887
Seniors with Making Transition Work Vouchers—Head of Household 62+ years (OHA)	2,609
Seniors with Section 8 Certificates/Vouchers--Head of Household 62+ years (OHA)	600
Total Senior Households Receiving Assistance	8,096

Sources: City of Oakland Department of Housing and Community Development and Oakland Housing Authority.

Persons with Disabilities

Persons with disabilities may require living arrangements that meet their specific physical and financial needs, depending on the severity of their disabilities and whether they are affected by a physical, mental, alcohol/drug-related, or a chronic disease handicap. While some individuals require full support services in their residences, others only require modifications to their homes to make their housing units more accessible.

According to the 2000 Census, 23 percent of the population age five and older (84,452 individuals) who live in Oakland reported a disability. As age increases, the incidence of disability increases. Nearly half of the population 65 and older reported having a disability. Persons with disabilities often face limited earning potential due to such factors as the nature of their disabilities, their status as retired seniors, and the reluctance of some employers to hire persons with disabilities. The proportion of the population in Oakland with disabilities is much greater than countywide due to the availability of social services, alternative housing, income support, and relatively lower housing costs than in other central Bay Area locations. These factors create a high demand for housing and services to meet the needs of persons with disabilities.

Table 3-43
Persons With Disability by Employment Status
(2000)

Persons with a Disability	Oakland Population	Percent of Oakland Population	Alameda Co. Population	Percent of Alameda Co. Population
Age 5-64, Employed Persons with a Disability	30,758	8.3%	101,014	7.6%
Age 5-64, Not Employed Persons with a Disability	33,544	9.1%	85,649	6.4%
Persons Age 65+ with a Disability	20,150	5.5%	61,895	4.6%
Total Persons with a Disability	84,452	22.9%	248,558	18.7%
Total Population (Civilian Non-Institutional)	368,769		1,332,471	

Table 3-44
Persons With Disability by Disability Type
(2000)

Persons with a Disability, By Disability Type	Oakland Population
Total Disabilities	154,925
Total Disabilities for Ages 5-64	112,146
Sensory Disability	6,500
Physical Disability	18,899
Mental Disability	14,853
Self-care Disability	6,743
Go-outside-home Disability	25,647
Employment Disability	39,504
Total Disabilities for Ages 65+	42,779
Sensory Disability	5,869
Physical Disability	13,582
Mental Disability	6,746
Self-care Disability	5,790
Go-outside-home Disability	10,792

Developmentally Disabled

According to Section 4512 of the Welfare and Institutions Code a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatement similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical

attention and physical therapy are provided. Because development disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families thorugh a statewide system of 21 regional centers. The Regional Center of the East Bay (RCEB) is the local coordinating agency tasked with ensuring that individuals with developmental disabilities are receiving the services and supports that they are entitled to per the Lanterman Developmental Disabilities Act. Their primary function is intake and eligibility assessment, and contracting with service providers. The State of California's Bay Area Office of the State Council on Developmental Disabilities (Developmental Disabilities Area Board 5) is a federally mandated and funded organization charged with promoting the development of a consumer and family-centered, comprehensive system of services and supports for individuals with developmental disabilities. Area Board 5 is mainly a policy and advocacy organization. The Housing Consortium of the East Bay (HCEB) is an Oakland-based nonprofit whose mission is to create inclusive communities for individuals with developmental disabilities and other special needs in Alameda and Contra Costa Counties.

HCEB, RCEB and Area Board 5 collaborated to provide the City of Oakland with specific demographics for individuals with developmental disabilities in the City using federal census data, demographic trends, federally- and state-mandated trends, and the reported number of registered consumers of RCEB. RCEB identified Oakland's population and estimated housing needs during the Housing Element period of 2015-2023. A "Housing Need Factor" per age group was inferred based on data collected by the State of California Department of Developmental Services. Table 3-45 summarizes that need according to age group.

Table 3-45
Oakland Developmentally Disabled Population* (2015-23)

	0-14 years	15-22 years	23-54 years	55-65 years	65+years	All
Total Population	1,402	868	1,988	260	94	4,612
Regional Center for the East Bay "Need Factor"	25%	50%	35%	25%	20%	
Estimated Housing Unit Need	351	434	696	65	19	1,564

*. State of California Definition: the population with a lifelong disability caused by a mental or physical impairment manifested prior to the age 18 years and includes conditions such as mental retardation, epilepsy, autism, cerebral palsy or other conditions that require services similar to a person with mental retardation.

As identified in the last Housing Element and what seems to be still applicable in this planning period, among the most urgent needs reported by organizations serving persons with disabilities are independent living units with supportive services; treatment for persons with chemical dependency, mental illness, and chronic illness; and life and job skills training to increase the ability of these individuals to live independently.

A number of public and private organizations provide financial assistance, housing, residential care, and support services to persons with disabilities. However, the number of persons with disabilities in need of assistance is far greater than the availability of assistance. The waiting time to receive this assistance is

very long. As identified in the last Housing Element and what seems to be still applicable in this planning period, service providers report that there is an urgent need for more housing vouchers with rental assistance for this population. The City's Assisted Housing Inventory identifies 1,079 assisted rental units that are accessible to people with disabilities or that are targeted to the disabled population or people with HIV/AIDS. As identified in the last Housing Element and what seems to be still applicable in this planning period, there are a number of accessible units in private developments, but many people who have disabilities still find it extremely difficult to locate housing that is either accessible or suitable for adaptation. To address this problem, in new federally funded projects, including those funded with CDBG and HOME funds, at least five percent of all units must be accessible to persons with disabilities.

The City's Assisted Housing Inventory identified 166 permanent housing units in ten developments designated specifically for individuals with mental and physical disabilities, as well as for those individuals with HIV/AIDS. There are also a number of residential care facilities for the mentally disabled scattered throughout the City, serving mostly non-senior adults and children and youths under the age of 25 (though there are no tenant protections—they are exempted in Oakland's Rent Adjustment Ordinance Section 8.22.030). There is currently only one developer in the East Bay that specializes in housing for those people with developmental disabilities—Housing Consortium of the East Bay. Other housing resources include landlords renting to tenants or living with a family caretaker/member[27].

There is a clear need for residential facilities offering HIV/AIDS services, including provision of mental health counseling and support groups, advocacy for legal issues, and assistance in obtaining benefits and paying bills, including medical expenses. Additionally, as the disease progresses, persons with AIDS need additional services, such as help with meals, chores, transportation, child-care, and respite care.

There are also a number of residential alcohol and drug treatment centers, with inpatient and outpatient counseling services. However, according to service providers, the waiting time for admission into these programs is very long, during which time the needs of persons seeking services can become more severe.

Many people with disabilities, particularly those recently released from hospital care, have little or no income. Individuals who receive housing vouchers (Section 8) for rental assistance often find it difficult to locate rental housing for which housing vouchers can be used and property owners willing to accept the voucher. In some cases, the rent is above the fair market rent the federal program will cover, creating a gap between the assistance available under the voucher program and the actual rental cost, which must be paid by the voucher holder.

Single-Parent Headed Households

According to the 2000 Census, the City of Oakland has 18,314 single parent households, about the same number as in 1990. Over three-quarters of these households are female-headed. The number of male single-parent households increased by nearly one-third, while the number of female single-parent households decreased by six percent. Although the number of single-father households has increased significantly since 1990, they still comprise less than one-quarter of all single-parent households.

Single-parent householders face constraints in housing due to their lower incomes and the need to access childcare and other support services. It is important that single parent households live close to schools, local services, child-care, and health care facilities because many lack private vehicles. Although the total number of single parent households has remained steady, the extremely high poverty rate among female-

[27] Additionally, there can be issues with those with a developmental disability who live with a family caretaker/member (e.g.: parent or sibling), who might not effectively plan for housing in the case that the caretaker is unable to care for the family member due to illness, aging or death.

headed, single-parent households, suggests that the City will continue to face a need for additional, affordable family housing with access to support services.

Table 3-46 compares the number of female-headed households in 2000.

Table 3-46
Female Headed Households (2000)

	Number	Percent
Total Households	150,971	100%
Total Female Headed Households	26,486	18%
Female Heads with Children under 18 years	14,932	10%
Female Heads without Children under 18 years	11,554	8%
Total Families under the Poverty Level	14,136	100%
Female Headed Households under the Poverty Level	7,816	55%

Source: U. S. Census Bureau, 2000.
Note: Percentages may not sum to 100% due to rounding.

Among single parent households, three percent of male-headed households are living below the poverty line, compared to 55 percent of female-headed households (7,816 in 2000). Female-headed households with children still have the highest poverty rates of all population groups. Poverty rates for women with children have not improved significantly in the past decade, and are nearly double that of all families. (A poverty level income for a single parent with two children is about the equivalent to a full-time job at minimum wage.)

Although 2000 Census data indicate that the percentage of households on public assistance (which includes many single mothers) has declined, anecdotal evidence suggests that many of these single parents earn low wages that have not raised their incomes above the poverty level.

The Homeless

A lack of financial resources, education, and job training; the presence of disabilities; substance abuse; chronic, debilitating illness; and domestic violence all contribute to homelessness. The most recent information on the number of homeless persons and families in Oakland is inferred from the 2013 Alameda Countywide Homeless Count and Survey Report (2013 Count). This point-in-time homeless count and survey conducted on January 30, 2013, provides the most current data on the homeless population at the county level. Oakland has assumed 52% of the County's homeless population is in Oakland. This is based on findings from the 2009 Homeless Count (the last count with regional data), as well as analysis of data in the Homeless Management Information System (HMIS). Approximately 2,217 individuals (1,412 households) are homeless at any point in time in Oakland. Minorities make up a disproportionate share of this total. As many homeless persons have mental and/or chemical dependency problems, supportive services are important.

As a companion to EveryOne Home (Alameda County's 10 Year Plan to End Homelessness, adopted in 2006), Oakland's Permanent Access to Housing (PATH) Strategy, adopted in 2007, is a roadmap for ending homelessness in the city over the next 15 years. Both EveryOne Home and PATH emphasize

greater coordination and mutual accountability among all systems (homeless services, HIV/AIDS, and mental health services and affordable housing development, affordable to populations 15% and below area median income.) by broadening the population whose needs are addressed to include those who are homeless or most at-risk of homelessness due to poverty or disability.

The City of Oakland has adopted a "housing-first" approach through its PATH Strategy to end homelessness in Oakland. This plan has eight recommended strategies organized into the following five goal areas:

- Goal (P): Prevent Homelessness and Other Housing Crisis
- Goal (H): Increase Housing Opportunities for Targeted Populations
- Goal (S): Deliver Flexible Services to Support Stability and Independence
- Goal (M): Measure Success and Report Outcome
- Goal (L): Develop Long-Term Leadership and Build Political Will

Under PATH, homeless people are moved directly from the streets or shelter into permanent housing. Needed services are offered to those who are housed. These services offered are not mandatory and include but are not limited to client engagement around mental health and substance use *after* tenant is housed. These services are designed to meet the client "where they are", providing only those services needed by the housed client. The desired outcome is the end of homelessness through the securing or retaining of housing.

While the City of Oakland has a significant inventory of affordable housing, there are very long waiting lists for these units and most of them do not have supportive services or are not affordable to the current homeless population. There is tremendous unmet need for housing the 1,412 unsheltered homeless households or those at risk of being homeless. PATH contends that homelessness can be prevented or ended for these 1,412 households only by creating affordable and supportive housing units affordable to those with extremely low incomes. Further, resolving to end homelessness would require short-term subsidies for those who have obtained housing but are at risk of becoming homelessness. See Tables 3-47 and Table 3-48 for an estimate of the sheltered and unsheltered homeless population. Table 3-49 provides an inventory of the emergency shelters, transitional housing facilities and permanent supportive housing facilities in the City of Oakland.

Table 3-47
Household Type: All Households/All Persons

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
	County of Alameda			
Total Households	667	544	1,504	2,715
Total Persons	914	1,013	2,337	4,264
	City of Oakland			
Total Households	347	283	782	1,412
Total Persons	475	527	1,215	2,217[1]

Source: 2013 Alameda Countywide Homeless Count and Survey Report; Oakland's homeless share derived from County survey
[1] This estimate is consistent with the estimate of Oakland's share of the homeless population that Alameda County produced using data from the Homeless Management Information System (HMIS). The 2013 HMIS assigned 2,202 homeless people to the City of Oakland.

Table 3-48
2013 Homeless Subpopulations

	County of Alameda				Oakland		
	Sheltered[1]	Unsheltered[2]	Total		Sheltered	Unsheltered	Total
Chronically Homeless Individuals[3]	171	760	931		89	395	484
Chronically Homeless Families[4]	11	26	37		6	14	19
Persons in Chronically Homeless Families	29	94	123		15	49	64
Veterans	139	353	492		72	184	256
Female Veterans	9	11	20		5	6	10
Severely Mentally Ill	477	629	1,106		248	327	575
Chronic Substance Abuse	354	935	1,289		184	486	670
Persons with HIV/AIDS	25	72	97		13	37	50
Victims of Domestic Violence	381	665	1,046		198	346	544

Source: 2013 Alameda Countywide Homeless Count and Survey Report; Oakland's homeless share derived from County survey
Notes:
[1]Includes persons in emergency shelters and transitional housing, except that chronically homeless individuals and families include only persons in emergency shelters.

[2] Literally Homeless: An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or (iii) is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

[3] HUD defines a chronically homeless individual as an unaccompanied homeless adult living on the street or in a shelter who has a disabling condition and has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

[4] A chronically homeless family is a family (including at least one minor child) with at least one adult member (18 or older) who has a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

In addition to the homeless subpopulations presented above in Table 3-48, the 2013 Count also included a breakdown of the number of males and females who are homeless. In 2013, women were just over 13% of the unsheltered homeless population; men comprised 84% of the unsheltered homeless population.

The County of Alameda prepares inventories of emergency shelters, transitional housing and permanent supportive housing. Although Oakland's 2007 *PATH* Strategy promotes a housing first policy, emergency shelters still provide a key link in the care for homeless people, particularly due to budget cuts negatively impacting the production of new affordable housing. The City's Human Services Department provided the Oakland-specific list of shelters (based on the County inventory) for the 2012-2013 period in Table 3-49.

The inventory includes 12 emergency shelter facilities and 18 transitional housing facilities and each housing a variety of households: single women with children, households with children, youth (male and female), single males and females, and single males. The emergency shelters and transitional housing facilities in Oakland have a combined 1,086 beds. The average utilization rate across the shelters is approximately 75%. Additionally, transitional housing facilities outside the City of Oakland, including a total of approximately 66 beds for families and single individuals, have been included because many homeless people originate in the City of Oakland and are placed in the surrounding cities.

Table 3-49
City of Oakland Homeless Shelters

2012 County of Alameda Inventory of Emergency Shelters and Transitional Housing Facilities in Oakland												
Prog. Type	Organization Name	Program Name	Physical Address	Target Pop. A	Target Pop. B	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Total Beds	Utilization Rate
ES	24 Hour Oakland Parent / Teacher Children's Center	77th Street Shelter (4700 International Blvd)		SFHC		17	5		17	0	17	71%
ES	A Safe Place	A Safe Place (DV shelter)		HC	DV	20	6	0	20	0	20	100%
ES	Alameda Family Services	Nika's Place (formerly Dream Catcher)	422 Jefferson St	YMF		8	2		8	0	8	100%
ES	Anka Behavioral Health Inc.	Emergency Housing - Henry Robinson Multi-Service Center	559 16th St	HC		20	8		20	0	20	50%
ES	Ariel Outreach Mission	Ariel Outreach Mission - Emergency Shelter (DV shelter)		SFHC		12	3	7	19		19	95%
ES	City Team Ministries	City Team Ministry Shelter	722 Washington St	SM				50	50	0	50	92%
ES	Covenant House Oakland	Youth Crisis Shelter	200 Harrison Street	SMF				18	18	0	18	83%
ES	Dorothy Day House	Emergency Storm Shelter	located in Berkeley	SMF						40	40	0%
ES	East Oakland Community Project (EOCP)	Shelter Service Program (Crossroads)	7515 International Blvd	SMF+HC		15	5	85	100		100	98%
ES	Oakland Catholic Worker	Oakland Catholic Worker Shelter	4848 International Blvd	SMF				8	8	0	8	100%
ES	Salvation Army	Salvation Army Family Emergency Shelter	2794 Garden Street	SMF+HC		76	16		76	0	76	67%

2012 County of Alameda Inventory of Emergency Shelters and Transitional Housing Facilities in Oakland												
Prog. Type	Organization Name	Program Name	Physical Address	Target Pop. A	Target Pop. B	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Total Beds	Utilization Rate
ES	St. Mary's Center	St MC Winter Shelter	925 Brockhurst Street, Oakland CA 94608	SMF						25	27	100%
TH	City of Oakland HDS / BACS	BACS Transitional Housing / Henry Robinson	559 16th St	SMF					137		137	75%
TH	BOSS	BOSS Casa Maria (not ES or TS)	2280 SAN PABLO AVE	SMF				25	25		25	96%
TH	BOSS	Rosa Parks House	521 W Grand	SMF	HIV			23	23		23	61%
TH	City of Oakland Human Services Department (HDS) East Oakland Community Project (EOCP)	Matilda Cleveland Transitional	8314 MacArthur Bl	HC		44	14		44		44	86%
TH	City of Oakland DHS / EOCP	Families in Transition	10 single units scattered	HC		32	9		32		32	91%
TH	Covenant House / City of Oakland / Oakland Homeless Youth Housing Collaborative (OHYHC)	CH RS Rites of Passage (ROP)	200 Harrison Street	SMF				12	12		12	100%
TH	East Oakland Community Project (EOCP)	EOCP SSP VA - GPD (Crossroads)	7515 International Blvd	SMF	VET			15	15		15	100%
TH	EOCP / City of Oakland / OHYHC	EOCP Our House	1024 101st Avenue	SMF				7	7		7	86%
TH	First Place for Youth	Oakland PATH	scattered site model (30 sites of 1-2 res)	SMF+HC		6	3	7	13		13	115%
TH	First Place for Youth	OPRI Probation	scattered site model (30 sites of 1-2 res)	SMF+HC		6	3	7	13		13	108%

2012 County of Alameda
Inventory of Emergency Shelters and Transitional Housing Facilities in Oakland

Prog. Type	Organization Name	Program Name	Physical Address	Target Pop. A	Target Pop. B	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Total Beds	Utilization Rate
TH	First Place for Youth	OYHC	scattered site model (30 sites of 1-2 res)	SMF+HC		6	3	6	12		12	117%
TH	First Place for Youth	THP Plus	scattered site model (30 sites of 1-2 res)	SMF+HC		50	25	50	100		100	69%
TH	Fred Finch Youth Center (FFYC)	Rising Oaks (Turning Point is in Berkeley)	3800 Coolidge Ave	SMF				30	30		30	78%
TH	Images on the Rise	FEED (Family, Economic, Empowerment, Development) Program		HC		100	16		100		100	
TH	Images on the Rise	Images on the Rise (Domestic Violence)		SMF				10	10		10	100%
TH	Oakland Elizabeth House	Elizabeth House	6423 Colby St	SMF+HC		25	7	0	25		25	88%
TH	Operation Dignity	House of Dignity (HoD)	585 8th St	SMF	VET			30	30		45	110%
TH	St. Mary's Center	Closer to Home	3202 San Pablo Ave	SMF	SR							
					TOTAL	**437**	**125**	**390**	**964**	**65**	**1,046**	
TH*	Family Emergency Shelter Coalition (FESCO)	Banyan House Transitional	Cherryland District of unincorporated Alameda Co.	HC		24					24	
TH*	Building Opportunties for Self-Sufficiency (BOSS)	McKinley Family Transitional House	City of Berkeley	HC		24					24	
TH*	Alameda Point Collaborative	Bessie Coleman Court/Alameda Point Transitional House	Alameda Point	HC	DV		44					
TH*	Women's Daytime Drop-in Center	Bridget Transitional House	City of Berkeley	SFHC								

2012 County of Alameda Inventory of Emergency Shelters and Transitional Housing Facilities in Oakland												
Prog. Type	**Organization Name**	**Program Name**	**Physical Address**	**Target Pop. A**	**Target Pop. B**	**Beds HH w/ Children**	**Units HH w/ Children**	**Beds HH w/o Children**	**Year-Round Beds**	**Total Seasonal Beds**	**Total Beds**	**Utilization Rate**
TH*	Tri-City FESCO	Bridgeway Apartments	Union City, Fremont, Hayward									
TH*	BOSS	Harrison House Family Services Program	West Berkeley	HC								
TH*	BOSS	South County Sober Housing	Cherryland District of unincorporated Alameda Co.	SMF				18			18	
					TOTAL	**48**	**44**	**18**			**66**	

*Transitional housing facilities not physically located in the City of Oakland have been included here because many homeless people and families originate in Oakland and are placed in the surrounding cities.

KEY:

Target Population:
CO: couples only, no children
DV: domestic violence
HC: households with children
HIV: human immunodeficiency virus (HIV) that causes the acquired immunodeficiency syndrome (AIDS)
SF: single females
SFHC: single females and households with children
SM: single males
SMHC: single males and households with children
SMF: single males and females
SMF + HC: Single male and female plus households with children
SR:
VET: Veterans
YF: youth females (under 18 years old)
YM: youth males (under 18 years old)
YMF: youth males and females (under 18 years old)

Program Type:
ES: Emergency Shelter
TH: Transitional Shelter
PSH: Permanent Supportive Housing

Breaking the cycle of homelessness will require a comprehensive approach that combines housing assistance first with needed support services. According to homeless service providers, in addition to actual housing, treatment of mental illness and substance abuse, life skills training, and intensive case management are among the highest priorities for reducing homelessness. Greater availability of supportive housing with support services is identified as a high priority as is subsidies for a rapid rehousing model of care for all homeless population groups.

Recent legislative decisions have impacted the rate of implementation of Oakland's *PATH* Strategy. The dissolution of redevelopment agencies, and the subsequent loss of redevelopment funds targeted towards affordable housing, coupled with Federal cuts to housing programs, has severely hindered the production of new affordable housing in Oakland, bringing production to a near standstill. A limited amount of affordable housing funding is available through the City's annual federal HOME grant, tax credits, and through the Affordable Housing Trust Fund, but these resources are not sufficient to produce affordable housing in the volume of the recent past. The loss of redevelopment blight abatement funding has also impacted homeless outreach activities and the abatement of homeless encampments. The federal sequestration cuts have brought about a freeze in the Section 8 housing subsidy program and a nearly complete halt to the Oakland Housing Authority (OHA) portion of the Oakland PATH Re-housing Initiative, all but eliminating the City's ability to rapidly house re-entry and encampments populations. Budget cuts to the Federal HOME program for affordable housing, and for the Community Development Block Grant (CDBG) program has likewise impacted housing activities. Similarly, on the homeless services side, a reduction of 5% in the Emergency Solutions Grant (ESG), CDBG, and Housing Opportunities to Persons with AIDS (HOPWA) in 2013 is projected to result in cuts to services provided under *PATH*, and for provision of housing and services to persons living with AIDS. ESG and CDBG funding make up approximately 64% of the City's *PATH* Strategy funding. These budget cuts will lead to severely reduced services provided under PATH, and stalled affordable housing production for extremely low and very low income people. [28]

In response to policy and funding challenges, and in light of prevailing demographic data, the PATH strategy is necessarily shifting available resources towards a concentration on the single adult homeless population, especially those who are living in homeless encampments. The PATH strategy is heavily data driven by the outcomes of our interventions and data developed over the past five years. The ongoing strategy will rely upon emerging models and best practices such as the Oakland Path Rehousing Initiative and the Interim Housing Model being developed at the Henry Robinson Center. PATH will use a multi-disciplinary team-based approach that will focus on:

- Enhanced outreach efforts, including field outreach for housing programs and cleanup of encampments;
- Coordinated human services, public works and Oakland Police Department interventions through implementation of CityWorks, mapping and GIS technologies; and
- Implementation of new interim housing programming and use of temporary winter shelter beds through the redesigned Henry Robinson Multi-Service Center.

PATH outcomes will remain oriented towards the overarching goal of moving homeless persons into permanent housing with appropriate support services.

[28] Bedford, Sara. Oakland City Council Agenda Report. Update on PATH Homeless Strategy. Oct. 24, 2013.

The Affordable Care Act and the Public Safety Realignment Act (AB 109) offer new systems for the health of homeless people and people at-risk of becoming homeless. Under the Affordable Care Act ("Obama Care"), many low income persons currently without healthcare will become insured, and some supportive housing services may be eligible for Medicare funding. However, the type of services eligible for Medicare funding is limited, continuing challenges with ongoing funding for supportive housing services. The Public Safety Realignment Act focuses on alleviating overcrowding in the California State prisons and reducing the corrections budget by transferring responsibility for incarceration and supervision of many low-level inmates and parolees to the county. These non-violent, non-serious, non-high risk offenders are being released to local supervision, not state parole. The county has established a housing first program (similar to the *PATH* housing first policy) that provides permanent housing for this population.

Large Households

The U.S. Department of Housing (HUD) defines a large household or family as one with five or more members. Large households typically require units with more bedrooms. In general, housing for these households should provide safe outdoor play areas for children and have convenient access to schools and child-care facilities. These types of needs can pose problems, particularly for large families that cannot afford to buy or rent single-family houses, because apartments and condominium units are most often developed for smaller households and may not provide adequate outdoor spaces for children. When housing prices rise faster than incomes and when the number of larger housing units with three or more bedrooms is limited, large families are often forced to live in overcrowded conditions.

The 2005-10 Consolidated Plan acknowledged the difficulty that large families face when trying to find suitable accommodations, particularly if they are low-income renters. According to the Plan, there is a correlation between the number of large, low-income families, the shortage of low-cost rental housing with three or more bedrooms, and the incidence of overcrowding and overpayment. Large, low-income renter families at all income levels face a higher percentage of housing problems than other households of similar income.

At the time of the 2010 Census, Oakland was home to 10,044 renter households and 7,276 owner households with five or more persons, for 17,320 large family households. In comparison to 2000, there has been a decrease in the number of large households among both renters and owner-occupants.

Table 3-50 compares the number of large families in 1990, 2000 and 2010.

Table 3-50
Number of Large Households in Oakland (1990, 2000 and 2010)

Large Households	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied 5-or-More Person Households	7,163	5.0%	8,526	5.7%	7,276	4.7%
Renter-Occupied 5-or-More Person Households	9,966	6.9%	11,365	7.5%	10,044	6.5%
Total 5-or-More Person Households	17,129	11.9%	19,891	13.2%	17,320	11.3%
Total Households	144,521	100%	150,790	100%	153,791	100%

Source: U.S. Census Bureau, 1990, 2000 and 2010.

As noted earlier and in Table 3-40, overcrowding rates are especially severe for large families, regardless of income. This is due to an acute shortage of housing units with four or more bedrooms, especially rental units. The 2000 Census identified 11,365 renter households with five or more persons, but only 2,341 rental units with four or more bedrooms (data for number of bedrooms in housing units not available in 2010 Census data). Despite the fact that there is a much better relationship between the number of large homeowner families and large owner-occupied units, overcrowding rates are still very high for lower income large families, which suggests that more affluent families are able to occupy homes larger than they might need, while low and moderate income large families can achieve homeownership only by buying units smaller than what they might need.

Table 3-51 compares the number of housing units by tenure and number of bedrooms in 2000.

Table 3-51
Housing Units by Tenure and Number of Bedrooms (2000)

Number of Bedrooms	Tenure		Total
	Owner-Occupied	Renter-Occupied	
Studios	1,426	16,972	18,398
One-bedroom	6,015	34,842	40,857
Two-bedrooms	21,140	24,887	46,027
Three-bedrooms	22,785	9,263	32,048
Four-bedrooms	8,647	1,763	10,410
Five-or-more-bedrooms	2,469	578	3,047
Total Units	62,482	88,305	150,787
Number of units with four or more bedrooms	11,116	2,341	13,457
Percent of total units with four or more bedrooms	17%	3%	9%

Source: U. S. Census Bureau, 2000

Farmworkers

Few migratory farmworkers are housed, even seasonally, within Oakland. Oakland is too far from significant agricultural areas to serve as a residential base for such workers who, by the nature of their employment, tend to live in close proximity to their jobs. According to the 2000 Census Supplemental Survey, less than one percent of the City's residents were employed in farming, fishing, and forestry occupations in 2000. Many of these residents were not employed as field workers. Therefore, the likely need for farmworker housing in Oakland is insignificant.

I. ASSISTED RENTAL HOUSING

There is a substantial amount of subsidized housing in the City of Oakland. Most of this housing is privately owned and was developed under various federal, state, and City of Oakland funding programs. Although these units are located throughout the City, there is a higher concentration in East and West Oakland and near the Downtown area.

As of March 2014, there are 5,507 privately owned, publicly subsidized rental housing units in over 181 developments in Oakland. Of these units, 98 are designated for persons with disabilities and/or HIV/AIDS, 2,645 for families, and 1,249 for seniors. Another 112 privately owned subsidized rental units are in residential hotels and 141 are transitional housing units for homeless individuals and families. Note that these unit counts do not include Project-Based Section 8 Voucher Allocations in the 181 City-assisted developments. This is done to avoid double counting since the OHA Making Transitions Work and Section 8 Voucher Programs detailed below count those vouchers.

In addition to these private units, the Oakland Housing Authority (OHA) owns and operates public housing units and administers the Project-Based Section 8 Voucher Program.[29] According to its 2013 Making Transitions Work Annual Report, OHA portfolio includes 1,605 public housing units, 915 of which are located at large family sites, 383 units are located in one of the five designated senior sites, and 307 units at OHA's HOPE VI redevelopment properties. OHA also provides rental subsidies to 13,565 households under the Housing Choice Voucher program for low-income residents to use in the private rental market through tenant-based or project-based vouchers.

As reported in the last Housing Element, a sizeable number of senior households benefited from this assistance. Combining the number of seniors receiving assistance from OHA with the number of senior households living in privately owned, subsidized apartments, a total of XX senior households received housing assistance.

There are several differences between the housing assistance provided by OHA and that provided by privately owned subsidized apartments. These include the following:

> Size of units provided –.[30]
>
> Amount of subsidy provided – The Section 8 and conventional public housing programs provide deep subsidies to residents since these programs require that residents pay only 30 percent of their incomes for rent. In comparison, rents in the privately assisted rental housing developments are set by formula that is independent of the income of individual tenants. Unless residents who live in the privately assisted rental housing also receive Section 8 certificates and vouchers or initial financing of a project facilitated lower rents, tenants in these properties could pay rents that exceed 30 percent of household income.

Table 3-52 provides information on privately owned subsidized rental units, and Table 3-53 provides information on Oakland Housing Authority's portfolio of housing units in Oakland.

[29] Appendix B provides a detailed list of these subsidized projects.
[30] Many of the privately-owned assisted units are in senior housing developments, which typically have only studio and one-bedroom units.

Table 3-52
Privately-Owned Assisted Housing Units, City of Oakland (2014)

	Total Units	Subsidized Units[3]	Size of Subsidized Rental Units[4]						Senior Units[4]	Accessible Units[4]
			SRO	Studio	1 BR	2 BR	3 BR	4+ BR		
Private Assisted Rental Housing Units										
Apartments for Persons with Disabilities/Special Needs	172	98	12	35	91	23	--	--	--	61
Apartments for Families	4,725	2,645	--	292	1,107	1,227	890	190	41	134
Residential Hotels	720	631	654	18	5	2	--	--	--	75
Apartments for Seniors	4,577	1,249	212	1,456	2,852	16	--	--	4,544	807
Transitional Housing	143	141	57	30	7	35	11	1	--	2
Total Assisted Rental Units[1]	10,337	4,876	935	1,831	4,062	1,303	901	191	4,585	1,079
Total Assisted For-Sale Units	638	631	--	--	--	--	--	--	--	--
Total Rental and For-Sale Units[2]	10,975	5,507	--	--	--	--	--	--	--	--

Sources: City of Oakland and Oakland Housing Authority
[1]There is some overlap of information in this table given the accounting of housing units targeted to specific populations.
[2] The City does not have complete information on unit breakdowns for ownership units, therefore this information is not included.
[3] The Subsidized unit count does NOT include Project Based Section 8 Units (PBS8).
[4] Due to limitations of what size units the PBS8 subsidies are supporting, these unit counts include all units—both City and OHA PBS8 units.
Note: Does not include households assisted with first-time homebuyer assistance to purchase existing homes.

Table 3-53
Summary of Oakland Housing Authority Housing Units and Housing Vouchers, Oakland 2014

	Total	Elderly	People with Disabilities	Elderly and Disabled	Family
Occupied Public Housing Units	1,543	302	300	187	754
Section 8 Certificate/Voucher Recipients	12,329	600	2,954	2,468	6,307
Total Households Receiving Assistance from Oakland Housing Authority	13,872	902	3,254	2,665	7,061

Source: Oakland Housing Authority

In the earlier section on Housing Cost, Availability of Subsidized Housing, OHA reports that the average wait time for entry to a public housing development is between one to three years, however this time is expected to grow significantly due to historically low funding levels for the near term. The wait time for receipt of a rental housing voucher is between five and seven years. Public housing wait list times have decreased since the last report, but may increase again once all available units are leased. According to Oakland Housing Authority's *Making Transitions Work (MTW) Annual Report FY 2014*, MTW Housing Choice Vouchers has 9,345 households on the waitlist; OHA-managed Public Housing has 891 households on the waitlist; third-party-managed Public Housing has 3,690 households on the waitlist. There is also a separate wait list for Project-based Voucher units.

The maps on the following pages show the location and distribution of privately-owned subsidized housing (nonprofit and for-profit) and public housing (owned and managed by the Oakland Housing Authority). These maps show that assisted housing is well dispersed throughout the flatland areas of the City – where most rental housing is located – and particularly along major corridors and other areas well-served by public transportation.

Figure 3-10
Assisted Housing in North, West and Downtown Oakland, 2014

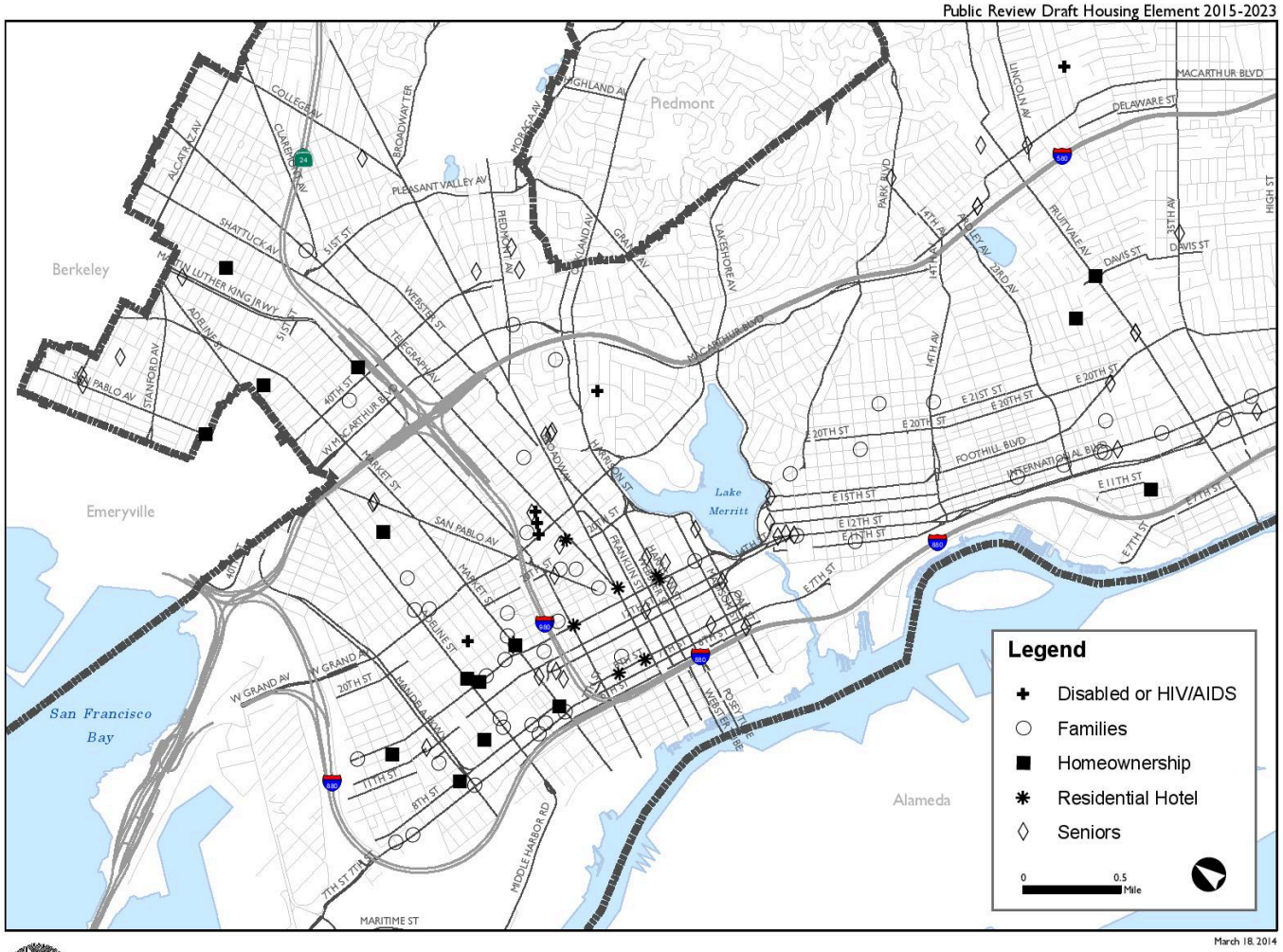


Figure 3-10 Assisted Housing in North, West and Downtown Oakland as of February 2014

Figure 3-11
Assisted Housing in East Oakland, 2014

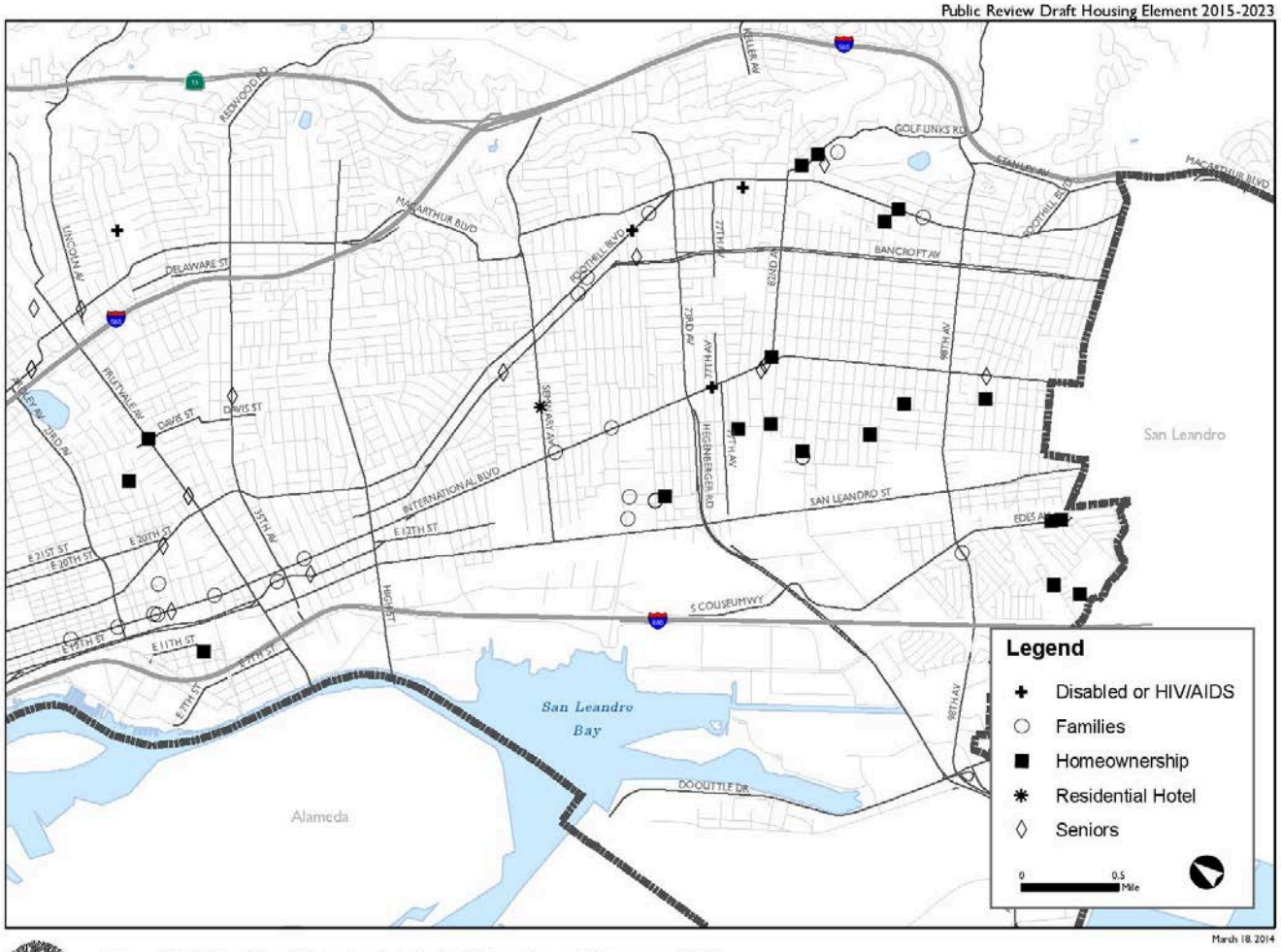


Figure 3-11 Assisted Housing in East Oakland as of February 2014

Figure 3-12
Oakland Housing Authority Units in North, West and Downtown Oakland, 2014

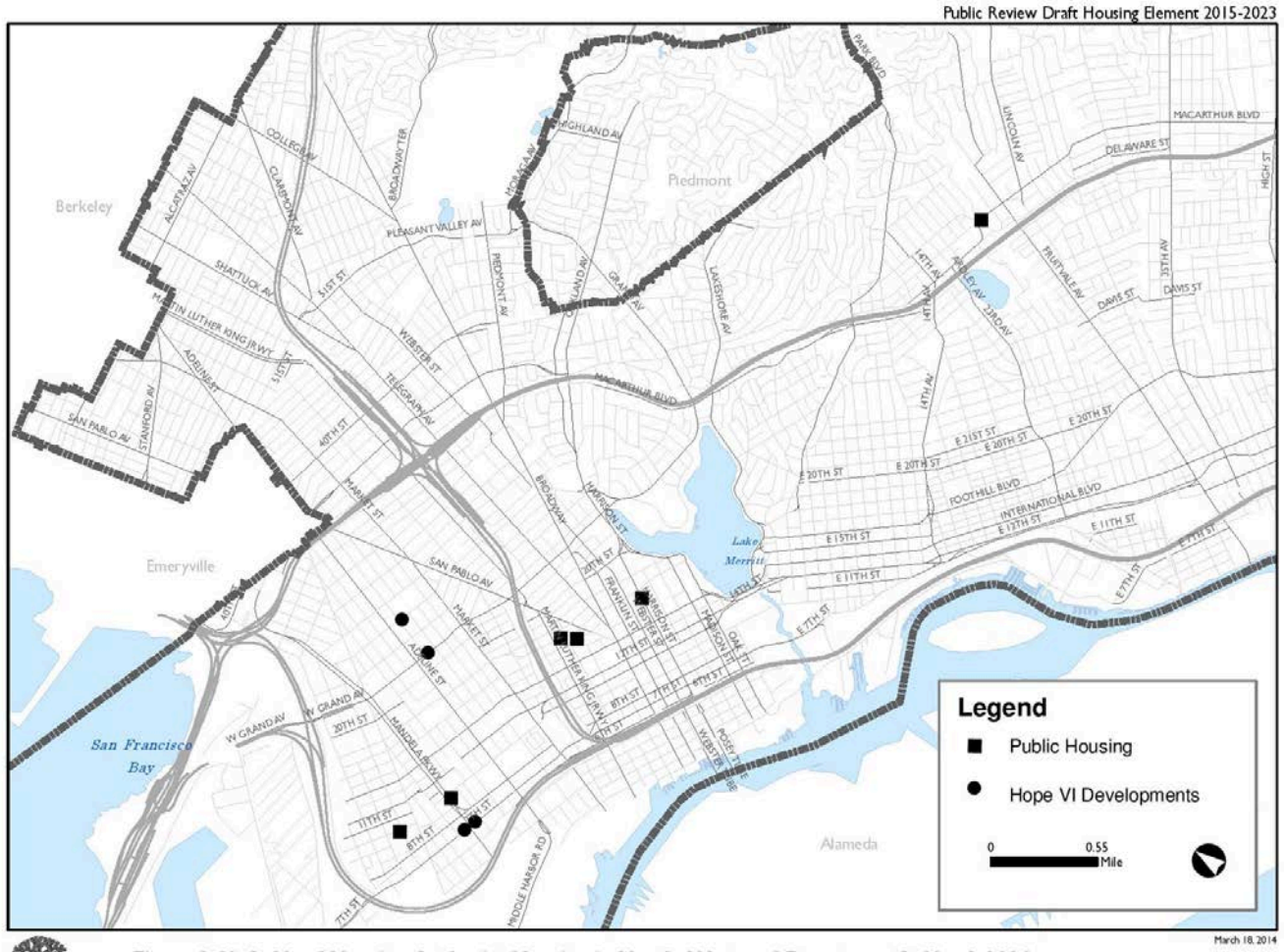


Figure 3-12 Oakland Housing Authority Housing in North, West and Downtown Oakland, 2014

Figure 3-13
Oakland Housing Authority Units in East Oakland, 2014

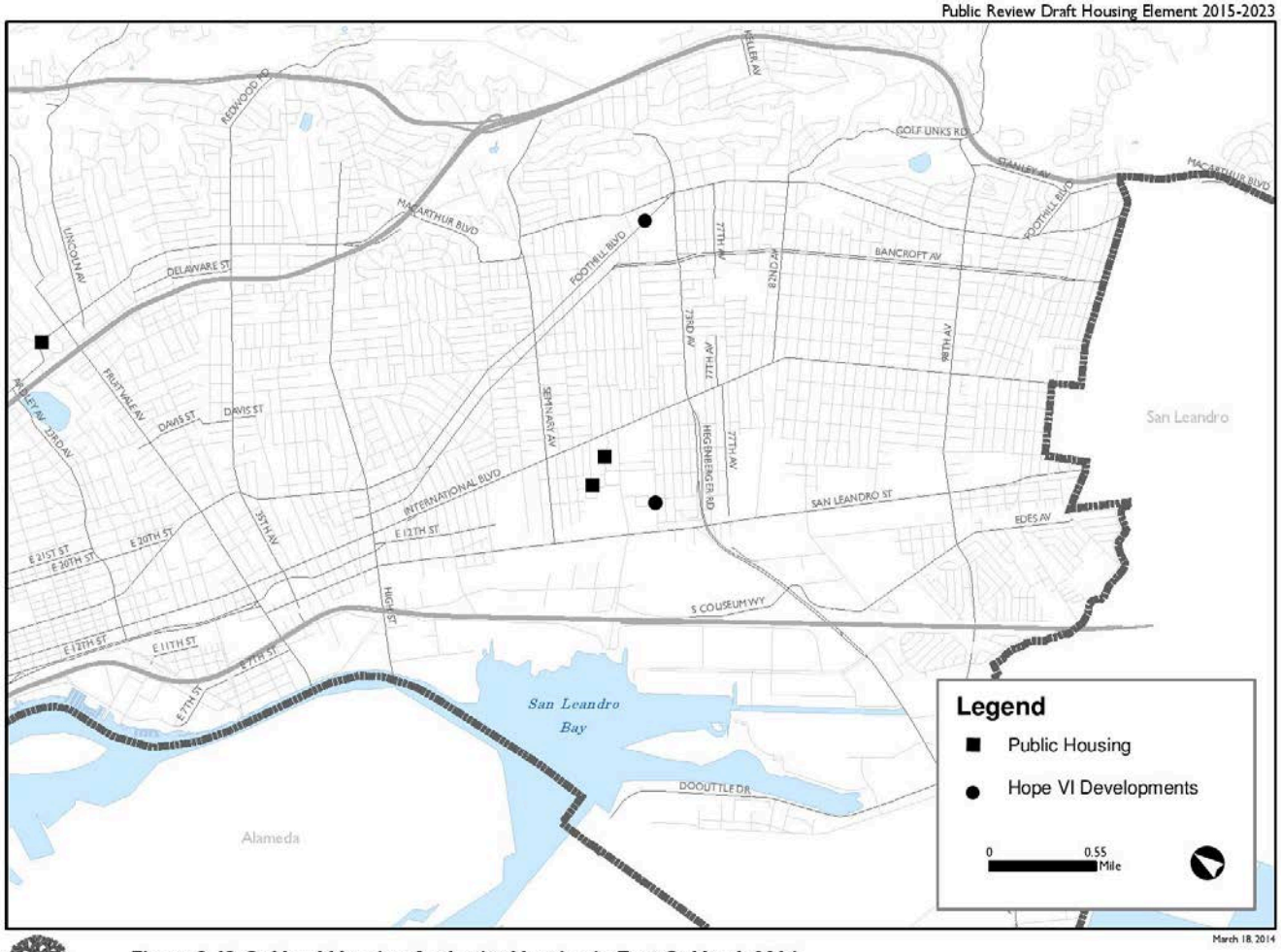


Figure 3-13 Oakland Housing Authority Housing in East Oakland, 2014

J. ANALYSIS OF ASSISTED, AT-RISK HOUSING PROJECTS

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multifamily units. Subsequent amendments have clarified the scope of the analysis to include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years. The analysis must include, an estimation of the cost of preserving and replacing the units is to be included, as well as programs designed to preserve the affordable units.

Assisted Rental Housing Eligible for Conversion

Over the past several decades, hundreds of thousands of affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restricted rents and occupancy of units to low-income households for specified periods. Once these restrictions expire, a property owner may charge market rents. Low-income occupants are often displaced when rents rise to market levels. As of the writing of the last Housing Element (2007-2014 planning period), the City of Oakland had lost 209 affordable rental units in five projects: Park Village (84 units), S&S Apartments (5 units), Garden Manor Square (71 units), Park Villa (44 units), and the Smith Apartments (5 units). There have not been any additional units lost to the affordable housing supply since then.

The Housing Element must identify any such publicly assisted rental units eligible for conversion during the ten years following adoption of the Housing Element and include a program to address their preservation, if possible. The California Housing Partnership Corporation (CHPC), a non-profit organization, assists cities in tracking at-risk units by providing lists of at-risk units. The City has supplemented this information with its own study that included interviews with managers and owners of many at-risk projects.

Table 3-54
At-Risk Housing in Oakland as of April 2014

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Lottie Johnson Apts	970 14th St	27	22		Families	TCAC	LOTTIE JOHNSON MEMORIAL HOUSING, INC., NP	Charter Realty & Investments Inc.	6/30/2013	As of early 2014 ownership entity not clear that they want to renew HUD contract.	Yes
San Pablo Suites	2551 San Pablo Avenue				Large Family	TCAC	Mead Avenue Housing Associates	Keith J. Kim	6/24/2022	Unable to contact owner to determine plans for this property.	Yes?
The Claridge Hotel (Ridge Hotel)	634 15th Street				Single Room Occupancy	TCAC	Urban Green Investments	Urban Green Investments	12/25/2023	In approximately 2011 property was sold to for-profit entity and not clear that they want to renew HUD contract.	Yes?

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Allen Temple Arms I	8135 International Blvd	76	75	75	Senior Citizens	TCAC	Allen Temple Development Corporation	American Baptist Homes of the West	5/31/2013	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Allen Temple Arms II	1388 81st Ave	51	51	51	Senior Citizens	TCAC	ALLEN TEMPLE DEVELOPMENT CORPORATION NO.2	American Baptist Homes of the West	4/30/2017	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
E.E. Cleveland Manor	2611 Alvingroom Ct	54	53	53	Senior Citizens	TCAC	HOPE SENIOR HOUSING CORPORATION	American Baptist Homes of the West	10/31/2015	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Allen Temple Manor	7607 International Blvd.	24	23		Disabled/HIV-AIDS	TCAC	Allen Temple Housing Corp IV	American Baptist Homes of the West	7/31/2021	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Allen Temple Gardens	10121 International Blvd	50	49	49	Senior Citizens	TCAC	Allen Temple Housing Corp IIII	American Baptist Homes of the West	10/31/2013	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Northgate Terrace	550 24th St	201	200	200	Senior Citizens	HUD - 202	GRAPHIC COMMUNICATION RETIREMENT CENTER	Christian Church Homes of Northern California	9/30/2014	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Posada de Colores	2221 Fruitvale Ave	100	100	100	Senior Citizens	HUD - 202	Posada de Colores	Christian Church Homes of Northern California	9/30/2014	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Sojourner Truth Manor	5815, 5915, 6015 Martin Luther King Jr Wy	88	87	87	Senior Citizens	HUD - 236(j)(1)	SOJOURNER TRUTH HOUSING INC.	Christian Church Homes of Northern California	9/30/2013	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Las Bougainvilleas	1231-7 37th Ave	67	67	67	Senior Citizens	HUD - 202	Las Bougainvilleas Senior Housing, INC	Christian Church Homes of Northern California	3/31/2018	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Irene Cooper Terrace	1218 2nd Ave	40	39	39	Senior Citizens	HUD - 202	EVERGREEN ANNEX, INC.	Christian Church Homes of Northern California	9/30/2020	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Bancroft Senior Homes	5636 Bancroft Ave	61	60	60	Senior Citizens	HUD - 202	BANCROFT SENIOR HOMES, INC.	Christian Church Homes of Northern California	9/30/2013	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Percy Abram, Jr Senior Apartments	1070 Alcatraz Ave	44	44	44	Senior Citizens	HUD - 202	Abram Housing Corporation	Christian Church Homes of Northern California	7/31/2013	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Beth Eden	1100 Market St	54	54	54	Senior Citizens	HUD - 236(j)(1)	Beth Eden Hsg. Dev., a Calif. Non-profit Corp.	Christian Church Homes of Northern California	12/31/2016	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Coolidge Ct	3800 Coolidge Ave	19	18		Disabled/HIV-AIDS	HUD - 811	Coolidge Court, Inc.	Fred Finch Youth Center	6/30/2018	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Frank G. Mar Community Housing	283 13th street	119	119	38	Families	TCAC	East Bay Asian Local Development Corp.	East Bay Asian Local Development Coporation	7/30/2005	Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Madrone Hotel	477 8th St	32	32		Residential Hotel	TCAC	East Bay Asian Local Development Corp.	East Bay Asian Local Development Coporation	9/17/2003	Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No
Hismen Hin-nu Terrace	2555 International Blvd	92	92		Families	TCAC	East Bay Asian Local Development Corp.	East Bay Asian Local Development Corporation	12/22/2024	Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Marcus Garvey Commons	721 Wood st	22	21		Families	TCAC	Jubilee West	East Bay Asian Local Development Corporation	8/24/2022	Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No
San Pablo Hotel	1955 San Pablo Ave	144	144	144	Senior Citizens	TCAC	San Pablo Renaissance, Inc.	East Bay Asian Local Development Corporation	12/23/2024	Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Town Center at Acorn	1143-10th St.	206	206		Families	TCAC	BRIDGE West Oakland Housing, Inc.	John Stewart Company	8/31/2014	Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No
Eldridge Gonaway Commons	1165 3rd Ave	40	39		Families	TCAC	ELDRIDGE II, LLC	John Stewart Company	10/31/2013	Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Marlon Riggs Apts	269 Vernon St	13	12		Disabled/HIV-AIDS	HUD - 811	Vernon Street Housing, Inc.	John Stewart Company	2/29/2016	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Eastmont Court	6850 Foothill Blvd	19	18		Disabled/HIV-AIDS	HUD - 811	Eastmont Court, Inc.	John Stewart Company	2/28/2013	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
James Lee Court	690 15th St	26	25		Families	TCAC	Dignity Housing West Associates	John Stewart Company	8/21/2022	Property recently rehabilitated with City funds and new regulatory agreement recorded on property.	No
Santana Apts	2220 10th Ave	30	30		Families	TCAC	2220 Tenth Avenue, Inc.	Mercy Services	7/27/2022		

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires*	Options for Renewal	At-Risk?
Otterbein Manor	5375 Manila Ave	39	39	38	Senior Citizens	HUD - 236(j)(1)/202	SATELLITE SENIOR HOMES, INC	Satellite Affordable Housing Associates	7/31/2024	Currently owned by a non-profit entity and highly likely to renew HUD contract when it expires.	No
Taylor Methodist	1080 14th St	12	12		Families		Taylor United Methodist Church				
Doh On Yuen	211 8th St	48	46	46	Senior Citizens			Satellite Affordable Housing Associates		Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No

Property Name	Property Address	Total Units in Property	Total Subsidized Units	Total Units for Senior Citizens	Type of Unit	Funding Source	Owner Org Name	Management Org Name	Date Regulatory Agreement Expires[1]	Options for Renewal	At-Risk?
Glen Brook Terrace	4030 Panama Ct	66	66	65	Senior Citizens			Satellite Affordable Housing Associates		Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No
Park Blvd Manor	4135 Park Blvd	42	39	39	Senior Citizens			Satellite Affordable Housing Associates		Currently owned by a non-profit entity and highly likely to continue as an affordable housing develoment when regulatory agreement expires.	No

Sources: City of Oakland and California Housing Partnership Corporation
[1] Definition as per CHPC: Date Regulatory Agreement Expires data for TCAC properties is an estimation based on when the property was placed in service and typical affordability term used at the time the property was placed in service. HUD dates based on data received from HUD.

Other Risks of Loss of Affordable Housing

Many of the City-assisted affordable rental projects that were completed in the last two decades are now experiencing a growing number of operating and maintenance problems yet lack sufficient income or reserves to properly maintain the properties or to pay for necessary rehabilitation expenses to keep them viable over the long term. This has been well demonstrated with the problems at many of the older affordable rental properties developed by local non-profit affordable housing developers. The gap between the rental income and the operating costs continues to grow, making it almost impossible to have enough cash flow to cover monthly expenses and maintain the properties; making it difficult to finance any additional debt for repairs. In February 2008 Oakland City Council/Redevelopment Agency approved the development of a separate Notice Of Funding Availability (NOFA), a Preservation and Rehabilitation NOFA, to help fund needed operations and capital improvements for these older projects. Since then, this NOFA has allocated millions of dollars to these properties with a focus on protecting and preserving older existing affordable housing developments that have been funded by City and/or the former Redevelopment Agency loans and are currently regulated with City/Agency regulatory agreements. This NOFA also focuses on older projects, regulated by other public agencies, that the City wishes to preserve as affordable housing. Eligible capital improvements include those needed to maintain and improve the habitability of the housing and its marketability, and reduce excessive maintenance and repair costs. Table 3-55 is an analysis of the cost to preserve or replace units that are currently considered at-risk affordable housing in Oakland.

Table 3-55
Cost to Preserve and Replace At-Risk Housing in Oakland

Project	Units	Per Unit Cost	Total
Preservation Costs[1]			
Lottie Johnson Apartments (Family)	22		
The Claridge Hotel (SRO)	200		
Total Cost to Preserve Units	222		
Replacement Costs[2]			
Lottie Johnson Apartments (Family)	22		
The Claridge Hotel (SRO)	200	N/A	N/A
Total Costs to Replace Units	22		

Sources: City of Oakland Department of Housing and Community Development, Housing Development Section
[1]Preservation cost comparables are based on existing developments supported by City funding or developments that currently being considered for City rehabilitation funding.
[2]Replacement cost comparables are based on similar new construction developments supported by City funding. There are no comparables for new single-room occupancy developments in the City of Oakland.

Entities with Capacity to Preserve Assisted Housing

There are several non-profit organizations that have the financial capacity to own and manage rental housing. 56 lists the organizations active in Alameda County that have expressed an interest in being notified of the availability of assisted at-risk rental housing for the purpose of acquiring the units to continue affordability.

Resources for Preservation of Assisted Housing

There are a number of resources available to finance the acquisition and preservation of existing affordable housing. The most important is HUD's willingness to renew and extend Section 8 contracts. The State of California's Department of Housing and Community Development has programs available to finance the acquisition of at-risk projects, and the California Housing Finance Agency has also provided bond financing coupled with low income housing tax credits. The City will continue to make funds as they are available for preservation projects through the annual Notice of Funding Availability used to fund affordable housing development, and preservation projects received special points in that competition.

Table 3-56
Non-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

Organization	Address	City
Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward
American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton
BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco
Bridge Partners	2950 Buskirk Ave., Ste. 312	Walnut Creek
C. Sandidge and Associates	2200 San Pablo Ave # 202	Pinole
California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Sute 100	Westlake Village
Community Housing Development Corporation of North Richmond	1535-A Fred Jackson Way	Richmond
California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco
Community Housing Developers, Inc.	255 N. Market Street, Suite 290	San Jose
Community Housing Works	4305 Univeristy Ave. Suite 550	San Diego
Domus Development, LLC	594 Howard St., Ste 204	San Francisco
East Bay Asian Local Development Corporation	1825 San Pablo Ave., Ste. 200	Oakland
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles
Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, Ste. 1050	Irvine
Foundation for Affordable Housing, Inc.	30950 Rancho Viejo Road, Suite 100	San Juan Capistrano
Hampstead Development Group, Inc.	3413 30th Street	San Diego
Hendricks & Partners	3100 Zinfindel Drive, Suite 100	Rancho Cordova
Housing Authority of City of Alameda	701 Atlantic Ave	Alameda
KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach
Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach
Mercy Housing California	1360 Mission St., Suite 300	San Francisco
Mesa Realty Advisors	56 Cbana Blanca	Henderson
National Housing Development Corporation	10621 Civic Center Drive, First Floor	Rancho Cucamonga
Resources for Community Development	2220 Oxford Street	Berkeley
Satellite Affordable Housing Associates, Inc.	1521 University Avenue	Berkeley
The John Stewert Company	1388 Sutter St., 11th Floor	San Francisco
The Trinity Housing Foundation	836 Avalon Ave	Lafayette
West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco

Source: California Department of Housing and Community Development, 2014 and City of Oakland

K. POPULATION AND EMPLOYMENT TRENDS

Population Trends

Between 2000 and 2010, Oakland's population decreased by two percent, from 399,484 to 390,724. According to Census data, the number of family households decreased in Oakland between 2000 and 2010, and the percent of household types composed of families declined.

Table 3-57 compares population growth in Oakland, Alameda County, and State of California between 1990, 2000 and 2010. While Oakland's population declined at two percent, the county's population increased by 5 percent and the state's increased by 10 percent rates during the prior decade.

Table 3-57
Oakland Population Growth

	1990	2000	1990–2000 Percent Change	2010	2000–2010 Percent Change
City	372,242	399,484	7%	390,724	-2%
County	1,279,182	1,443,741	13%	1,510,271	5%
State	29,760,021	33,871,648	14%	37,253,956	10%

Sources: U.S. Census Bureau, 1990, 2000 and 2010..

As reported in the last Housing Element, Table 3-58 compared past population growth, estimates for 2008 from the Department of Finance, and projected population growth through 2020 according to the Association of Bay Area Governments (ABAG). According to projections, the City of Oakland is expected to reach a population of more than 440,000 by 2020. For Oakland, ABAG projected a six percent population growth rate between 2000 and 2010 and a four percent increase between 2010 and 2020. Checking the progress of that projection, as of 2008, the percentage growth rate since 2000 is five percent. The ABAG population growth projection for Alameda County is nine percent between 2000 and 2010 and five percent between 2010 and 2020. Checking the progress of that projection, as of 2008, the percentage growth rate since 2000 is six percent. In Oakland, household growth is projected to be slightly less than population growth due to an increase in the average household size. Checking the progress of that projection, as of 2008, the percentage growth for households has exceeded ABAG's projections with an eight percent increase. DOF 2008 projections for persons per household is sixteen percent, on track with ABAG projections.

Table 3-58
City and County Actual and Projected Population Growth
1990-2020

Jurisdiction	1990[1]	2000[1]	2008[2]	2010[3]	2020[3]
Population					
Oakland	372,242	399,484	420,183	425,300	464,700
Alameda County	1,279,182	1,443,741	1,543,000	1,571,400	1,700,700
State of California	29,760,021	33,871,648	38,049,462	--	--
Households					
Oakland	144,521	150,790	164,053	159,610	177,440
Alameda County	479,518	523,366	570,619	564,880	614,790
State of California	10,381,206	11,502,870	13,443,836	--	--
Persons per Household					
Oakland	2.52	2.20	2.63	2.62	2.57
Alameda County	2.59	2.70	2.74	2.73	2.71
State of California	2.87	2.87	2.94	--	--

[1] U. S. Census Bureau, 1990 and 2000
[2] 2008 data from Demographics Research Unit of the California Department of Finance Table E-5.
[3] Association of Bay Area Governments, *Projections 2007.*

Employment Trends

As the economic recovery continues in the East Bay—Alameda and Contra Costa Counties—key indicators such as employment are showing steady growth. Employment is expected to continue to grow steadily in the future, as consumer spending and hiring have improved throughout the rest of the country. Oakland and the East Bay, whose economic recovery had lagged behind that of San Francisco and the South Bay in recent years, will continue catching up to those regions.

The outlook for the East Bay remains very positive. Businesses in most sectors of the region's economy are continually creating new jobs, increasingly innovating, and employing more and more productive employees. At the same time, consumers are spending more in the East Bay than at any point since the onset of the recession in 2007. Home prices are rising fast, while mortgage defaults and foreclosures are falling precipitously, though negative equity among homes in the East Bay remains high, at over 25%. Single-family and multifamily residential construction picked up considerably in 2012. The East Bay Economic Development Association (EBEDA) expects this pattern of economic growth to continue in the coming years.

Strong and growing sectors in Oakland continue to be health care, trade/logistics, manufacturing, innovative tech and clean tech.

Table 3-59
Occupations and Industries of Oakland Residents (2014)

Occupation	Number of Jobs	% Jobs	Number of Businesses	Percent of All Business establishments
Public Administration and Education	40,174	22%	860	3.6%
Health Care	22,309	12%	2,529	10.5%
Professional / Business/Other Services	17,056	9%	10,990	45.7%
Wholesale, Transportation and Utilities	15,021	8%	1,708	7.1%
Manufacturing	13,526	8%	780	3.2%
Finance, Insurance, Real Estate Professional Services	12,037	7%	1,891	7.9%
Construction and Resources	9,831	5%	1,723	7.2%
Leisure/Entertainment/Retail	9,517	5%	3,560	14.8%
TOTALS	180,187		24,041	

Source: Dun & Bradstreet, March 2013

Table 3-60
Occupations and Industries in Oakland (2014)

Occupation	Number of Businesses	Number of Jobs	Gross Sales (Thousands)	Percent of All Employees
Health Care & Social Assistance	4,090	29,559	$3,784,804	15.8%
Professional / Scientific/Technical	3,999	18,718	$3,262,710	10.0%
Public Administration	325	17,028	n/a	9.1%
Finance, Insurance, Real Estate Professional Services	2,479	16,830	$5,622,456	6.0%
Retail	2,730	15,205	$4,386,752	8.1%
Educational Services	659	14,481	$49,943	10.0%
Other Services	3,140	14,133	$648,179	7.6%
Accommodations, Food Service	1,620	13,946	$862,695	7.5%
Transportation and Utilities	633	10,083	$1,890,698	5.4%
Waste and Remediation	1,037	9,107	$667,784	2.5%
Wholesale	721	7,900	$12,871,946	4.2%
Manufacturing	631	7,782	$2,118,937	3.6%
Construction and Resources	1,418	6,758	$2,260,861	0.8%
Information	503	5,592	$856,999	3.0%
“Other Unclassified”	2,211	4,924	$179,897	2.6%
Arts Entertainment Recreation	366	3,846	$365,168	2.1%
Utilities	12	1,584	$896,561	<1%
Agriculture, Mining	36	93	$22,442	<1%
Management of Companies	19	73	$21,423	<1%
TOTALS	23,915	187,126	$39,733,359	

East Bay EDA City of Oakland, March 2013. Note: Percentages may not equal 100 due to rounding.

1. Employment by Industry Trends

With a strategic location at the hub of multimodal transportation lines, Oakland has always had strength in the production and distribution of goods. With globalization, Oakland has undergone a post-industrial transformation from a manufacturing-strength to a service-oriented economy and is now taking advantage of the new industrial/technical-based economy: software/multimedia, healthcare, telecommunications, bioscience/biotechnology, new advanced and specialty manufacturing, etc. Oakland is one of the country's greenest cities, and despite a slowdown in venture capital funding for the region's clean tech industry, data suggest that Oakland and the East Bay continues to serve as a hub for renewable energy investment.

While the total number of business establishments has increased in the East Bay over time, this growth is concentrated heavily among business establishments with few employees. In fact, many of these new firms have no paid employees. From 2006 to 2011, the East Bay added a net total of 10,719 new firms with 0-4 employees, while the total number of firms in nearly every other size category decreased, and the East Bay lost a number of large employers during this time. More recently, however, from 2010 to 2011, there was an increase in the number of business establishments in the East Bay across many size categories. Bureau of Labor Statistics data show that the overall number of establishments fell by 4.9% from 2011 to 2012. Because California Employment Development Department (EDD) data are not yet available, it remains to be seen whether this decrease was concentrated among small-sized firms.

Table 3-61
Oakland Top 25 Sales Tax Producers, 3rd Quarter 2013
(sorted by business type, then alphabetical)

Stores	**Business to Business**
Best Buy	East Bay Restaurant Supply
Home Depot	LN Curtis & Sons
Quik Stop Market	One Source Supply
Safeway	Solutions
Target	
Walgreens	**Building Materials**
Walmart	Economy Lumber
	Westside Building Material
Auto & truck sales	
Audi Mazda of Oakland	**Fuel**
Broadway Volkswagen	Chevron
Downtown SAAB Subaru	Shell/Texaco
Toyota	Southwest Jet Fuel
Enterprise Commercial Truck	
Honda of Oakland	**Entertainment/Hospitality**
Mercedes Benz of Oakland	Aramark Entertainment
One Toyota of Oakland	
TEC Volvo, Mack & GMC	**Cannabis**
Trucks	Harborside Health Center

Source: HdL, October 2013

2. Recent and Anticipated Changes in Employment and Impacts on the Housing Market

Beacon Economics forecasts that East Bay employment will grow 2.1% from the fourth quarter of 2013 to the fourth quarter of 2014, or 3.3% over current levels, to over 1 million jobs. These short-run growth rates are forecast to continue in the long run. As economic growth persists over time and firms become more confident about the long-run health of the economy, higher-skilled sectors will begin to take on more permanent employees at a faster rate. The result is that by the end of 2018, many higher-skilled sectors are expected to have matched, or surpassed, the overall rates of growth in lower-wage sectors. Given these trends that will likely put pressure on the housing market, it will be important to encourage the development of affordable housing for low wage workers and strengthen rental protections for existing residents.

Employment has steadily grown in the East Bay since mid-2010, as East Bay businesses hire more employees almost every month, and as more and more East Bay residents find work in the East Bay and elsewhere. East Bay residents are finding work at a faster pace than East Bay businesses are adding new workers. Lower-skilled employment sectors have seen some of the biggest job growth in the East Bay in recent years. Some of these sectors, such as Administrative Support and Leisure & Hospitality, employ many part-time and temporary workers. Employment in the Construction sector is increasing quickly, in turn, up 9.9% from March 2012 to March 2013. As firms have begun to ramp up construction, labor demand is increasing rapidly as a result.

Even as the economy of the East Bay has improved, many firms have been reluctant to add permanent, full-time employees to their payrolls, and thus job growth in sectors such as Financial Activities (-0.7% March 2012 to March 2013 year over year) and Information (-3.1% year over year) have been slow or negative, while job growth in sectors such as Administrative Support, which includes temporary employees, has been very strong (4.4%). Note, though, that employment in the Professional sector has been very strong since early 2011. This sector, which includes scientific and technical occupations such as research, is one of the East Bay's strengths relative to other regions, and its strong growth during the economic recovery is a reason to be optimistic about the health of the East Bay economy in years to come. Jobs in this sector will be key as the economy transitions toward more higher-skill, higher-tech business in the future.

The Management and Professional sectors, which have already shown solid growth throughout the economic recovery, will continue to lead the recovery among higher-skilled employment sectors. By the end of 2014, employment in these sectors is expected to rise by 3.5% over current levels. This should come as a benefit to advanced manufacturing in the East Bay, which is a crucial employment cluster in the region.

The rebound of the housing market will come as a boon to a Construction sector that lost 40% of its jobs during the recession. By the fourth quarter of 2018, the Construction sector is forecast to grow 36.1% over current levels, to 75,000 jobs.

2012 proved a turning point for both the construction sector and the housing market, as residential construction truly took off. Single-family and multifamily residential building permitting increased dramatically from 2011 to 2012. Oakland played one of the biggest roles in this growth: the number of single-family residential building permits grew by 382.5% from 2011 to 2012.

The Education and Healthcare sectors have grown over the past several years, bolstered by a strong Health Care sector that continued to add new jobs even amid the Great Recession. Over the last five years, in both sectors employment has increased by 11.2%. Together, the Education and Health Services sectors are forecast to grow by approximately 9.0% over current levels (1% to 1.5% growth per year) by the end of 2018, surpassing 150,000 jobs by the first quarter of 2018.

Commercial Real Estate

The office property vacancy rate in the East Bay as of May 2013, at 18.5%, has fallen to its lowest level since 2009 (18.2%), but it has yet to decrease to pre-recession levels. The Oakland Central Business District holds the lowest vacancy rate in the East Bay, at 11.8% and the highest rent, at $28.67 per square foot.

Warehouse vacancy rates have fallen in the East Bay and elsewhere in the Bay Area, while rents have climbed slightly in each area. Warehouse occupancy continues to increase in the East Bay, with a large increase in net absorption in the fourth quarter of 2012 relative to the fourth quarter of 2011.

Among industrial property in the Bay Area, the East Bay continues to have the highest rate of vacancy, at 10.3%, but the steady declines in the vacancy rates since 2010 is reason to be optimistic. Net absorption increased substantially among East Bay industrial property in the fourth quarter of 2012 relative to the fourth quarter of 2011, led primarily by a large uptick in leasing at manufacturing centers along the I-880 corridor, a good-sized portion of which is located in Oakland.

Retail property in the East Bay has had a slower process of recovery. Among retail property in the Bay Area, the East Bay continues to have the highest rate of vacancy, at 6.3%--which is seen as healthy—but the steady declines in the vacancy rates in retail property since 2010 is reason to be optimistic. Anchor stores in Alameda County maintain a low vacancy rate, such as Central/North Alameda at 4.9%, with relatively affordable rents for the region.

Over 3.8 million square feet of commercial, industrial and civic space was developed in 1999-May 2013. Another 6.1 million square feet is in process (a Planning application has been submitted or approved). This new space represents thousands of jobs at private firms, regional medical centers and other employers.

Table 3-62
Mixed Use or Non-Residential Projects Underway in Oakland

Retail/Entertainment/Hospitality				
Brooklyn Basin	Retail	Entitled	Central Estuary	300,000 sf + 3,100 units
The Ridge Shopping Center (Safeway)	Retail	Entitlements	North Oakland	303,700 sf
Jack London Square	Retail office entertainment	Application Submitted	Jack London	1.2million sf, 660 units
Shops at Broadway (Sprouts)	Retail	Entitled	Upper Broadway	35,000 sf
The Hive	Retail, residential , office	Under Construction	Upper Broadway	104,063 sf + 105 units
Oak Knoll	Retail, residential, office	In the pipeline	Oakland Hills	TBD
City Centers 1 & 2	Office		Downtown	1 million sf
Sears site	Retail, office	In the pipeline	Downtown	400,000 sf
Telegraph & 19th	Hotel	In the pipeline	Uptown	100 rooms
Telegraph & 22nd	Hotel	In the pipeline	Uptown	100 rooms
Jack London Square Redevelopment Phase 2	Entertainment	In the pipeline	Downtown	1.2million sf
Broadway at 11th	Hotel	In the pipeline	Downtown	150 rooms
MacArthur BART Transit Village	Retail, residential			535 units
Foothill Square Shopping Center (Foods Co, Ross, Anna's Linens)	Retail	Under Construction	East Oakland	157,000 sf
Safeway at Claremont & College	Retail	Under Construction		55,000 sf
Office, Institutional & Logiestics				
Oakland Army Base	Industrial	Under Construction	West Oakland	1 million sf
Goodman Birtcher	Industrial	Under Construction	Airport Area	360,000 sf
Alta Bates Summit Medica Center	Hospital	Under Construction	Pill Hill	230,000 sf
Highland Medical Center	Hospital	Under Construction	Central Oakland	900,000 sf
Children's Hospital	Hospital	Entitlements	North Oakland	380,000 sf
Kaiser Permanente	Hospital - Garage	Under Construction	Mid Town Broadway	1 million sf

Source: City of Oakland Summary Information from Office of Mayor Jean Quan February 2014.

Residential Real Estate

A rapid decrease in the number of lower-value distressed properties on the market has contributed to a substantial increase in home prices in the East Bay, and as home inventories remain very low by historical standards, EBEDA expects home prices to continue to rise

quickly in the coming year. An increase in supply, caused by a substantial increase in residential construction, will mitigate growth in prices over time, but the impact of this new construction will not be significant in the short term.

Despite the increase in home prices in the past year, home affordability remains near an all-time high. Even as home prices appreciate faster than incomes in the Bay Area, interest rates on mortgages remain so low that homes are about as inexpensive as they were at the end of 2011, and as inexpensive in the East Bay as they were upon the onset of the recession in late 2007, at 34.5% of income. Compare this to the peak of the housing bubble, when home costs in the East Bay were as high as 93% of income.

Apartment rents are continuing to rise quarter after quarter, but the East Bay offers the lowest average apartment rent in the Bay Area. The monthly cost of rent in Oakland increased by 4.7% from the fourth quarter of 2011 to the fourth quarter of 2012, to $1,371. By comparison, in San Jose, the monthly cost of rent increased by 5.4% to $1,616 over the same period, and in San Francisco, the monthly cost of rent increased by 5.6% to $1,970.

3. Opportunities for Promoting and Improving Job Housing Balance

Oakland is relatively dense residentially[31] and offers many land-use-diverse neighborhoods. City policies support further density and multi-level buildings. Specific initiatives to support these policies include:

- Oakland General Plan – Dense residential development encouraged along transit corridors and arterials and in the Central Business District.
- Specific Plans – Several specific plans are under way across the City. They all support densely developed transit corridors and horizontal and vertical mixed use development. See table below.
- Priority Development Areas – Regional transportation funds will be funneled to the 6 PDAs in Oakland and around the Bay Area.
- Zoning – Mixes of uses generally permitted or conditionally permitted, with consideration to preserving and encouraging public safety and lively ground level/pedestrian experiences.
- Micro Housing Units – A building featuring “micro housing units” has been approved in the Central Business District. Likely tenants of these units will be young professionals eager to be in the heart of the City.
- Strong commitment to affordable housing – Oakland will set aside an amount equal to 25% of funds distributed to the City as a taxing entity under the Redevelopment dissolution laws into the City’s Affordable Housing Trust Fund. Additionally, the City is a recipient of Federal HOME housing entitlement funds. All affordable housing development funds are distributed in annual competitive “Notice of Funding Availability” competitions.

[31] Of its peer cities in California (by population)—Anaheim, Fresno, Long Beach, Sacramento and Santa Ana—Oakland ranks third in most population density per square mile, after Santa Ana and Long Beach.

- Highly walkable/bikable city – Oakland has an overall Walk Score of 69 "Somewhat Walkable," though 13 neighborhoods have scores in the range of 90-98. The City's Bike Score is 57.
- Excellent transit – AC Transit and BART provide Oakland residents and workers with a robust transit system, augmented by the Free B Shuttle on Broadway and the upcoming BART Oakland Airport Connector. City staff are exploring the feasibility of a streetcar on Broadway, resurrecting a popular mode of connection between transit, office, residential and retail centers. Oakland has an overall Transit Score of 54.

Table 3-63
Oakland's 25 Year Development Horizon

	Broadway Valdez	Central Estuary	Coliseum City	Lake Merritt Station Area	West Oakland	Potential Development Total over next 25 years
Residential Units	1,800	422	5,170	4,900	5,000	**17,292**
Retail square feet	1,114,000	268,071	941,000	404,000	385,000	**3.1 million**
Office square feet	695,000	443,950	1,068,000	1,229,000	-	**3.4 million**
High Intensity Campus/Office square feet	-	-	9,373,000	-	3,460,000	**12.8 million**
Hotel Rooms	180	-	875	-	-	**1,055**
Industrial square feet	-	374,857	1,168,500	-	855,000	**2.4 million**
Parks	-	10 acres	40 acres	-	-	**50 acres**

4. Larger Employers in the Area

As of 2013, most of Oakland's largest employers are government and education agencies, health care providers, and professional/business/service companies. The 2000 Census counted 174,743 employed residents in Oakland, about 92% of the civilian labor force of 190,666. EDD reported in 2012 that there were 180,311 jobs—a nearly 2% decrease in the number employed in Oakland since January 2002—as reported in the 2007-2014 Housing Element. There is a nearly 11.8% unemployment rate as of March 2013. The Census and EDD indicate that unemployment in Oakland is more than a function of job opportunities in the City in relation to the number of individuals in the labor force.

Table 3-64
Oakland's Top 20 Empoyers

Top 20 Employers in Oakland	Oakland Employees	Business Type
1. Kaiser Permanente	10,914	Health Care
2. Oakland Unified School District	7,664	Education
3. State of California	7,480	Government
4. Alameda County	6,218	Government
5. City of Oakland	5,082	Government
6. Alta Bates Summit Medical Center	3,623	Health Care
7. Children's Hospital & Research Center	2,600	Health Care
8. Internal Revenue Service	2,500	Government
9. Southwest Airlines	2,100	Airline
10. Peralta Community College District	1,420	Education
11. FedEx	1,300	Logistics
12. Bay Area Rapid Transit	1,158	Public Transit
13. Caltrans	1,190	Government
14. Clorox Co.	1,004	Consumer Goods
15. Alameda Contra-Costa Transit District	1,000	Public Transit
16. AT&T	880	Telecommunications
17. Wells Fargo Bank	667	Financial Services
18. East Bay Municipal Utility District	680	Utilities
19. U.S. Postal Service	646	Government
20. Safeway	596	Retail
Total	58,722	

Source: City of Oakland Economic Development staff, August 2013.

Much information for this chapter was adapted from the East Bay Economic Outlook, May 2013, East Bay Economic Development Association.

4. LAND INVENTORY

A. SUMMARY OF SITE INVENTORY FINDINGS

This chapter of the *Housing Element* presents an inventory of sites suitable for residential development in Oakland within the planning period of the Housing Element. It demonstrates that the housing potential on land suitable for residential development is more than adequate to accommodate Oakland's housing allocation under ABAG's Regional Housing Need Allocation (RHNA).

The chapter also describes the types of housing production occurring in Oakland, typical residential densities and the availability of infrastructure and public services to support development of housing suitable for households with a range of income levels and housing needs.

The City's approach to identifying suitable sites involved two distinct exercises. First, the City looked at sites where there was a specific housing development identified for that site, and therefore it was possible to identify a specific number of housing units and the income level to which those units were targeted. Within this tier, there were three groups – projects already constructed, projects under construction or with planning approvals in place, and projects in predevelopment where a specific number of units has been proposed but had not yet been approved. Second, the City identified additional sites sufficient to accommodate the need for very low, low and moderate income units, in addition to sites for above-moderate income units to meet its RHNA. As a result, there is a second tier ("opportunity sites") consisting of vacant and underutilized sites suitable for multifamily development that could accommodate affordable housing units.

Legal Requirements

California law (Government Code Section 65583(a)(3)) requires that the Housing Element contain:

> "An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

State law further requires that the Housing Element:

"…identify adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the local agency's share of the regional housing need for the very low and low-income categories…"(65589.5(d)(5)(B)) and "…sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing…" (65583(c)(1))

State law (Government Code Section 65583.2(c)(3)(B)(iv)) declares 30 dwelling units to an acre is a sufficient density for a site to be "appropriate" to accommodate affordable housing. Most housing analysts agree, however, that higher permitted densities generally increase the feasibility of producing affordable housing, up to the point at which more expensive construction techniques for multistory buildings are needed to achieve the higher density. The "break point" at which added construction costs outweighs the cost savings of increased residential density will vary depending on the cost of

land and site preparation. In most communities, maximum densities significantly below 20 units per acre create a cost constraint for constructing affordable housing. Conversely, maximum densities significantly above 30 units per acre may not offset the added cost of construction at such a density, unless land and site preparation costs are extremely high.

Projected Housing Need

The California Department of Housing and Community Development (HCD) determines the amount of housing needed for income groups in each region based on existing housing need and expected population growth. For the 2014-2022 housing element planning cycle, the housing need was based on population projections produced by the California Department of Finance which took into consideration the extraordinary uncertainty regarding national, State and local economies and housing markets. Each city's share of the regional housing demand is prepared by the Association of Bay Area Governments (ABAG) through the Regional Housing Needs Allocation (RHNA) process. For this RHNA cycle only, HCD made an adjustment to account for abnormally high vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures.

The RHNA methodology, new to this cycle, expands upon the inclusion of compact growth principles that began with the 2007-2014 RHNA methodology. Senate Bill 375 (SB 375) strengthened the coordination between housing and transportation planning. SB 375 (2008) requires that each region plan for future housing needs and complementary land uses, which in turn must be supported by a transportation investment strategy with a goal of reducing greenhouse gas (GHG) emissions. Further, the RHNA must be consistent with the development pattern included in the Sustainable Communities Strategy (SCS) of the Regional Transportation Plan (RTP). The Bay Area's sustainable growth framework is built around Priority Development Areas (PDAs). PDAs are existing neighborhoods near transit nominated by jurisdictions as appropriate locations for future growth. For this cycle, 70 percent of the region's housing need is allocated based on growth in PDAs.

Initially, the Jobs-Housing Connection Strategy (a component of the Sustainable Communities Strategy) substantially increased the number of units forecast for the three largest cities in the Bay Area (San Jose, San Francisco, and Oakland), adding approximately 36,000 units between 2010 and 2040. However, many of these core cities require investments in transit infrastructure, utilities, and improvements in public services before they can assume a high level of housing production. Taking this factor into account along with the expected pace of recovery from the current housing and fiscal crisis, ABAG shifted a small share of housing production (1.5 percent) from Oakland, San Jose, and Newark to the balance of the region. This minor adjustment retains a strong housing production target in San Jose and Oakland.

Additionally, the law requires that the RHNA not only provide guidance on the number of total units produced by a jurisdiction, but specifically allocations for affordable housing. The allocations are broken out by very low-, low-, moderate- and above moderate-income populations. Income distribution was shifted in this cycle so that counties with residents below the regional median household income (such as in Alameda, Napa, San Francisco, Solano, and Sonoma) experienced shifts towards a greater concentration in the above moderate income category. This promotes the objectives for reducing concentrations of poverty and increasing the mix of housing types among cities and counties equitably.

Despite the regional shifts toward greater concentration in the above moderate income category, in Oakland, the share of the population in the moderate income category decreased by 327 households, from 3,142 in the previous planning period to 2,815 in the current planning period. Similarly, the

required number of low income units has decreased from 2,098 in the prior period to 2,075 in the current period. However, the allocation between very low income and low income increased from 1,900 in the prior period to 2,059 in the current period.
State Housing Element law also requires that the City project the need for extremely low income households (at or below 30% of area median income). The City has assumed that half of the very low income need is for extremely low income families, yielding an estimated need of 1,030 units.

In summary, the RHNA requires the City to plan to accommodate 14,765 housing units between January 2015 and June 2023, of which 1,030 should be for extremely low-income households, 1,030 should be affordable to very low-income households, 2,075 to low-income households, 2,815 to moderate-income households, and 7,816 to above-moderate-income households. Sites on which such housing might be constructed should permit adequate densities and contain infrastructure and services to increase the financial feasibility of producing housing affordable to low-income residents. See Table 4-1 illustrating this breakdown.

The 2013 income limits under Federal and State housing programs for Oakland that apply to a four-person household is as follows[32]:

- Extremely Low Income (up to 30% Area Median Income) = $26,750
- Very Low Income (up to 50% of the Area Median Income) = $44,600
- Low Income (80% of the Area Median Income) = $64,400
- Area Median Income = $89,200
- Moderate Income (120% of the Area Median Income) = $107,050

Table 4-1
Regional Housing Needs Assessment for the City of Oakland
Housing Element Planning Period: 2014-2022

	Total Units	Units by Affordability Category				
		Extremely Low-Income[1]	Very Low-Income[1]	Low-Income	Moderate-Income	Above Moderate-Income
Oakland's Regional Housing Needs Allocation (RHNA) (as per ABAG Regional Housing Needs Plan)[2]	14,765	1,030	1,030	2,075	2,815	7,816

[1]: Extremely Low-Income and Very Low-Income unit counts add to RHNA total of 2,059 for Very Low-Income. The City has estimated future housing need for extremely low income households as 50% of the overall RHNA need for very low income households.
[2]: See publication by the Association of Bay Area Governments "San Francisco Bay Area Housing Needs Plan 2014-2022" at the following website: http://www.abag.ca.gov/planning/housingneeds/

[32] See Tables 3-7 and 3-8. The entire chart is available online at the City of Oakland website: http://www2.oaklandnet.com/Government/o/hcd/s/Data/DOWD008693

Housing Element Methodology

The City's analysis divides sites into four groups.

- Group 1: Housing Developments Recently Completed or Under Construction
- Group 2: Housing Developments with Planning Approvals
- Group 3: Sites with Housing Projects Planned
- Group 4: Additional Housing Opportunity Sites

Group 1: Units Constructed

The first group consists of sites on which projects have been constructed since January 2014, or on which units were under construction as of March 2014. For sites included in Group One, the number and affordability is clearly identifiable since an actual project exists. Although no publicly subsidized affordable projects were completed or under construction during the planning period, there were, however, subsidized projects that were not counted during this planning period (because they have been counted towards the 2007-2014 RHNA). These projects were assisted with funding from the City with Federal HOME funds and/or Low/Mod Housing Funds (former Redevelopment Agency tax-increment set-aside for housing). Additionally, there are affordable developments financed using low income housing tax credits. All of these affordable projects are subject to recorded regulatory restrictions that limit affordability to very low- and/or low-income households.

Group 2: Units Approved

The second group consists of sites with approved development proposals. Because there are specific proposals for each site, the number of units and their affordability can be identified. This group includes market-rate housing projects that have already been approved by the City (all discretionary permits have been issued). Group 2 also includes affordable housing projects that have received development funding commitments from the City with Federal HOME funds and/or Low/Mod Housing Funds (former Redevelopment Agency tax-increment set-aside for housing) and thus have a specific number of affordable units identified.

Group 3: Units Planned

Group 3 contains sites on which projects are planned but do not yet have secured planning approvals. This includes projects which have started pre-application discussions with the City, and projects that had applications under review as of March 2014. Group 3 also includes development sites that were acquired by nonprofit developers with funding provided by the Low/Mod Housing Fund (former Redevelopment Agency tax-increment set-aside for housing under an Affordable Housing Site Acquisition program. These sites will be subject to long-term affordability controls, and have a projected number of units (based on information submitted as part of the application for site acquisition funding), but the specific mix of very low- and low-income units is not yet confirmed, as it is dependent on the type and amount of financing that can be secured for each project.

Group 4: Additional Capacity on Opportunity Sites

The fourth group consists of "opportunity sites" identified by the City as a result of several studies and planning analyses. The inventory focuses on larger sites suitable for multiple-unit housing

development. Many are sites envisioned for development along the City's transit corridors and in higher-density and mixed-use developments downtown.

Estimate of Possible Density

In determining the residential development potential of a site with no current specific development proposal (Group 4), the City applied the density permitted by the residential and commercial zoning districts adopted in 2011. The figures presented in Table 4-2 are based on the density permitted by zoning and yield a potential for over 16,000 units.

The results of this analysis show that housing potential on land suitable for residential development is more than adequate to meet Oakland's allocation of regional housing needs (RHNA).

Exclusion of Single-Family and Small Project Sites

The inventory of suitable sites focused on sites with current housing projects or with the potential for multi-family housing development. The incompatibility of data systems and records from multiple City offices did not facilitate including in the site inventory sites that contain individual single-family lots or small projects. It is estimated that the inclusion of individual lots and small sites being developed for housing throughout Oakland could increase the number of additional housing units recently built and currently under construction by about one to five percent over the total presented herein. From January 2014 to March 2014, development on these sites yielded approximately 10 single-family homes in the moderate and above moderate income categories. These units are not counted with the totals on Table 4-2. Applying this rate over the next five years would yield an additional 200 units.

Relationship of Site Groups to Detailed Inventory in Appendix C

The detailed inventory listing the sites in each of the groups is presented in Appendix C. Additional background information on assumptions and sources of data is also included Appendix C. Table 4-2 provides a cross-reference between the four groups discussed in the remainder of this chapter, and the detailed tables that are found in Appendix C Units Constructed, Approved and Planned.

Oakland's efforts to meet its "fair share" of regional housing needs go beyond simply identifying adequate sites. In the past the City has actively encouraged housing production by providing substantial assistance for development of affordable housing. To the extent possible, the City will continue to encourage affordable housing, though with substantially less financial resources given the dissolution of redevelopment. Other sites are the subject of active housing projects in various stages of the approval or planning process.

Group 1: Units Constructed/Underway

Development occurring on sites with housing projects recently completed and under construction in Oakland represents progress toward meeting Oakland's share of regional housing needs. Between January 2014 and March 2014, a total of 61 new housing units had been constructed. Those units are noted as "units constructed 1/1/14 to 3/27/14 (permits issued after 1/1/14)."[33]

[33] All 61 housing units received final building permits after 1/1/14. Planning permits were issued prior to 1/1/14. This total does not include single-family housing built or under construction on small in-fill lots.

To be consistent with State requirements, the City included in this group only those sites where building permits were issued after January 2014. There were many other residential projects completed or under construction between January 1, 2014 and March 2014, but because their building permits were issued prior to January 1, 2014, those developments were not counted as sites for the current planning period.

Group 2: Units Approved

Again, between January 2014 and March 2014, there were 4,422 units that had received planning approvals but had not yet started construction (including 229-231 affordable units). Those units are noted as "units receiving planning approvals."

Group 3: Units Planned

Additionally, there are 3,289 units planned and are noted as "units planned" (including 218 affordable units). Affordable housing units approved or planned have either preliminary funding commitments or site acquisition assistance from the City. Table 4-2 summarizes housing production for the City of Oakland.

Based on these three stages of housing unit development, the City has identified more than half of the units, in specific projects that have been built, approved or proposed, to accommodate the units required to meet its Regional Housing Needs Allocation. To make up the difference in number of units to meet the RHNA, and because many of these sites were developed or are proposed as market rate projects, the City has also identified "opportunity sites" which are suitable for development of multifamily projects that could accommodate very low, low and moderate income housing as well as additional market-rate units.

Group 4: Additional Capacity on Opportunity Sites

The City has identified available "housing opportunity sites" capable of accommodating approximately 16,103 additional units. Most of these sites are zoned for multi-family development along major corridors, in the downtown, and in transit village areas, and thus could accommodate a range of income types depending only on the availability of adequate financial subsidies to make possible the development of units for very low, low and moderate income households. As indicated in Appendix C Table C-6, a majority of these opportunity sites have a density of at least thirty dwelling units per acre.[34]

Total Capacity to Meet RHNA

In combination with the first tier of sites (those with housing completed or under construction and those with specific projects approved or planned), the City has identified sites capable of accommodating a total of approximately 24,093 units.

In sum, the City has identified sufficient sites that can accommodate its housing needs allocation and specifically addressing the needs for affordable housing development.

[34] As per AB 2348 (Mullin), Chapter 724, Statutes of 2004, this California law recognized that thirty dwelling units per acre in metropolitan jurisdictions is sufficient to accommodate affordable housing. This is typically referred to as the "Mullin Densities." While local governments are not compelled to zone at these densities, HCD must accept them as appropriate when evaluating a jurisdiction's housing element to determine whether the jurisdiction has identified sufficient sites to accommodate its share of the regional housing need (http://www.hcd.ca.gov/hpd/hrc/plan/he/ab2348stat04ch724.pdf).

Appendix C, Table C-1, itemizes housing units completed from January 2014 to March 2014 (no building permits were issued – indicating that a housing unit was under construction – during the period January 2014 to March 2014); Tables C-2 through C-5 list projects approved and planned as of March 2014. The sub-total of these units, subtracted from the total Regional Housing Needs Allocation, indicates that there is a deficit of total required housing units. However, Appendix C, Table C-6, itemizes the opportunity sites sufficient to address the deficit, including the deficit in affordable units. The balance of this chapter describes the methodology used to identify sites and provides details on characteristics of the sites, the projects and the individual units.

Table 4-2
Actual Housing Production, January 2014 to March 2014 and Balance of Units to be Provided

	Total Units	Units by Affordability Category				
		Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Oakland's Regional Housing Needs Allocation	14,765	1,030	1,030	2,075	2,815	7,816
Group 1: Units Constructed 1/1/14 to 3/27/14 (Permits Issued after 1/1/14)	-					
C-1: Private Sector Market Rate (includes private sector affordable units)-complete	61					61
Group 1 Subtotal	**61**					**61**
Group 2: Units Receiving Planning Approvals	-					
C-2: Private Sector Market Rate units-approved	4,191					4,191
C-3: Publicly Subsidized Affordable-funded and in pre-development	229-231	33	133	33-35	14	4
Group 2 Subtotal	**4,420-4,422**	**33**	**133**	**33-35**	**14**	**4,195**
Group 3: Units Planned	-					
C-4: Publicly Subsidized Affordable-site acquisition	218		0	187	2	32
C-5: Private Sector Market Rate--in planning pre-development[1]	3,289					3,289
Group 3 Subtotal	**3,507**		**0**	**187**	**2**	**3,321**
Total Units C-1 to C-5 (completed, under construction, approved, pre-development):	**7,990**	**33**	**133**	**222**	**16**	**7,577**
Total Sites Needed Given RHNA Requirement -- Surplus/(Deficit):	**(6,975)**	**(997)**	**(897)**	**(1,853)**	**(2,799)**	**(239)**
Sites Needed to comply with Affordable Requirements -- Surplus/(Deficit):	**(6,785)**					
C-6: Opportunity Sites[2] (Units with > 30 dua)	16,103					
C-6: Opportunity Sites (Units with < 30 dua)	59					

[1] Some of these 3,289 units will be affordable.

[2] As per AB 2348 (Mullin), Chapter 724, Statutes of 2004, this California law recognized that 30 dwelling units per acre in metropolitan jurisdictions is sufficient to accommodate housing for very low- and low-income populations. This is typically referred to as the "Mullin Densities." While local governments are not compelled to zone at these densities, HCD must accept them as appropriate when evaluating a jurisdiction's housing element to determine whether the jurisdiction has identified sufficient sites to accommodate its share of the regional housing need. (http://www.hcd.ca.gov/hpd/hrc/plan/he/ab2348stat04ch724.pdf)

Table 4-3
Site Groups in Narrative and Site Inventory Tables in Appendix C

Site Group in Narrative (Chapter 4)	Appendix C Tables	Data Source/Assumptions
Group 1: Completed or under construction	Table C-1 (completed market-rate projects)	Market rate projects completed between January 2014 to March 2014. (No building permits were issued – indicating that a housing unit was under construction – during the period January 2014 to March 2014)

Site Group in Narrative (Chapter 4)	Appendix C Tables	Data Source/Assumptions
Group 2: Approved	Table C-2 (market-rate projects with planning approvals) Table C-3 (affordable projects with an allocation of City funding)	Includes projects with planning approvals. Number of units based on number approved for market-rate projects and number funded for affordable housing projects. Sites for market-rate projects are based on major projects that have received planning approvals. Affordability estimated based on projected rents/sales prices; most are above moderate income. Some of these market rate rentals may have rents affordable to "moderate" income households. Sites for affordable units are City-assisted projects that have financial assistance for site acquisition or have development subsidy commitments from City. Affordability based on developer's proposal and City requirements tied to affordable housing funding.
Group 3: Planned	Table C-4 (affordable projects that used Low/Mod Housing Fund (former Redevelopment Agency funds for site acquisition). Table C-5 (market-rate projects in predevelopment)	Includes planned projects: major projects that have applied for approvals, have submitted predevelopment applications or are under discussion and expected to apply. Also includes sites acquired with financing from former Redevelopment Agency affordable housing funds and subject to affordability controls. Affordability based on restrictions and estimates by developer and City. Affordability estimated based on projected rents/sales prices; most are above moderate income. Some of these market rate rentals may have rents affordable to "moderate" income households.

Site Group in Narrative (Chapter 4)	Appendix C Tables	Data Source/Assumptions
Group 4: Opportunity Sites	Table C-6 (lists of potential sites for affordable and market rate).	Sites identified by City site inventories in the downtown, in redevelopment areas on corridors, and near rapid transit stations. Most sites are vacant. Some involve "under-utilized parcels" where the value of the existing improvements is substantially less than the value of the land. Build-out analysis in Appendix C relies on density permitted by the residential and commercial zoning adopted in 2011.

B. SUMMARY OF AVAILABLE LAND

Oakland's Ability to Accommodate the ABAG Housing Allocation

Oakland contains more than enough suitable land which is zoned at higher densities to meet the City's regional housing needs allocation (RHNA) target of 14,765. An overall summary is provided in Table 4-2.

The City has identified one project that has been built since January 2014. This site contain 61 units. This site is analyzed in Section C below as "Group 1."

The City has identified a substantial number of sites with the potential to meet the balance of housing needs still to be provided in Oakland. Using conservative estimates, as explained below, the total capacity of these sites is approximately 7,711 units, consisting of the potential on sites with housing projects approved (4,422 units) and planned (3,289 units). There is potential for additional 16,103 units on housing opportunity sites. **Total identified housing unit potential is significantly more than the remaining need.**

It is more difficult to compare housing potential with housing need by affordability category as the affordability levels are not yet known and the funding commitments are not yet in place for all of the potential housing units. However, it is clear that the number and location of suitable sites and the densities of permitted and potential development are more than adequate for developing housing to meet the needs identified in all of the affordability categories. Further, as explained earlier, the extent to which units can be developed to meet the needs in all income categories is a funding question and depends on the future availability of public subsidies required to feasibly develop housing affordable to lower-income households.

Funding commitments identified for housing projects approved and planned indicate that a small share of the funding required to meet affordable needs is already in place. The sum of affordable units already identified for low-income households represents about XX percent of the balance of housing unit need identified for low-income households (XX units funded compared to XXXX units needed). The number of units planned in the above moderate-income groups more than exceeds the need for additional housing for that group (about XXX units planned compared to 2,815 units needed). The need for above-moderate-income housing is likely to be fully met by identified planned projects. The needs for very low-income, low-income and moderate-income housing could require additional funding and additional development beyond that already in process as of March 2014.

C. GROUP 1: SITES WITH HOUSING PROJECTS COMPLETED OR UNDER CONSTRUCTION

Numbers of Sites, Housing Projects, and Housing Units

The pace of housing development in Oakland, during the first 3 months of the 2014-2022 planning period for this Housing Element (starting January 1, 2014), slowed reflecting global economic trends resulting from the slow recovery from the recession and the small timeframe from which to count projects (the planning period for counting projects with active or final building permits is January 2014 to March 2014). Just 61 units have been completed and no projects are currently under construction in Oakland (i.e., have building permits issued between January 2014-March 2014), as summarized in Table 4-4. The inventory is provided in Appendix C (see Table C-1).

Table 4-4
Summary Totals of Housing Units Built or Under Construction (through March 2014)

	Housing Sites/Projects	Additional Housing Units
Completed since January 1, 2014	1	61
Under construction	0	0
Total	1	61

Source: City of Oakland, 2014.

Table 4-4 shows the 61 units of market rate housing had a building permit issued, was fully built, and which passed final inspection in the first 3 months of the planning period (January 1, 2014 to March 27, 2014).

Characteristics of Housing Completed

The housing project built in the last three months was the third phase of the Bakery Lofts project, a mixed use project located in north Oakland. The project included 61 market-rate rental units and 3,161 square feet of commercial space. The project is approximately 40 units per acre.

D. GROUP 2: HOUSING PROJECT SITES WITH PLANNING APPROVALS

Numbers of Sites, Housing Projects, and Housing Units

There are 16 sites with planning approvals, as of March 2014. These projects include 4,420-4,422 additional housing units for Oakland. The projects fall into the following two categories:

- private sector projects with all necessary land use entitlements (approved projects)
- affordable projects with City or former Redevelopment Agency financing commitments that are in the predevelopment phase; units are subject to affordability controls

Details regarding these sites are contained in Table 4-5.

Table 4-5
Summary Totals of Housing Units with Planning Approvals

	Housing Sites/Projects (as of 3/27/14)	Additional Housing Units (as of 3/27/14)
Private Sector Approved Projects	9	4,191
Funded Affordable Projects with Approvals	7	229-231
Total	16	4,420-4,422

Sources: City of Oakland.

As of March 2014, Oakland completed 61 units, and had 4,420-4,422 units with planning approvals. Large market-rate projects approved include Brooklyn Basin that includes 3,100 market-rate units (including approximately XXX affordable units) located along the City's waterfront and the "The Hive" located at Broadway and West Grand with 367 units. Additionally the Fruitvale Transit Village Phase II is also entitled for 275 units. Affordable housing developments in pre-development will serve families and special needs populations such as seniors and the formerly homeless. Affordable developments include 11th & Jackson, a 71 unit multi-family housing project, 1701 Martin Luther King Jr. Way, with 26 units including housing for people with special needs, 94th & International, with 59 units of multi-family housing, and Civic Center 14 TOD, with 40 units for families and persons with special needs. Additionally, there are two ownership projects in pre-development, including one that will renovate formerly blighted and foreclosed single family residential properties.

The status of sites and housing projects in each of the two categories of approved projects are described below. The inventory of all sites with planning approvals is provided in Appendix C (see Tables C-3 through C-4).

Private Sector Approved Projects. There are 9 projects with 4,191 housing units that have already received planning approvals. These projects are fully entitled and can proceed with construction once financing and building permits are in place. The new housing units in approved projects are anticipated to be affordable to households with above-moderate-incomes, as determined by the market. Some of these will be market rate rental apartments that will be affordable to moderate income households. The list of approved projects does not include affordable projects with City or other public sector assistance.

Affordable Projects with Planning Approvals. There are seven (7) projects with 229-231 housing units with funding commitments from the City for assistance in developing affordable housing. The projects are in various stages of predevelopment and financing. Nearly all of these units in this category will be affordable to very low- and low-income households, and will have long-term restrictions on affordability and occupancy.[35]

[35] Details about the affordable housing projects referenced in this paragraph are provided as part of the site inventory in Appendix C.

Characteristics of Housing with Planning Approvals

The characteristics of housing on sites with planning approvals are summarized in Tables 4-6 and 4-7. They are similar to the characteristics described above for housing recently completed in Oakland. The approved projects include both rental and for-sale housing. There are projects with housing for people with special needs and families. The project densities include a wide range from under XX units per acre to over XXX units per acre. The large majority of the housing is in multifamily developments, with some micro-units and townhome projects.

About 37% of the approved housing projects are located in the North and West Oakland area. Approximately 30% are located in the Downtown area and 25% are located in East Oakland.

Table 4-6
Approved Housing Projects (Sites)

		Private Sector Approved Projects	Funded Affordable Projects in Pre-development	Total Projects
Number of Sites/Projects		9	7	16
Tenure	Rental	TBD	TBD	TBD
	Ownership	TBD	TBD	TBD
	NA			
Special Use	Seniors	0	1	1
	People with Disabilities	0	0	0
Location	Downtown Oakland	2	3	5
	East Oakland[2]	1	3	4
	West Oakland/ North Oakland	6	0	6
	Hills areas	0	0	0
Density	<20 du/acre	TBD	TBD	TBD
	20-39 du/acre	TBD	TBD	TBD
	40-64 du/acre	TBD	TBD	TBD
	65-89 du/acre	TBD	TBD	TBD
	90-149 du/acre	TBD	TBD	TBD
	150-199 du/acre	TBD	TBD	TBD
	200+ du/acre	TBD	TBD	TBD
	NA			

Source: City of Oakland, 2014
N/A = Not Available

NOTE: Data summarized above is as of 3/27/14, and are summarized from the site inventory in Appendix C.

Most of the projects represent development on infill sites and the redevelopment of vacant and underutilized properties. The Byron Avenue Homes offers 10 units of affordable ownership housing in East Oakland and the Oakland Home Renovation Program offers 3-5 ownership units in scattered sites citywide.

The 229-231 units of affordable housing in pre-development is primarily located in downtown and east Oakland, aside from the 3-5 ownership sites scattered citywide. The affordable unit breakdown of populations served by this affordable housing is: 58% for families, 29% for ownership housing and 0.14% for special needs population.

Table 4-7
Characteristics of Approved Projects (Units)

		Approved Projects	Funded Affordable Projects in Pre-development	Total Units
Number of Housing Units		4,191	229-231	4,420-4,422
Affordability[1]	Very low-income	TBD	166	166
	Low-income	TBD	33-35	33-35
	Moderate-income	TBD	14	14
	Above-moderate income	TBD	4	4
	With long-term affordability restrictions	TBD	TBD	TBD
Location	Downtown Oakland	3,196	137	3,333
	East Oakland[3]	275	89	364
	W. Oakland/N. Oakland	720	0	720
	Hills areas	0	0	0
Density[2]	<20 du/acre	TBD	TBD	TBD
	20-39 du/acre	TBD	TBD	TBD
	40-64 du/acre	TBD	TBD	TBD
	65-89 du/acre	TBD	TBD	TBD
	90-149 du/acre	TBD	TBD	TBD
	150-199 du/acre	TBD	TBD	TBD
	200+ du/acre	TBD	TBD	TBD
	N/A			

Source: City of Oakland, 2014.
N/A = Not Available
NOTE: Data summarized above is as of 8/1/08, and are summarized from the site inventory in Appendix C.
[1]The approved projects are anticipated to include units affordable to moderate-income households as determined by the market.
[2]Density expressed as units per net acre of site area, exclusive of streets.
[3]Including the San Antonio, Fruitvale, Central East Oakland, and Elmhurst districts

E. GROUP 3: SITES WITH HOUSING PROJECTS PLANNED

Numbers of Sites, Housing Projects, and Housing Units

There are 10 sites with planned housing developments, as of March 2014. These projects include 3,507 additional housing units for Oakland. The projects fall into the following two categories:

- proposed affordable projects on sites acquired with financing from the former Redevelopment Agency, and subject to affordability controls
- planned private sector projects

Details regarding these sites are contained in Table 4-8.

Table 4-8
Summary Totals of Planned Housing Units

	Housing Sites/Projects (as of 3/27/14)	Additional Housing Units (as of 3/27/14)
Affordable Projects with Site Acquisition Loans	6	218
Proposed Private Sector Projects Planned	10	3,289
Total	16	3,507

Sources: City of Oakland.

Although planned projects represent a significant amount of additional units for Oakland, development of all or most of the sites with the planned housing projects would fall short of meeting Oakland's allocation of regional housing needs (RHNA). As of March 2014, Oakland completed 61 units, approved 4,422 units and planned 3,507 units. With a RHNA of 14,765 units, the combined units completed, under construction, approved and planned fell short by 6,975 units in meeting the need for market-rate housing during the study period. The City also fell short by 6,785 units in meeting its RHNA for affordable housing units. However, this shortfall is more than made up for in opportunity sites.

The status of sites and housing projects planned are described below. The inventory of all planned sites is provided in Appendix C (see Tables C-4 and C-5).

Affordable Projects with Site Acquisition Loans. There are six (6) proposed affordable housing developments that have land acquired using financial assistance from the City's Site Acquisition Program. The program was designed to assist developers with land banking for affordable housing. Tentative unit counts total 218 additional housing units on these sites. All of the units will be required to be available to low-income households (up to 80% of area median income).

Proposed Private Sector Housing Projects Planned. There are 10 other projects in various stages of the planning process. In total, these projects include 3,289 housing units. Much of this new housing is anticipated to be affordable to households with moderate- and above-moderate-incomes, as determined by the market, although some affordable units for lower-income households also are likely as a result of project negotiations and approvals. For example, the transit villages planned for the West Oakland BART station are anticipated to include some affordable units.

Characteristics of Planned Housing Development Proposals

The characteristics of housing on sites with planned projects are summarized in Tables 4-9 and 4-10. Although fewer details are known at this time for planned developments, generally, the characteristics of planned projects are similar to the characteristics for housing recently completed and approved in Oakland.

The location of the planned projects varies as follows: 56% are located in North Oakland and West Oakland; approximately 25% are located in the Downtown area; and 0.06% are located in East Oakland. Planned projects also include 985 units located in the hill areas.

Table 4-9
Planned Housing Projects (Sites)

		Affordable Projects with Site Acquisition Loans	Planned Private Sector Projects	Total Projects
Number of Sites/Projects		6	10	16
Tenure	Rental	TBD	TBD	TBD
	Ownership	TBD	TBD	TBD
	NA			
Special Use	Seniors	TBD	TBD	TBD
	People with Disabilities	TBD	TBD	TBD
Location	Downtown Oakland	0	4	4
	East Oakland[2]	0	1	1
	West Oakland/ North Oakland	6	3	9
	Hills areas	0	2	2
Density	<20 du/acre	TBD	TBD	TBD
	20-39 du/acre	TBD	TBD	TBD
	40-64 du/acre	TBD	TBD	TBD
	65-89 du/acre	TBD	TBD	TBD
	90-149 du/acre	TBD	TBD	TBD
	150-199 du/acre	TBD	TBD	TBD
	200+ du/acre	TBD	TBD	TBD
	NA			

Source: City of Oakland, 2014
N/A = Not Available

NOTE: Data summarized above is as of 3/27/14, and are summarized from the site inventory in Appendix C.

Most of the projects represent development on infill sites and the redevelopment of vacant and underutilized properties. The Emerald Views project includes 370 residential units with a ground floor café near Lake Merritt. The land available for the Lake Merritt Boulevard project is the result of the realignment of the 12th Street Bridge. This project is anticipated to include 247 residential units

with 5,000 sf of retail and community space. The project at 1900 Broadway is a proposed 28 story residential tower with 294 units and 11,000 sf of commercial space. The Uptown Parcel 4 project would complete the Uptown project, components of which include public art and gathering space, as well as synergies with the surrounding theatres and artist community. Proposed projects in the Oakland Hills include the Oak Knoll Redevelopment project, a 167 acre site planned for 960 residential units comprised of single-family dwellings, townhomes and condominiums. The Felton Acres project includes the subdivision of property into 25 single-family homes and two new access roads. The West Oakland Transit Village project is anticipated to include 563 residential units on the 2.67 acre site.

Table 4-10
Characteristics of Planned Projects (Units)

		Affordable Projects with Site Acquisition Loans	Planned Private Sector Projects	Total Units
Number of Housing Units		218	3,289	3,507
Affordability[1]	Very low-income	0	TBD	0
	Low-income	187	TBD	187
	Moderate-income	2	TBD	2
	Above-moderate income	32	TBD	32
	With long-term affordability restrictions	TBD	TBD	TBD
Location	Downtown Oakland	0	1206	1206
	East Oakland[3]	0	247	247
	W. Oakland/N. Oakland	218	851	1069
	Hills areas	0	985	985
Density[2]	<20 du/acre	TBD	TBD	TBD
	20-39 du/acre	TBD	TBD	TBD
	40-64 du/acre	TBD	TBD	TBD
	65-89 du/acre	TBD	TBD	TBD
	90-149 du/acre	TBD	TBD	TBD
	150-199 du/acre	TBD	TBD	TBD
	200+ du/acre	TBD	TBD	TBD
	N/A			

Source: City of Oakland, 2014.
N/A = Not Available
NOTE: Data summarized above is as of 3/27/14, and are summarized from the site inventory in Appendix C.
[1]The affordability is not yet known for many of the planned projects. Affordable projects in site acquisition will be affordable to households with low- and very low-incomes although the mix among income categories has not yet been defined. Other planned projects are likely to include affordable units (to be identified during project negotiations and approvals) and moderate-income units (to be determined by market prices/rents at the time the housing is available). Very low-income is defined as below 50 percent of area median income, low-income as from 50 to 80 percent of area median income, and moderate-income as from 80 to 120 percent of area median income.
[2]Density expressed as units per net acre of site area, exclusive of streets.
[3]Including the San Antonio, Fruitvale, Central East Oakland, and Elmhurst districts

F. GROUP 4: ADDITIONAL HOUSING OPPORTUNITY SITES

Methodology for Selecting Sites

The City identified an additional 16,162 units of housing potential on sites that are suitable for housing development within the planning period of this Housing Element (refer to Appendix C, Table C-6 and Figure C-5). The majority of sites are located in and around downtown or along major corridors and are easily accessible to transit, jobs, shopping and services. The methodology for identifying the housing opportunity sites is described below.

1. To identify potential housing opportunity sites, staff evaluated the previously identified housing opportunity sites from the 2007 Housing Element Update. The sites without completed projects or current building permits, approvals or preliminary applications were checked to ensure that they were still zoned for housing. Additionally, the site's current land use was verified using assessor land use coding data, as well as aerial photos to ensure that existing residential units were excluded from the analysis. Viable sites were subsequently re-counted because they still constitute opportunity sites.

2. The list of previously identified opportunity sites accounted for areas throughout the city that permitted residential uses at 30 units an acre or greater. In metropolitan jurisdictions such as Oakland, 30 units per acre is sufficient to accommodate affordable housing. In areas mapped with the zoning designations that allow higher density housing, such as Urban Residential, Community Commercial, Transit Oriented Development, Neighborhood Commercial and Central Business District, the development on the sites could achieve a residential density of more than 30 units to the acre. These areas occur mostly along major corridors and in the downtown areas planned for high-density and mixed use development by the General Plan as implemented in the residential and commercial zoning districts adopted in 2011. Recent trends in residential development suggest that some residential buildings include ground floor retail, commercial or civic space. Completed projects in the site inventory that include non-residential uses include Bakery Lofts with 3,161 sq. ft. of commercial area. Therefore, the opportunity sites analysis presumes the likely development assumption of ground floor commercial use and upper story residential use in multi-family buildings.

3. The list of previously identified opportunity sites also filtered sites based on a minimum parcel size of 10,000 square feet. A minimum lot size of 10,000 square feet is usually necessary to support higher density development. Assembled sites also measure larger than 10,000 square feet.

4. All sites were reviewed against the State environmental hazards database: "GeoTracker", produced by the California State Water Resources Board. When a site was listed on this database, it was noted in the "Environmental Constraints" section of this chapter, below. Specifically noted were sites on the Leaking Underground Fuel Tanks database.

Assumptions for Estimating Housing Potentials

Housing unit potentials for the opportunity sites have been estimated using the residential densities allowable under the residential and commercial zoning regulations adopted in 2011. Generally, densities permitted by the various zoning districts reflect on-the-ground conditions; increased densities were assigned to areas downtown, along the major corridors and around transit hubs, such as BART stations. The density estimates provide a reasonable estimate of overall housing development potentials for the opportunity sites.

The City identified surplus opportunity sites that provide capacity for housing development that more than meets the City's unmet housing need.

Numbers of Sites and Housing Units

In total, 185 housing opportunity sites meeting the criteria above have been identified, some including several parcels of land combined. The inventory of additional opportunity sites is presented in Appendix C, Table C-6.

The number of housing units allowable on the 185 opportunity sites is 16,162 units under current General Plan policies and zoning regulations.

Table 4-11
Summary Total of Housing Opportunity Sites

Number of Housing Opportunity Sites Identified	185 sites
Maximum Allowable Housing Units Under Zoning Code	16,162 units

Sources: City of Oakland.

Characteristics of Housing Opportunity Sites

The additional sites suitable for housing development provide opportunities for developing new multi-family housing along with some single-family housing, opportunities for both rental and ownership housing, and opportunities for housing built to meet special needs. Characteristics of the identified opportunity sites are described below.

Existing Uses. The majority of the opportunity sites currently are vacant or mostly vacant, and many are being used for parking, particularly those in the downtown area. Some are underutilized sites with outmoded facilities, vacant buildings, and/or marginal existing uses on them. For the most part, these are sites where the value of existing structures is less than the value of the land.

Table C-6 in Appendix C includes thirty-three (33) sites that are aggregations of mostly vacant parcels with auto-related or other commercial uses on other adjacent parcels. Historically, consolidating parcels has been a typical approach to building multi-family projects in Oakland. This trend is likely to continue as demonstrated in the inventory of approved projects (included in Appendix C, Table C-5); consolidated parcels resulted in six projects, some that included assembling parcels from multiple owners. These projects included the 94th and International (59 units), Redwood Hill (20 units), Fruitvale Village Phase II (275 units), Brooklyn Basin (3,100 units), 51st and Telegraph, Civiq (68 units), and 377 2nd Street (96 units).

Based on these likely development trends, it is reasonable to assume that parcel aggregation will continue to be a prevalent practice. If for some reason parcel aggregation was not possible, the elimination of these 33 sites would not prevent the City from providing adequate sites. City staff analyzed these sites and determined that removing them from consideration would result in a decrease of 6,923 housing units, which would still leave more opportunity sites than necessary to accommodate the City's RHNA requirement.

Locations. About one-half of the identified housing opportunity sites are in East Oakland, about one-third are in downtown Oakland, and the rest are in West Oakland and North Oakland. There are also a handful of sites in the South Hills and Lower Hills areas.

Among these locations, the opportunity sites in the downtown area account for the largest number of potential housing units as the densities of development are highest there. The rest of the potential housing units are about evenly divided between East Oakland and West/North Oakland, with a share of potential units also included in South Hills and Lower Hills area.

Feasibility of Developing Housing on Commercially Zoned Property. Opportunity sites identified in Appendix C, Table C-6 are located in both residentially and commercially zoned areas. Only 38 out of 185 opportunity sites are zoned exclusively for high density residential uses. The majority of opportunity sites identified in this Housing Element are located along the City's major commercial corridors. However, few projects developed on the commercial corridors are exclusively commercial or civic uses. A more common practice is ground floor commercial space with housing above; the analysis of capacity for the opportunity sites assumed a similar pattern of mixed use development. The City's General Plan, zoning and development guidelines all encourage such mixed use along the commercial corridors. Housing projects located on commercial corridors maximize residents' access to services including retail opportunities, transportation alternatives and civic activities, while reducing the need for automobiles, thus increasing the sustainability of such developments. An illustration of this trend are plans for the Broadway-Valdez Area Specific Plan slated for the upper Broadway corridor (see below). Planners are seeking to encourage residential development as a part of the overall specific plan area. Retail "strip" developments along major commercial corridors are not typical in Oakland. More common are retail "nodes" with residential uses interspersed between them.

Specific Plan Areas.

There are four Specific Plan processes occurring in Oakland during the planning period of the Housing Element:

- Lake Merritt BART Specific Plan (sites within a one-half mile radius of the Lake Merritt BART station);
- Broadway-Valdez Area Specific Plan (parcels on Broadway and Valdez between Interstate 580 and Grand Avenue);
- West Oakland Specific Plan (the entire west Oakland area)
- Coliseum Area Specific Plan (large area surrounding the Coliseum BART station and extending partially to the airport including major sports stadiums)

The Housing Element identifies opportunity sites for residential uses in all of the Specific Plan areas. Each of the Specific Plan processes includes substantial public participation, and there are established targets for the amount of residential uses that are to be accommodated in each Specific Plan area (see Ch. 7, policy 1.3). Therefore, within these Specific Plan areas, any individual lots which are listed as opportunity sites in Appendix C, Table C-6 and Figure C-5, *could* be the site of future housing.

Priority Development Areas. In 2008, California Senate Bill 375, the Sustainable Communities and Climate Protection Act (SB 375), was adopted, which strengthened coordination between regional housing allocation and transportation planning. The Bay Area's sustainable growth framework is built around the Priority Development Areas (PDAs). In 2010, the Oakland City Council approved a resolution designating Planned PDAs at six established transit-oriented development centers, specifically: Downtown at 12th/19th Street, MacArthur, West Oakland, Fruitvale, Coliseum BART stations and the Eastmont Transit Center in Oakland. PDA designations are intended to enable the

City to better compete for grant funding for future planning, technical assistance, and capital funding for transportation, infrastructure, and housing. PDA designation has the primary goal of encouraging growth near transit and in the existing communities that surround transit by enhancing existing neighborhoods and providing good housing and transportation choices for all residents. Therefore, Oakland has positioned itself through the identification of opportunity sites within PDAs to accommodate future growth in a sustainable manner that achieves regional objectives of enhancing existing neighborhoods, reducing congestion and protecting natural resources. Within the concept of the PDAs are the ideas for Transit Villages and Transit Corridors. Each of these ideas are described below.

Transit Villages. Potential for about 2,100 housing units is identified for the four BART transit villages currently being planned for the areas surrounding the Fruitvale, West Oakland, MacArthur, and Coliseum BART stations[36.]. The City has begun a planning process for new development near the Lake Merritt BART station. The transit village projects are anticipated to include mixed-income housing.

Transit Corridors. The identified opportunity sites along the major travel corridors of the City show potential for 2,957 additional housing units, with the largest numbers of units identified along Broadway and International and Foothill Boulevards. The new housing along the corridors is anticipated to serve households over a range of incomes. Additional capacity exists along corridors elsewhere in the City, but detailed site analyses have not been conducted in those areas.

Environmental Constraints. The City recognizes that lots identified as Housing Opportunity Sites may have some environmental contamination, due to Oakland's long history as an urbanized city. For example, the California State Regional Water Quality Control Board "Geo Tracker" database identifies underground hazardous substance storage tanks on 23 of the 185 opportunity sites listed in Table C-6 (there are three sites with a status of "remediation" and 20 sites with a status of "site assessment").

In 1998, the Environmental Impact Report of the *Land Use and Transportation Element* (LUTE EIR) identified over 100 sites in the City of Oakland as being on the state's "Cortese List" of hazardous waste sites (as of 1997) and devotes in excess of fifty (50) pages discussing hazardous materials. More recently, the City Council has adopted Standard Conditions of Approval (Uniformly Applied Development Standards), which, in part, contain measures designed to substantially reduce or eliminate hazardous materials impacts. These Standard Conditions of Approval are applied to all projects, including housing projects. At this time, the City is not aware of anything unique or peculiar about the contamination, remediation or other factors relating to these Housing Opportunity Sites not adequately addressed in the 1998 LUTE EIR or Standard Conditions of Approval. In 2009, California Environmental Quality Act review for the 2007-2014 Housing Element included an Initial Study that also discussed hazardous materials including soil contamination. However, the impacts were found to be less-than-significant with the application of the City's policies in the General Plan, municipal code provisions and standard conditions of approval for development projects.

In addition, several innovative programs are in place to encourage and foster development of brownfields. For example, the Cal ReUSE Loan Program was used for cleanup related to the Macarthur Transit Village residential project. The City also operates the Oakland Brownfields Revolving Loan Fund with funds provided by the U.S. Environmental Protection Agency for the

[36] Potential housing units based on the City of Oakland Major Projects List, and Redevelopment Agency website for each BART station area as of 2014.

cleanup of brownfields sites. Through the Urban Land Redevelopment Program, the City provides a well-defined process for addressing contamination at development sites.

Opportunity Sites Allow and Encourage Higher-Density Development

As estimated, the allowable number of housing units that can be built on the housing opportunity sites is much larger than the potential number of units for those sites based on recent, average densities of development. This indicates that the densities of actual housing development in opportunity site areas are being determined largely by market factors, as reflected in the costs of development. Land use policies are in place to allow and encourage as high a density of development as is feasible to build. As the market supports higher densities in the future compared to today, land use policies are not anticipated to become a constraint on housing development in the parts of the City where growth is desired and encouraged.

For example, housing in the Central Business District land use classification in downtown Oakland can be built to a maximum density of 500 units per net acre of site area (300 units per gross acre including streets). However, the housing projects proposed in downtown (as of March 2014) are a mixture of steel frame residential towers and mid-rise buildings of wood-frame construction over either subterranean or podium parking with densities in the range of XXX– XXX units per net acre.

Multifamily housing proposed along the City's major corridors, including affordable housing with public sector assistance, is typically wood-frame construction, often with at least some at-grade parking, with typical densities of XX to XX units per net acre, and with higher densities for micro-living quarters. However, the General Plan allows housing development at densities up to 193 units per net acre of site area under the Urban Residential, and Community Commercial land use classifications that apply along the corridors and in the BART transit village areas. See Table 4-12 for the geographic distribution by PDA of the opportunity sites.

Opportunity Sites Allow and Encourage Affordable Housing

The number and location of opportunity sites and the permitted densities of development are appropriate and effective to provide opportunities for development of housing for households with a range of income levels and housing needs. As exemplified by recent and current housing projects in Oakland, the private market is producing new housing affordable to moderate-income households in addition to housing for households with above-moderate incomes. The identified housing opportunity sites provide substantial potential for continuing such development in the future. The moderate-income housing being produced by the market tends to be affordable to households with incomes at the higher end of the moderate range, from 80 to 120 percent of area median income.

The opportunity sites also provide substantial potential for producing new housing affordable to low- and very low-income households as well as to moderate-income households, as has been occurring in Oakland. With the dissolution of California redevelopment agencies and associated funding in 2012, the City's primary funding tool for redevelopment and revitalization has been eliminated. In addition, Oakland is still suffering the after-effects of the recent economic recession. Thus, the production of new housing affordable to low- and very low-income households and to households with incomes at the lower end of the moderate-income category will require a combination of funding sources. Most affordable housing is expected to be funded with a mix of local and non-local sources (federal, state, and regional grant programs) such as Low Income Housing Tax Credit (LIHTC), Federal HOME funds, Mortgage Revenue Bonds and HUD funds in addition to local funding sources.

Table 4-12
Characteristics of Opportunity Sites

	Number of Opportunity Sites	*Zoning Code Allowable* Housing Units	
Total Potential	185	21,203	
By Priority Development Area (PDA)			
Coliseum BART Station Area	12	1,657	
Downtown & Jack London Square	39	7,035	
Eastmont Town Center	15	540	
Fruitvale & Diamond Avenue	33	1,218	
MacArthur Transit Village			
West Oakland	15	1,822	
Potential Priority Development Area	45	2,957	

Source: City of Oakland.

NOTE: Opportunity sites and development potentials are identified and further described in Appendix C. See Table C-9. As defined herein, opportunity sites often include multiple parcels. The criteria for identifying suitable sites are described in the text.

Utilities and Infrastructure Summary

Since the City of Oakland is largely built-out, the majority of new development consists of urban infill and redevelopment of vacant and underutilized sites that were formerly used for commercial and industrial purposes. The basic infrastructure for water supply, wastewater collection and treatment, and roadways and transit systems are already in place. Aging infrastructure presents a potential constraint for development. However, the City's Standard Conditions of Approval include provisions to address replacing deteriorated infrastructure upon the granting of development approvals for individual projects.

Water Supply

Oakland's water service provider, the East Bay Municipal Utility District, summarizes its water services capacity in the *Urban Water Management Plan* (2010). According to the plan, EBMUD anticipates higher densities of existing land uses through 2020, consistent with the projected site analysis. The plan mentions implementation of water conservation and recycled water programs to decrease impacts of development. Additionally, EBMUD can meet customer service demands (based on ABAG population projections) through the year 2030 during normal year conditions. This includes the projected Regional Housing Needs Allocation (14,765 housing units) Oakland is required to plan for. However, during dry years, EBMUD would have to implement a Drought Management Program focused on reducing water consumption. In the case of multiple dry years, in addition to water consumption reduction programs, EBMUD's water supply would have to be supplemented.

Wastewater Treatment and Collection

The City of Oakland owns and maintains approximately 1,000 miles of sewer collection pipelines and 7 pump stations. The EBMUD treats the City's wastewater. The City has both collection and treatment capacity to accommodate its share of the RHNA. Mitigation measures, such as replacing under-sized sewer pipes, will be developed for individual housing projects depending on the number of units and square footage.

Beyond the issue of basic infrastructure availability, there can be issues and concerns about the local impacts of additional housing development and population for traffic on nearby streets or for enrollment in local schools, for example. Those issues are addressed and mitigation measures are developed in the process of review and approval of individual development proposals.

5. HOUSING PROGRAM RESOURCES

This chapter of the *Housing Element* presents information on funds available to support Oakland's housing programs. These programs encourage housing rehabilitation, assist first-time homebuyers, support housing development, and provide miscellaneous housing services to low- and moderate-income households.

A. FORMER REDEVELOPMENT AGENCY FUNDING AND "BOOMERANG FUNDS"

The City of Oakland's Redevelopment Agency was dissolved as of February 1, 2012. Given this action there will be no future funding for the Low and Moderate Income Housing Fund from property tax increment. Prior to the dissolution of redevelopment the Low- and Moderate-Income Housing Fund was the main source of housing funds utilized to support the City's housing programs. State law required that the Redevelopment Agency deposit 20 percent of the gross tax increment revenues from redevelopment project areas into the Low- and Moderate Income Housing Fund (LMIHF) to be used exclusively for housing for persons of low and moderate income. In 2001, a formal policy to deposit an additional five percent of tax increment into the LMIHF was adopted. In the years prior to the Redevelopment Agency dissolution, up to approximately $23 million was available for affordable housing development annually.

In 2011, prior to its dissolution, the Redevelopment Agency, issued a total of $40 million of tax allocation bonds backed by the Low- and Moderate-Income Housing Fund. Annual debt service on these bonds will be paid by property tax increment as was originally imagined prior to the dissolution of the Redevelopment Agency. Debt service on these bonds will require about $1.8 million annually and is called an "enforceable obligation." Those bond funds are designated to be used for two affordable housing development projects: $24 million for a development in Brooklyn Basin and $16 million for a development at the MacArthur BART station.

The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. Those taxing entities that will benefit from Oakland's Redevelopment Agency dissolution include AC Transit, Oakland Unified School District, City of Oakland, Alameda County, and Peralta Community College. That distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund is estimated to receive the following boomerang funds on an annual basis. Following are initial estimates of what those deposits will be.[37]

[37] City of Oakland Ordinance No. 13193 (October 1, 2013).

Fiscal Year	25% Affordable Housing Trust Fund Allocation
2015-16	$4,290,102
2016-17	$4,623,733
2017-18	$5,170,416

B. OTHER FINANCIAL RESOURCES

In addition to boomerang funds, the City also receives Federal HOME and CDBG funds that are allocated for housing. HOME funds are used primarily for housing development projects. In recent years this funding source has been cut dramatically. In FY 2013-14, the City received approximately $2.2 million in HOME funds. (This is less than half of what was received at the height of HOME funding, $4.9 million in Fiscal Year 2011-12.) Ninety percent of these funds are used for housing development activities; ten percent is used for planning, administration and monitoring activities.

The City currently receives about $7 million annually from the federal Community Development Block Grant (CDBG). In recent years, program income from loan repayments has generated an approximately $800,000 per year additionally. The City anticipates allocating approximately $3.2 million for housing activities including loans for rehabilitation of owner-occupied housing, capital and operating costs of shelter and housing for the homeless, housing counseling and fair housing services.

The City also receives approximately $600,000 in federal Emergency Shelter Grant funds for support of shelter and services for the homeless.

In addition to the HOME and CDBG Programs, affordable housing developers in Oakland routinely apply for low-income housing tax credits.

C. OTHER NON-FINANCIAL RESOURCES

The City of Oakland's Department of Housing and Community Development Agency (DHCD) operates the City's housing programs. DHCD staff routinely assists affordable housing developers. Thus, one of the crucial non-financial resources that the City provides is its housing staff.

D. HOUSING PROGRAMS

The City of Oakland's housing programs support and fund housing rehabilitation, provide assistance to first time homebuyers, help fund housing development, and provide other miscellaneous housing services for low- and moderate-income households. A brief description of each program is presented below. A more detailed Directory of Housing Programs is included in Appendix D.

Housing Rehabilitation

There are nine Housing Rehabilitation Programs. These include the following:

- **Access Improvement Program** – Provides grants for accessibility modifications for both rental and owner-occupied properties. The property must be located in one of the seven Community Development Districts.

- **Emergency Home Repair** – Provides loans for major home repairs that require immediate attention due to a citation issued by a Fire Marshall, Health Officer or Code Enforcement Officer. Loans are made to low- and moderate income owner occupants of one to four unit dwellings located in the City of Oakland.

- **HMIP Deferred Payment Loan** – Provides rehabilitation resources to low-income homeowners unable to qualify for conventional mortgage loans. The property needs to be located in one of the seven Community Development Districts.

- **Lead Safe Housing and Paint Program** – Provides free risk assessment for lead hazards and contracted painting services (exterior and limited interior painting) to qualified owner-occupied low and moderate income households.

- **Minor Home Repair Program** – Provides small grants to low-income senior homeowners or homeowners with a disability who live in one of the seven Community Development Districts. The program is operated under contract with Alameda County.

- **Neighborhood Housing Revitalization Program** – Provides financial assistance to owners of vacant and blighted residential properties with one-to-four units or single family dwellings that are in need of repair to correct code violations and to eliminate safety and health hazards.

- **Rental Rehabilitation Program** – Provides rehabilitation financing for privately owned residential properties. The maximum loan amount will be 50% of the construction costs. The maximum loan amount will be determined after a needs assessment is completed. Loan interest rates will be linked to the market. Affordability requirements will be set to balance anti-displacement interests with property owner's incentives to participate in this rental unit improvement program.

- **Residential Receivership Program** – Not yet under way, this program is designed to facilitate the rehabilitation of vacant and/or blighted substandard properties. A third party "receiver" is appointed by the courts to obtain the financing and to provide design construction services necessary to rehabilitate blighted properties throughout the City of Oakland.

- **Weatherization and Energy Retrofit Loan Program** – Provides loans to owner-occupied low- and moderate-income households to provide weatherization and baseline energy efficiency upgrades.

First Time Homebuyers

There are four First Time Homebuyer Programs. None have geographic targeting.

- **Mortgage Assistance Program (MAP) for First Time Homebuyers** – This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available. This program provides deferred interest loans of up to $75,000 to low-income, owner-occupant, first time homebuyers; and up to $50,000 to moderate-income, owner-occupant, first time homebuyers.

- **Down Payment Assistance Program (DAP) for Public Safety Officers and Oakland Unified School District Teachers** – This program is still in place but does not have a dedicated source of funding. City staff will administer loans under this program as program income becomes available. Loans will be up to $50,000 to sworn police and fire services officers and Oakland Unified School District teachers, earning incomes that are at or below 120 percent of the median income level.

- **First Time Homebuyer CalHome Program** – A California State grant funded program that provides assistance to first time homebuyer via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds the next time grants become available. City staff will administer loans under this program as program income becomes available.

- **First-time Homebuyer Shared Appreciation Mortgage (SAM) Program of the Local Housing Trust Fund –** A California State grant funded program that provides funds to local jurisdictions that have a local housing trust fund. The program provides assistance to first time homebuyers via deferred loans for up to $60,000. This program is still in place but does not currently have any grant funding. City staff will apply for funds the next time grants become available. City staff will administer loans under this program as program income becomes available.

Foreclosure Related Abatement-, Acquisition and Rehabilitation-, and Ownership Preservation Loan-Programs

- **Community Buying Program** – A program designed to transform abandoned and/or foreclosed properties into new affordable ownership or rental housing.

- **Foreclosed Properties Blight Abatement** – Enforce proactive maintenance requirements on lenders of foreclosed properties and City registration requirements.

- **Home Preservation Loan Program** – Provide up to $50,000 in forgivable loan funds for distressed homeowners.

- **Investor-Owned Properties Program** – Enforce City ordinance requiring investors who purchase properties with foreclosure history to register and allow for City interior inspection to address habitability issues.

- **ROOT Loan Fund (Neighborhood Stabilization Program (NSP) Program Income)** – A foreclosure mitigation pilot loan program that provides assistance to eligible homeowners to preserve ownership of homes in foreclosure.

Housing Development

The City of Oakland operates several Housing Development Programs. These are discussed briefly below.

- **Affordable Housing New Construction and Substantial Rehabilitation Program** – Provides funds to entities with demonstrated experience and capacity in the development and management of affordable rental or ownership housing at a below-market interest rate for the construction of low- and moderate-income housing. Loan terms range from 55 years for rental housing to permanently affordable for homeownership units.

- **Affordable Housing Rehabilitation and Preservation** – Provides funds to facilitate emergency repairs and capital improvements to strengthen the financial and physical condition of existing affordable rental housing regulated by the City of Oakland.

- **Predevelopment Loan Program -** Provides predevelopment loans to non-profit housing developers. These funds can be used to prepare applications for project financing. At least 40 percent of the units need to be earmarked for low-income persons.

Emergency Shelters and Services for the Homeless Population

The City operates a number of programs that provide assistance to the homeless population in Oakland. These programs include the following:

- **Code enforcement relocation Program** – Provides assistance to tenants mandated to move due to City enforcement of housing and building code problems.

- **HEARTH Emergency Solutions Grant Program** – Provides housing services that lead to permanent access to housing (rapid rehousing services, homelessness prevention, support services in housing, outreach, shelter, and housing resources).

- **Matilda Cleveland Transitional Housing Program** - Provides temporary housing for homeless families attempting to stabilize their lives in order to help them obtain permanent housing. Approximately fifteen families can be assisted at this transitional facility.

- **Supportive Housing Program/Homeless Families Support Network** – Provides a continuum of services, shelter and transitional housing (54 units) to assist homeless families.

- **Transitional Housing Program** – Provides temporary housing (9-12 families) for homeless families attempting to stabilize their lives in order to obtain permanent housing.

- **Oakland Homeless Youth Collaborative** – Provides 24-29 transitional housing beds for homeless youth.

- **East Oakland Community Project/Crossroads –** Provides temporary shelter in a state-of-the-art emergency shelter facility with 125 beds and comprehensive support services for homeless people.

- **Homeless Facilities Construction and/or Rehabilitation** – Provides funding for construction or rehabilitation of emergency, transitional or permanent housing with supportive services for homeless persons.

Miscellaneous Housing Services

Non-profit service providers are funded by the City of Oakland to assist Oakland residents in a variety of housing related activities. These non-profit service providers may also receive funds from other organizations and agencies. Housing services include the following:

- **Door-to-Door Foreclosure Prevention Outreach** – Door-to-door outreach on foreclosure prevention and other housing assistance services.
- **Foreclosure Counseling and Prevention** – Provides housing counseling and legal services for homeowners in foreclosure.
- **Housing Assistance Center** – Provides one-stop housing services and referrals, including accessing affordable housing and homeless shelter placements.
- **Pre- and Post- Purchase Counseling** – Provide informational mailings, outreach and counseling services to first-time and re-entry homebuyers, as well as homeowners facing possible foreclosure.
- **Rental Assistance Fund** – Provide up to $5,000 in rental assistance grants to distressed tenants.
- Housing search assistance, counseling, and referrals for people with a disability.
- Fair housing and landlord-tenant counseling.
- Rent adjustment board.
- Relocation assistance to families who live in housing scheduled for demolition or rehabilitation through city action.

6. ANALYSIS OF CONSTRAINTS TO HOUSING

A. GOVERNMENTAL CONSTRAINTS

Governmental policies and regulations can have both positive and negative effects on the availability and affordability of housing and supportive services. This chapter of the Housing Element describes the policies and strategies that provide incentives for housing in Oakland that have resulted in significant contributions to the City's housing stock.

This chapter also analyzes City policies and regulations that could potentially constrain the City's abilities to achieve its housing objectives. Constraints to housing can include land use controls, development standards, infrastructure requirements, residential development (including infrastructure impact) fees, and development approval processes, along with non-governmental constraints such as financing. A brief discussion of the City's policy and regulatory context is presented below. Since 1998, the City of Oakland has undertaken actions to reduce the impact of local government regulations and fees on the cost and availability of housing. Beginning with the General Plan update in 1998, the City has:

- increased residential densities,
- created new mixed-use housing opportunities along major transportation corridors and in the downtown,
- reduced open space requirements in high density residential zones in the Downtown and in the Transit Oriented Development Zone (S-15),
- streamlined the environmental review process for downtown projects,
- adopted a Density Bonus Ordinance,
- adopted a secondary unit ordinance and streamlined the process for approval,
- created new fast-track and streamlined permit processes, and
- adopted Standard Conditions of Approval to, in part, streamline the CEQA review process.

Land Use Policies and Regulations

Discretionary land use control in Oakland is exercised by the Planning Commission and the City Council, and administered by the Planning and Building Department, Bureau of Planning. The City has not identified any specific constraints to the approval of housing resulting from the application of the General Plan policies or current zoning.

General Plan Land Use and Transportation Element

The City of Oakland revised the *Land Use and Transportation Element* of its General Plan (LUTE) in March 1998 and made LUTE map corrections in 2011. The LUTE outlines the vision for Oakland,

establishing an agenda to encourage sustainable economic development, ensure and build on the transportation network, increase residential and commercial development in downtown, reclaim the waterfront for open space and mixed uses, and protect existing neighborhoods while concentrating new development in key areas. The LUTE includes a wide variety of land use classifications to encourage the development of an adequate supply of housing for a variety of residents, as well as many policies to encourage the development of affordable housing.

Among the significant changes in the LUTE was the designation of land within the central city area, along transportation corridors, and within targeted redevelopment areas for higher-density residential and mixed-use development. These changes to the General Plan implemented the City's 10K Initiative, the Sustainable Oakland Development Initiative, encouraged the prospective development of transit villages at Fruitvale, MacArthur and Coliseum BART stations, and other strategies intended to encourage more housing in the City near job centers with access to transportation and other services. The LUTE also supports the protection and improvement of single-family neighborhoods. The changes to the General Plan provide strong incentives and encouragement, *not constraints*, for the production and improvement of housing for all segments of the population. The General Plan clearly sets forth areas of the City that are appropriate for additional housing development and increases densities in the downtown area and along transportation corridors, up to as much as 125 dwelling units per acre.

Other General Plan Elements

In addition to the Land Use and Transportation Element described above, the Oakland General Plan is comprised of seven other chapters, known as Elements, and two Plans which are a part of LUTE:

- The Estuary Policy Plan, adopted in 1998, text amended 1999, 2005 and 2013
- Open Space, Conservation and Recreation Element (OSCAR), adopted in 1996, amended 2006
- Housing Element, last adopted in 2010
- Historic Preservation Element, adopted in 1995, amended 1998 and 2007
- Noise Element, adopted in 2005
- Safety Element, adopted in 2004, amended in 2012
- Scenic Highways, adopted in 1974
- Bicycle Master Plan, part of the LUTE, adopted in 2007
- Pedestrian Master Plan, part of the LUTE, adopted in 2002

Selected policies and actions from these Elements and Plans which affect housing production are itemized in Appendix F.

Planning Code

The City of Oakland revised its Planning Code to make it consistent with the LUTE. Revisions to the industrial zones were completed in July 2008, and creation of new commercial and residential zoning districts in the Planning Code and accompanying maps were completed in 2011. The amendments to the Planning Code's industrial, commercial and residential zoning districts brought the City's zoning regulations into conformance with the general plan designations, creating a more predictable development framework.

Since January 2014, 61 dwelling units have been completed, approximately 4,400 dwelling units have been approved, and over 3,500 dwelling units are in proposed projects under review by the City.

Approximately 400 of the dwelling units approved or planned will be affordable to very low- and low-income households. This new housing production suggests that the updated residential and commercial zoning districts, in combination with targeted investments by the City, have had the desired impact of stimulating housing production in Oakland, including affordable housing.

Summary of Development Standards

Development standards under the Planning Code permit great flexibility in the types of housing permitted and the density of residential units. In addition to the provisions of its residential zones, the City further facilitates the production of affordable housing through density bonuses, broad provisions for secondary (or "in-law") units, planned unit development overlay zones, and permits a wide variety of housing types in commercial zones. Because permitted residential densities are fairly high in Oakland, density bonuses are rarely necessary as an incentive to produce affordable housing; however, where applicable, the City is committed to using density bonuses and other regulatory tools to increase the supply of housing affordable to all income levels.

Development standards in the Planning Code include:

- Permitted lot coverage is generally 40 percent in single-family districts. In the higher density residential zones (RU-1 through RU-5) there are no lot coverage requirements.

- Minimum lot sizes ranging from one acre to 5,000 square feet in single-family zones, to 4,000 square feet in medium and high density zones.

- Minimum lot areas per dwelling unit in multifamily zones ranging from 450 to 90 square feet, the equivalent of approximately 50 to nearly 300 dwelling units per gross acre.

- A height limit up to 30 feet in single-family and lower-density multifamily zones (RH, RD, and RM zones), 40 to 60 feet in medium density multifamily zones (RU-1 through RU-5), and no height limit in the core of the Central Business District.

- Relatively low yard and setback requirements. In the highest density multifamily zones, there are no side-yard requirements.

- Special zoning provisions for small lots in lower density residential zones, including reduced setback requirements.

- Manufactured housing is permitted, as long as it meets Planning and Building Codes.

- Required parking per dwelling unit of two spaces in single-family zones (plus one additional space for second units), 1.5 spaces per unit in low- and medium-density multifamily zones, one space in higher-density multifamily zones, and half a space in the two Transit-Oriented zones at the Fruitvale and West Oakland BART Stations. Some zones in the downtown and other commercial areas have no parking requirements. While some consider the residential parking and commercial parking standards of the City a constraint to new housing, the City routinely offers parking waivers, permits mechanical and stacked parking where feasible, encourages shared parking in mixed-use buildings and allows for "unbundling"—separating the cost of a new residential unit from the cost of a parking space.

The Planning Code provides additional and generous opportunities for housing in commercial zones. Residential uses are permitted or conditionally permitted in the follow zones: Neighborhood Center,

Community Commercial, and Central Business District. The density requirements are dependent on a separate height map. For Neighborhood Center and Community Commercial zones, the density ranges from 550 to 225 square feet of lot area per dwelling unit. For the Central Business District, the density ranges from 300 to 90 square feet of lot area per dwelling unit.

In summary, the development standards in the current Planning Code allow generous lot coverage, unit densities, maximum building heights which are appropriately scaled to permitted unit density, relatively small yard and set-back requirements, and relatively low parking requirements. In addition, the commercial zones allow a wide variety of residential densities. Constraints posed by parking standards are regularly mitigated through variances and innovative parking systems. The City does not consider the development standards in the Planning Code to be a constraint to the production or rehabilitation of housing.

Alternative Housing

Oakland's General Plan policies and Planning Code provide great latitude to developers of alternative housing types (such as rooming houses, group homes and residential care facilities, single-room occupancy units, transitional housing, and emergency shelters) for populations with special housing needs.

Single-room occupancy (SRO) housing and rooming houses are permitted or conditionally permitted in the high-density residential zones and in the Neighborhood Center and Community Commercial commercial zones and in the Central Business District. Residential care facilities for six or fewer persons are permitted in all residential zones and in residential units in commercial zones. Residential care facilities for seven or more persons and transitional housing are conditionally permitted in small-lot single-family, multifamily, and commercial zones. The City also allows transitional housing and service-enriched permanent housing with supportive services as conditional uses in these same zones. [**TO BE UPDATED**] Emergency shelter for homeless individuals and families is conditionally permitted in high-density residential zones and several commercial zones.

[**TO BE UPDATED** – based on SB 2 requirements] There are no zoning districts where emergency shelter, residential care, transitional housing or service-enriched permanent housing is outright permitted, and the conditional use permit process could theoretically be considered a potential constraint to siting alternative types of housing and shelter to meet special needs. The conditional use permit process (in O.M.C. 17.134 and 17.103.010) is intended to provide a relatively expeditious processing of conditional use requests, from several weeks to six months, depending on the type of conditional use and the zone in which it is located. Conditions are applied to ensure consistency of the use and compliance with development standards for the applicable zone. However, where there is significant neighborhood opposition, the conditional use permit process can be used to stop a proposed development.

Conditionally permitting alternative housing in all high density residential zones, and most commercial zones, further increases housing opportunities and the feasibility of accommodating affordable housing in Oakland. Historically, the conditional use permit process and conditions imposed have not created significant constraints to locating residential uses for special need groups in residential or commercial zones; rather it is the absence of a dependable source of funds for the social services agencies who provide the services in these housing developments which constrains the housing from being built.

Incentives for Shelter Facilities for the Homeless

[TO BE UPDATED] As noted above, emergency shelters are conditionally permitted in both high-density residential areas and in commercial zones. Development of shelter facilities is further facilitated by a relaxation of parking standards well below those required for ordinary residential facilities, in recognition of the fact that most homeless persons do not have vehicles and thus a requirement for parking would be an unnecessary constraint. The City requires one parking space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle.

Summary of Zoning and Development Standards

Table 6-1 provides a summary of permitted facility types and development standards in each of Oakland's residential zones.

Table 6-1
Permitted Facility Types and Development Standards in Residential Zones

Zone	Description in Code	Permitted Facility Types	Conditionally Permitted Facility Types	Min. Lot Size	Min. Lot Width	Permitted Density	Conditionally Permitted Density	Max Wall Height*	Max Pitched Roof Height*	Max Ht. of Access. Structure*	Required Setbacks[1, 2, *]			Min. Open Space/ Unit
											Fro nt	Interior Side	Rear	
RH-1	Single-family homes on one acre or more	single-family; single-family with secondary unit	N/A	43,560 sf	100 ft.	1 primary unit per lot plus a secondary unit	N/A	25 ft.	30 ft.	15 ft.	25 ft	6 ft/15%	35 ft	N/A
RH-2	Single-family homes on lots of at least 25,000 sq. ft.	single-family; single-family with secondary unit	N/A	25,000 sf	100 ft.			25 ft.	30 ft.	15 ft.	25 ft	6 ft/15%	35 ft	
RH-3	Single-family homes on lots of at least 12,000 sq. ft.	single-family; single-family with secondary unit	N/A	12,000 sf	90 ft.			25 ft.	30 ft.	15 ft.	20 ft	6 ft/10%	25 ft	
RH-4	Single-family homes on lots of 6,500 - 8,000 sq. ft.	single-family; single-family with secondary unit	N/A	6,500 sf or 8,000 sf	45 ft.			25 ft.	30 ft.	15 ft.	20 ft	5 ft/10%	20 ft	
RD-1	Detached, single-family homes	single-family; single-family with secondary unit	N/A	5,000 sf	45 ft.	1 primary unit per lot plus a secondary unit	N/A	25 ft.	30 ft.	15 ft.	20 ft	5 ft/10%	20 ft	N/A
RD-2	Detached, single-family with allowances for two-family structures	single-family; single-family with secondary unit	duplex	5,000 sf	45 ft.		2 units on lots 6,000 sf or greater	25 ft.	30 ft.	15 ft.	20 ft	5 ft	15 ft	100 sf
RM-1	Mix of single-family homes and duplexes	single-family; single-family with secondary unit	duplex	5,000 sf	45 ft.	1 primary unit per lot plus a secondary unit	2 units on lots 4,000 sf or greater	25 ft.	30 ft.	15 ft.	20 ft	5 ft	15 ft	100 sf
RM-2	Mix of single-family, duplexes, townhouses & small multi-unit buildings	single-family; single-family with secondary unit; duplex	multi-family	5,000 sf	45 ft.	1 primary unit plus a secondary unit on lots <4,000 sf; 2 units on lots ≥ 4,000 sf	lots ≥ 4,000 sf, 3 or more units, 1 unit per 2,500 sf	25 ft.	30 ft.	15 ft.	20 ft	5 ft	15 ft	100 sf
RM-3	Mix of single-family homes, duplexes, townhouses, higher density small multi-unit buildings	single-family; single-family with secondary unit; duplex	multi-family	4,000 sf	25 ft.	1 primary unit plus a secondary unit on lots <4,000 sf; 2 units on lots ≥ 4,000 sf	lots ≥ 4,000 sf, 3 or more units, 1 unit per 1,500 sf	30 ft	30 ft	15 ft	15 ft	4 ft	15 ft	85 sf
RM-4	Mix of single-family homes, townhouses, small multi-unit buildings, located near major arterials	single-family; single-family with secondary unit; duplex	multi-family	4,000 sf	25 ft.	1 primary unit plus a secondary unit on lots <4,000 sf; for 1 -4 units, 1 unit per 1,100 sf on lots ≥ 4,000 sf	lots ≥ 4,000 sf, 5 or more units, 1 unit per 1,100 sf	35 ft	35 ft	15 ft	15 ft	4 ft	15 ft	70 sf
RU-1	Multi-unit, low-rise buildings	single-family; single-family with secondary unit; duplex; multi-family	N/A	4,000 sf	25 ft.	1 unit per 1,100 sf	N/A	40 ft	40 ft	15 ft	15 ft	4 ft	15 ft	50 sf
RU-2	Multi-unit, low-rise or mid-rise buildings	single-family; single-family with secondary unit; duplex; multi-family	rooming house	4,000 sf	25 ft.	1 unit or rooming unit per 800 sf	N/A	50 ft	50 ft	15 ft	10 ft	4 ft	15 ft	30 sf
RU-3	Multi-unit, low-rise or mid-rise buildings at higher densities than RU-2	single-family; single-family with secondary unit; duplex; multi-family	rooming house	4,000 sf	25 ft.	1 unit or rooming unit per 450 sf	N/A	60 ft	60 ft	15 ft	10 ft	0 ft	15 ft	30 sf

RU-4	Multi-unit, mid-rise, and high-rise buildings on major corridors	single-family; single-family with secondary unit; duplex; multi-family; rooming house	N/A	4,000 sf	25 ft.	Depends on height (ht) area: 35 ft. ht area: 550 sf 45 ft. ht area: 450 sf 60 ft. ht area: 375 sf 75 ft. ht area: 275 sf 90 ft. ht area: 225 sf	N/A	Depends on height (ht) area: 35 ft. ht area: min ht. 0 ft. 45 ft. ht area: min ht. 0 ft. 60 ft. ht area: min ht. 35 ft. 75 ft. ht area: min ht. 35 ft. 90 ft. ht area: min ht. 35 ft.			5 ft	0 ft	0/10/15 ft	Depends on height (ht) area: 35 ft. ht area: 150 sf 45 ft. ht area: 150 sf 60 ft. ht area: 150 sf 75 ft. ht area: 150 sf 90 ft. ht area: 100 sf
RU-5	Multi-unit, mid-rise, and high rise buildings and ground floor businesses on major corridors	single-family; single-family with secondary unit; duplex; multi-family; rooming house	N/A	4,000 sf	25 ft.		N/A				0 ft	0 ft	0/10/15 ft	
R-80	High-rise apartment living areas near major shopping & community centers and rapid transit stations	one-family; single-family with secondary unit; two-family; multi-family; rooming house	N/A	4000 sf	25 ft	one unit per 300 sf of lot area one efficiency unit per 200 sq. ft. of lot area One rooming unit per 150 sf 10% bonus if on a corner lot or next to a park (20% if both)	50% bonus for projects more than 4 stories tall; or 50% bonus with transfer of development rights from nearby lots	none, but max. FAR 3.50	N/A	None, but max. FAR 3.50	10 ft	0 ft	10 ft	Without private open space: 150 sf/reg unit 100/efficiency 75/rooming With max. substitution of private open space: All public space may be substituted

[1]Additional reduced side, and rear setbacks for smaller lots apply; [2] additional setback required when facing required living room window;
*additional caveats exist; see Oakland Planning Code for current exact standards

Construction Codes and Enforcement

The Building Services Bureau of the Planning and Building Department administers building, construction and housing maintenance codes. The Oakland Fire Department's Fire Prevention Division administers the Oakland Fire Code. These enforcement activities are part of the city's role in protecting the public's health, safety, and welfare. The City's enforcement of construction codes provides sufficient flexibility to address special considerations that arise in the rehabilitation of older structures, the conversion of structures for residential use, and the modification of structures to meet the needs of persons with disabilities. The City's code enforcement practices have, historically, allowed a range of supportive housing services in residential structures and developments. Through its interpretation and enforcement of building and housing codes, the City ensures that reasonable accommodations for persons with disabilities can be designed or retrofitted into new and existing buildings and that converted buildings can also be specially designed to serve special needs populations with disabilities.

The City has a number of amendments (itemized in Chapter 15.04 of the Oakland Municipal Code), both administrative and non-administrative (technical), to the California Building Code, California Electrical Code, California Mechanical Code, and California Plumbing Code. As of April, 2014, no analysis of these amendments for impacts on the cost and supply of housing had been performed, however, the City regularly surveys its costs of construction and building fees, to keep them aligned with the costs of delivering building services to the residents of the City.

On and Off-Site Improvement Requirements

On and off-site improvements include streets, sidewalks, sanitary and storm water sewers, rainwater pollutant mitigations ("C3"), potable water and fire hydrant mains, and street lighting. The City's on and off-site improvements are fairly standard compared to other cities in the Bay Area and do not constitute a significant development constraint. Most of the housing opportunity sites designated by the City are infill and redevelopment sites that already have infrastructure and services in place and are located along fully developed streets. Higher density developments may require larger sized water, sewer, and utility lines to provide adequate services. Development in some older parts of the City may require the replacement of aged utility lines and other infrastructure. These costs are unavoidable; however, the City attempts to mitigate the impact on affordable housing through the use of regulatory incentives, funding assistance, and other strategies.

Permit and Development Fees

The City of Oakland and other public agencies charge a number of planning, building, and engineering fees to cover the cost of processing development requests, and providing public facilities and services to new development. Payment of these fees can have an impact on the cost of housing, particularly affordable housing. Fees are limited by state law, which requires that "a public agency may not charge applicants a fee that exceeds the amount reasonably necessary" to provide basic permit processing services (California GC Sec. 65943 (e)).

Although fees in Oakland are comparable to other jurisdictions, they can still represent a significant cost to affordable housing development. Because revenue is necessary for operation of planning and building functions, the City does not waive fees, even for affordable housing developers; however, the City provides financial assistance to affordable housing by paying fees from one or more housing fund sources (such as CDBG funds, HOME program funds, or possibly Low/Mod Housing Asset or Trust funds). Permit and other development fees are eligible costs that can be funded through these sources.

Unlike most surrounding jurisdictions, Oakland does not currently charge impact fees for residential development. Fees for water and sewer services are charged by the East Bay Municipal Utility District, while school impacts fees are charged by the Oakland Unified School District. Although the City has no direct responsibility for the fees or services provided, Oakland does work with these agencies through its development review processes to ensure that fees are reasonable, are related to the impacts created by new development, and that new development can be served by these agencies.

Planning permit fees, excluding building permits, typically have a minimal impact on housing cost (typically $2,856 for regular design review of a building) because these fees are charged as flat rates per application. Development impact fees charged by East Bay Municipal Utility District and the Oakland Unified School District have a greater impact on the cost of housing (approximately $24,000 per dwelling unit) and represent between 40 percent and 50 percent of all fees charged. Building permit fees range from approximately $32,000 for a 40 unit subdivision to $36,000 for a single-family dwelling. When compared to the market cost of producing housing in Oakland (land and site preparation, construction, financing, etc.), permit and impact fees, while a cost factor, are not as significant as other cost factors in the production of affordable housing (such as the market cost of land and State requirements to pay prevailing wages on construction labor for housing development assisted with public funds).

While permit fees are necessary to pay for the services and infrastructure for which the fees are charged, the City can mitigate the cost of these fees by providing financial assistance to affordable housing developments. Such financial assistance has been a past and current practice of the City to facilitate the development of affordable housing in Oakland.

Development Approval Process

The Planning and Building Department administers the permit process through the Bureau of Building and the Bureau of Planning. Although the approval process for a development project often includes multiple permits, the City has made substantial efforts to prevent its permit processes from being a constraint to development. Depending on the number and type of approvals required, developments can typically be entitled in six weeks to six months. The City believes that the time required to approve most projects does not present a significant time or cost constraint to the development of housing in Oakland.

Factors that most affect the City's current ability to process development approvals in a timely manner include:

- staff shortages due to fiscal constraints
- the volume of applications and concurrent special projects requiring staff time
- the number of general inquires (phone, front counter, correspondence)
- minimum timelines for public notice (state law and zoning code)
- additional time and extent of noticing desired by some members of the community
- subjective review issues (quality of building and site design, for example)
- review by the Design Review Committee or Landmarks Preservation Advisory Board

- environmental review
- level of community involvement and interest in a project
- the number of discretionary approvals

Efforts to expedite permit approvals include:

- Major Projects process manual
- third party peer review of innovative structural and fire suppression designs
- web site assistance with comprehensive permit information
- a permitting center to provide one-stop permitting and assistance for applicants
- pre-application meeting to identify issues and potential resolutions to expedite an applicant's development proposal
- concurrent processing of multiple permit applications (for example, conditional use permit, design review, and a tentative subdivision map), which are required for a single development proposal
- expedited Planning Commission and Design Review Committee consideration for high priority residential projects (including affordable housing projects)
- a "rapid check" review of building plans

The majority of actual processing time for a use permit and/or other discretionary approvals typically takes place during the planning staff initial project review. Staff works with the applicant to achieve a completed application that conforms to the various procedural, design, and zoning requirements. Processing times vary depending on the size and complexity of the project, the completeness of the application and the conformance of the project to the Planning Code requirements. Other variables which can effect processing time include the CEQA process when it results in an Environmental Impact Report, and appeals of approvals. However, every effort is made by the City to maintain an efficient process.

Design Review

Since the start of 2007, the Design Review procedures in the Oakland Planning Code have become more effective, streamlined, and consistent throughout the City. There is now one unified residential design review program, in three parts: Regular Design Review, Small Project Design Review, and Design Review Exemption. As part of its streamlining efforts, applications for design review are now processed concurrently with other planning permits. Design review is triggered when an applicant is adding floor area or a secondary unit. Because of the new procedures and the efficiencies which they bring to the application process, the City staff considers the design review procedures as removing constraints to housing production.

Projects that involve designated historic properties are reviewed by the Landmarks Preservation Advisory Board. Design review of these properties is conducted concurrently with one of the design review procedures described above.

Historic Preservation

Oakland has a program for officially designating select Landmarks and Preservation Districts. Oakland also has a wealth of historic buildings and neighborhoods that the City considers cultural and environmental assets with or without formal designation. The *Historic Preservation Element* of the General Plan sets forth a graduated system of ratings, designation programs, regulations, and incentives proportioned to each property's importance. The *Preservation Element* establishes design review findings for work affecting historic buildings (Policy 2.4 for designated landmarks and districts, Policy 3.5 for other historic properties). Policies 3.2 and 3.6 of the *Preservation Element* set forth preservation responsibilities for City-owned properties and City-assisted projects.

The California Environmental Quality Act (CEQA) requires review of impacts on major historic resources. Demolition of a CEQA-level historic resource requires the preparation of an environmental impact review document. The City's requirements are consistent with State law. Many housing development projects use Federal funds and require Section 106/NHPA review to avoid adverse effects on historic resources.

The Landmarks Preservation Advisory Board or its staff reviews changes to any designated properties (about 160 individual landmarks and 1500 buildings in districts out of 100,000 properties Citywide). The Board also advises on projects involving other historic properties. Design review for any modifications to these structures is conducted concurrently with the regular project review but may need to take into account the Board's monthly meeting schedule. A project that respects the historic character of the resource, e.g. by following the Secretary of the Interior's Standards for Rehabilitation, will have a faster and smoother review process. Design review fees are waived for Designated Historic Properties.

The Historic Preservation Element of the Oakland General Plan notes "Cost effective preservation of affordable housing" among the benefits of preservation (Goals and Objectives, p. 2-7). Adaptive reuse of historic commercial, industrial, and institutional buildings as market-rate and affordable housing continues to be a major development opportunity in Oakland.

The State Historical Building Code, administered by the City building official, can facilitate cost-effective rehabilitation and reuse of qualified historical buildings.

The City's Mills Act program (adopted in 2007) can reduce property taxes for selected historic properties in exchange for a long-term contract to repair and maintain the property. Annually, there are at least 10 slots available, and income is not a criterion for selection.

Other programs can assist with preservation though they are not restricted to historic properties. For homes in the Community Development Districts, several City and County grant and loan programs assist with access improvements, lead abatement, and emergency repairs. In addition, the City is authorized to offer financial assistance for seismic strengthening of existing residential buildings. See Chapter 7, Policy 4.1 "Housing Rehabilitation Loan Programs."

Residential Rent Regulations

Rent regulations do not apply to new construction in Oakland, and are not a constraint to the provision of new housing in the City. For more details about the City's program, and how it continues to keep older rental property affordable by limiting annual rent increases, see Chapter 7 -- Policy 5.3 "Rent Adjustment Program."

Accessibility for Persons with Disabilities

Persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, commercial services and alternative living arrangements that include on-site or nearby supportive living services. It is the policy of the City to comply with all applicable provisions of the Americans with Disabilities Act of 1990 (ADA), protecting the civil rights of persons with disabilities, and ensuring that all of its programs, activities and services, when viewed in their entirety, are readily accessible to and usable by individuals with disabilities. The City ensures that new construction and alterations to City of Oakland buildings and facilities are in conformance with Title 24 of the California Code of Regulations, and all other applicable State and federal accessibility regulations.

The City of Oakland has a policy to provide individuals with disabilities with equal opportunity to participate in and benefit from all City programs, activities and services; and to provide for these in an integrated setting unless separate or different measures are necessary to guarantee equal opportunity. Furthermore, the City will reasonably modify policies, practices, or procedures for qualified persons with disabilities upon request, including requesting special accommodations or variances from the requirements of City zoning or building codes.

The City has implemented a number of policies, procedures and services to address the needs of persons with disabilities in regard to residential housing, emergency shelter facilities, and community accessibility.

Zoning, Permit Processing, and Building Codes

The City implements and enforces Chapter 11 A and B of the 2013 California Building Code, which is very similar to the ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Access Improvement Program

The Access Improvement Program (AIP) aims to improve residential access by providing grants for accessibility modifications on a matching fund basis to properties located in one of seven of the City's Community Development Districts. Details of the program are in Chapter 7, Policy 4.3 "Housing Preservation and Rehabilitation."

Residential Disabled Parking Zone Program

The City's Residential Disabled Parking Zone (RDPZ) Program is intended to assist drivers with mobility impairments who need residential accommodation for on-street parking, and who cannot otherwise gain ready access to their residences. The City may provide a RDPZ where there is a demonstrated need for parking space designation for persons with disabilities on residential streets.

From 2011 through 2013, the City received 445 calls with questions regarding Residential Disabled Parking Zones. Of these inquiries, 236 resulted in action by the City. The City processed work orders to install 145 new zones, repaint 4 locations, and remove 22 zones. 65 requests were denied.

Mayor's Commission on Persons with Disabilities

The Mayor's Commission on Persons with Disabilities (MCPD) acts as the City's designated advisory body for ADA compliance, and seeks to remove constraints to housing for residents with disabilities by providing educational and networking opportunities in the areas of accessible affordable housing and emergency preparedness. Established by city ordinance in 1980 to represent and address the issues faced by people with disabilities, this commission is committed to promoting the total integration of persons with disabilities into all aspects of the community. Since 1990, the MCPD acts by advising the Mayor and City Council on matters affecting the disability community; reviewing and commenting on City policies, programs, and actions; providing advice and assistance to other City boards and commissions; and participating at the local, state, and national levels in the advancement of disability rights. The Commission's monthly proceedings are open to the public and serve as a venue through which persons with disabilities within the community can comment and provide recommendations on City policy and planning documents.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed any City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. For example, the definition of "Family" in the Planning Code is: "one person, or a group of people living together as a single housekeeping unit, together with incidental domestic servants and temporary nonpaying guests." This does not prove to be a constraint to housing for persons with disabilities, because "Family" is only used in the Planning Code to describe a facility type—such as, "one-family dwelling," it is not used to limit the ability of unrelated individuals to live together, as in a residential care facility.

Another example is the restriction on overconcentration in the Planning Code (section 17.103.010), which requires a 300 foot separation between any of four facilities types which can be used to house people with disabilities—"residential care," "service-enriched permanent housing," "transitional housing," and "emergency shelter." This overconcentration restriction is similar to restrictions found in state law, moreover, the City does not consider this overconcentration restriction to be a constraint to housing for the people with disabilities population, and relies on the Mayor's Commission on Persons with Disabilities (see above) to make proposals to amend any section of the Planning Code which could be a constraint for housing that population. City staff believe that there are enough sites with adequate zoning in Oakland such that this finding is not a constraint to reputable providers of this type of housing.

Zoning and Other Land Use Regulations

In reviewing the City's zoning laws, policies, and practices for compliance with fair housing law, the City has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Oakland's Planning Code allows many of the housing use types and supportive services that persons with disabilities require. The 1998 General Plan policies encourage special needs housing with supportive services to be located near transportation and other areas with access to services.

Building Codes

As described above, the City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City has not made amendments to the Code that would diminish the ability to accommodate persons with disabilities. Oakland also recognizes the State Historic Building Code as a way to allow greater flexibility in the rehabilitation of historic buildings in association with accommodating persons with disabilities.

Universal Design

The City has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. However, all City funded developments must meet requirements as stated by ADA and fair housing act standards, along with any applicable local or state laws. For federally funded projects, architects are required by the NOFA to comply with the Uniform Federal Accessibility Standards.

Procedures for Ensuring Reasonable Accommodations

The City ensures that reasonable accommodations are made for persons with disabilities, through several means:

- Persons with disabilities can request special accommodation for exceptions to the Planning Code through the recently adopted Reasonable Accommodations Ordinance. Chapter 17.131 of the Oakland Planning Code contains the Reasonable Accommodations Policy and Procedure including defining types of reasonable accommodations requests, the application submittal requirements, and the method of appeal. Additionally, a form has been developed for clarifying the submittal and review process.
- Information is available through the City's website, and through the MCPD, regarding programs and procedures that can assist persons with disabilities with access to city services, and, if need be, reasonable accommodation for exceptions to the Planning and Building Codes.

State Requirements

Although not within the City's control, state laws and funding requirements impose significant constraints on the City's ability to achieve its housing objectives. There are many state requirements that can constrain housing affordability and availability. Some of these requirements are:

- Prevailing wage requirements, which significantly increase labor costs on government-assisted housing projects.

- Limited availability of state funding for housing and supportive services programs. Nearly all state programs are significantly oversubscribed in relation to the need.

- Environmental review requirements under the California Environmental Quality Act (CEQA). CEQA provides opportunities for procedural delays and legal challenges of residential development approvals. The City has limited the potential of CEQA to create

procedural delays by using exemptions permitted for infill and affordable housing projects, implementing environmental mitigation measures through the City's Planning Code, and receiving legislative approval to streamline the environmental review process for certain downtown projects (AB 436).

- The mandates in SB 2 for emergency shelters could potentially conflict with other established homelessness policies and approaches, such as Alameda County's "EveryOne Home" program, in which the City of Oakland is participating. The County's program encourages supportive housing, not large bed emergency shelters, seeks to prevent homelessness before it starts, and advocates for the construction of up to 15,000 new units of housing for county residents with HIV/AIDS or mental illness in the next 15 years.

B. NON-GOVERNMENTAL CONSTRAINTS

The production, availability, and cost of housing in Oakland are impacted by nongovernmental factors associated with the higher costs and greater difficulties of producing housing through redevelopment in an already-developed, central city such as Oakland. Broader market factors applicable throughout the Bay Area region, increasingly affecting Oakland, also pose constraints to housing in Oakland, particularly affordable housing.

Land Costs

Property Values and the Price of Land

Market prices for land are high in the desirable, high-cost San Francisco Bay Area and with the exception of the bursting of the housing bubble and resulting economic downturn in recent years, values have mostly recovered in 2013. As evidenced in Chapter 3, rents and median sales prices rose slowly during much of the 1990s, price increases accelerated in the late 1990s and continued to increase rapidly until 2007. From 2008 to approximately 2012 prices declined dramatically as the housing bubble burst and and the foreclosure crisis ensued. In 2013 housing costs (both market rents and home sales prices) have had significant increases with prices in some zip codes reaching heights close to those at the peak of the housing bubble. Long term, however, the desirability and acceptability of locations in Oakland and other inner cities has increased within the region. Demand is increasing for housing close to employment centers such as Oakland and San Francisco and is likely to continue to be relatively strong given the demand for locations near urban centers. This demand is fueled by increases in auto fuel costs and resultant increase in commute costs. Oakland is at the center of a region with good transportation accessibility throughout the Bay Area. Additionally, Oakland's urban character and relatively lower costs have made the City an increasingly desirable alternative to higher-cost areas nearby, particularly to San Francisco across the Bay. Finally, there are efforts by the Association of Bay Area Governments (ABAG), the regional planning agency, to encourage in-fill development in cities such as Oakland.

Before continuing with a discussion of land prices it is important to note that there are significant variations in the price of land within Oakland. The City has some of the highest residential land values in the Bay region (such as in the Oakland hills with views of San Francisco Bay) and some of the lowest as well (such as in older, working-class neighborhoods in the vicinity of the I-880 freeway and older industrial areas).

Examples of land acquisition costs for the development of affordable housing in Oakland (examples used were from developments for housing affordable to moderate-, low-, and very low-income households) provide an indication of minimum prices for land suitable for residential use. The

examples are for infill sites purchased in various areas of the City. The examples range from $13 to $47 per square foot (2014 values), as summarized in Table 6-2 below. On average, this reflects a slight decrease in land costs compared to those reported in Oakland's last *Housing Element* that ranged from $17 to $105 per square foot. This may reflect affordable housing developer's ability to purchase property in what was a down land value market in recent years. Data obtained for this report is based on actual affordable housing developments supported by the City's Housing and Community Development Department and represents budgeted or actual expenditures in 2013-14.

Table 6-2
Land Costs for Affordable Housing Sites in Oakland (2014)

Housing Type	Single-family Attached Residential Townhouses, Low Density	Multi-family Residential, High-Density	Multifamily Residential, Higher-Density
Site Area	.73 acres	2.49 acres	1.60 acres
Land Acquisition Cost	$421,500	$5,150,003	$1,225,000
Land per sq. ft.	$13.27	$47.47	$17.63
Density of Development	16 units/acre	29 units/acre	37 units/acre
Number of Units	12	71	59
Land Acquisition Cost per Unit	$35,125	$72,535	$20,763
Affordability level	Very Low- and Low- Income Households (30-80% AMI)	Very Low to Low Income Households (30%-80% AMI)	Very Low-Income Households (30%-50% AMI)

Source: City of Oakland, Department of Housing and Community Development, 2014

If land costs remain at current levels or continue to increase, the City can do little to directly affect the cost of land other than continue to provide opportunities for increased residential densities, housing on under-utilized sites and locations with potential for mixed-use development, and housing on infill properties. In response to high land prices and increasing land values in the past, the City of Oakland created an Affordable Housing Site Acquisition Program that provided funds to developers of affordable housing for site acquisition and associated costs. The City will consider funding land acquisition for future use in the development of affordable housing.

Costs for Urban Infill

Since Oakland is an already-developed, central city, new housing development largely requires the reuse of underutilized properties with older, existing uses on them. It also can include development

of currently vacant sites formerly passed over for development because of higher development costs or lower revenue potentials, due to odd-sized or small parcels, contamination issues, and other factors. There are a variety of uncertainties, difficulties, and additional costs associated with development of these types of sites that pose constraints for new housing development. However, Oakland does not have large, vacant, unconstrained parcels, and must rely on infill development strategies to accommodate the bulk of its ABAG-assigned regional housing allocation.

The total cost of "land" for developing infill sites or redeveloping under-used sites includes not only land acquisition, but also additional costs of demolishing existing structures and site clean-up. Costs for relocating existing uses and/or compensating existing users are also frequently a required expense in the calculation of the total cost of land development in Oakland. Thus, total "land" costs for urban infill development are generally greater than the land/site acquisition costs alone.

Further, infill sites are generally smaller parcels that can be difficult to develop (including those that might be irregularly shaped) and that are more costly to develop (as the costs of the approval process and other planning efforts would be spread over a relatively small number of new units). Development on smaller, infill sites is more difficult and more costly than larger-scale development on vacant land, and can provide less return to the developer. However, there also can be offsetting advantages of infill development in that much of the infrastructure to serve the new development is already in place, in most cases.

Environmental Hazards

The redevelopment of sites in urban areas also can involve costs to remediate contaminated soil or groundwater, or to demolish buildings containing hazardous materials. In Oakland, many of the larger development sites that remain were formerly used for industrial purposes. These often require some level of remediation and/or hazardous materials removal, resulting in additional costs that can be substantial and that can pose constraints on development. Such costs can render private sector redevelopment infeasible in situations where market prices and rents for the new uses are not high enough to amortize the costs of cleanup. In other situations, such costs can reduce the return from development of market-rate projects, making them less attractive to potential developers. In all cases, such costs increase the levels of subsidies required for affordable housing projects. The City is trying to address the problems associated with environmental hazards, helping to fund Phase I assessments and actual cleanup activities in some cases pursuant to the Polanco Redevelopment Act (Section 33459, California Health and Safety Code).

Land Availability

There are adequate sites for developing housing to meet Oakland's housing needs, as described in Chapter 4, Land Inventory. The availability of sites for development, however, can be constrained by the need to assemble smaller parcels into larger development sites and/or by landowners seeking high prices for their properties. The latter is particularly the case for older properties formerly in commercial or industrial uses that are being held as long-term investments by owners hoping to reap the rewards of an improving local market.

The City continues to assist in identifying and assembling sites, undertaking project planning, and negotiating agreements to facilitate Infill and Transit Oriented Developments underway and in the planning stages in Oakland. The City also had a program for assisting nonprofit housing developers in acquiring sites for affordable housing. This program is no longer active but could be revisited if necessary.

Construction Costs

The costs of constructing housing in the Bay Area are generally, and in Oakland in particular, high. Market factors resulting in high construction costs are further compounded for affordable housing providers because they must pay "prevailing wages." Construction costs are typically broken down by either a per unit cost or per square foot cost. Further, construction costs can be separated into land costs, "hard" costs or "soft costs." Hard costs include construction line items such as labor, building materials and installed components. Soft costs include items such as architectural and engineering, planning approvals and permits, taxes and insurance, financing and carrying costs, and marketing costs. The hard construction costs typically represent about 50 to 60 percent of total development costs. Thus, they have a significant effect on development feasibility. Land and soft costs can represent another 40 to 50 percent of the total cost of building housing.

[TO BE UPDATED] For the 1999-2006 Housing Element, the hard costs (labor, building materials, installed components, etc.) for single-family detached home construction ranged from $90 per square foot for average construction to $140 per square foot for custom construction and luxury finishes.[38] While hard costs for an average-quality wood-frame construction for multi-unit apartment buildings ranged from $100 to $150 per square foot, with costs at the higher end of the range applicable for three- and four-story construction over structured, above-grade parking[39].

Construction costs for higher-rise concrete and steel-frame multi-unit buildings are higher than for wood-frame construction. In fact, the higher costs for steel- and concrete-frame construction are a significant factor limiting the feasibility of high-density housing development in Oakland. This continues to be the case for Oakland as concrete and steel-frame buildings are only being built in Oakland at locations that can attract the highest housing prices and rents (such as on the shores of Lake Merritt, Jack London District, and more recently in the Central District). There are also a few examples of concrete and steel-frame construction for more affordable, higher density senior housing. For all types of construction, underground parking would result in still higher construction costs.

To bring the analysis to more recent market-rate construction costs, Table 6-3[40] summarizes development costs as identified by AECOM, in a November 2013 report for the City of Oakland, *Downtown Oakland Development Feasibility Study.*[41] For the *Study*, the City selected three vacant or underdeveloped sites in downtown Oakland, and AECOM analyzed the financial pro-formas of 14 different building scenarios (low rise wood-framed construction -- with or without parking -- and high-rise tower construction, with or without parking). Except for one scenario, all pro formas assumed market-rate rental housing was built (a single scenario envisioned low-rise condominium building). In all cases, land was assumed to cost $50 a square foot, for analysis purposes (in an actual real estate market transaction, land costs can vary widely from this amount). Table 6-3 includes specific addresses from the *Development Feasibility* study, and shows the building type studied for that address, and their associated hard costs, soft costs.

[38] RS Means 2001 per square foot hard construction costs, as well as information for developments in Oakland, CA as per Hausrath Economics. [39] Note to reader: this paragraph will be updated to 2014 calculations. Text now reads as was written in 2007-2014 HE.
[39] Note to reader: this paragraph will be updated to 2014 calculations. Text now reads as was written in 2007-2014 HE.
[40] Note to reader: Table 6-3 is being updated with 2013/2014 figures; and it will be complete for the HCD draft of the Housing Element.
[41] AECOM, *Downtown Oakland Development Feasibility Study*, November 25, 2013. See report at http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak043663.pdf

Table 6-3
Market Rate Housing Development Costs in Oakland (2014)

Housing Type	Low-Rise Townhome	Low-rise Condo (2100 Telegraph)	Low-rise rental (226 13th St)	Low -rise rental (301 19th St)	High-rise rental (2100 Telegraph)	High-rise rental (226 13th St)	High-rise rental (301 19th St)
Density *Size per unit* *Numbers of units*							
Type of Construction & Parking							
Land Cost per Unit							
Land Costs per Sq. Ft.							
Per Unit Hard Cost							
Hard Costs per Sq. Ft.							
Per Unit Soft Cost							
Soft Costs per Sq. Ft.							

Table 6-4
Affordable Housing Development Costs in Oakland (2014)

Housing Type	Single-family Detached Residential	Multi-family Residential Rental Apartments for Families	Multi-family Residential Rental Apartments for Families
Density	Low-density 16 units/acre	High-density 29 units/acre	Higher-density 37 units/acre
Number of Units	12 units	71 units	59 units
Building Sq. Ft.	31,767 sq. ft.	108,500 sq. ft.	69,500 sq. ft.
Type of Construction and Parking	2-story wood frame single family homes	5-story wood frame construction over podium parking	4-story on-grade wood frame construction
Costs			
Hard Costs, Construction, Units and Parking	$3,160,360 (63%)	$23,671,799 (64%)	$17,574,370 (59%)
Soft Costs[1]	$1,429,438 (28%)	$370,189 (1%)	$4,102,522 (14%)
Land Acquisition and Site-related Costs	$411,500 (9%)	$5,150,003 (14%)	$1,225,000 (4%)
Total Cost	$5,053,808	$37,100,251	$29,573,003
Total Cost per Unit	$421,151	$522,539	$501,237
Total Cost per Sq. Ft.	$159	$342	$426
Hard Costs per Sq. Ft.	$99	$218	$253

Sources: City of Oakland, Department of Housing and Community Development (DHCD).
[1]Includes costs for architecture and engineering, planning and approval, fees and permits, taxes and insurance, financing and carrying costs, and marketing.

Since there has not been much development of single-family affordable homeownership housing there is not significant data on construction and total costs. For the one active project in the City's Department of Housing and Community Development pipeline, this data might be skewed. The organization that is developing these affordable homeownership units uses sweat equity and secures significant donations in time and materials for their developments. Regardless, the development costs are $99 per square foot for hard cost and with a total development cost of $159 per square foot. This translates to a total per unit cost of $421,151. See Table 6-4 for details.

For costs of affordable housing rental development, the City has relied on examples of recent construction costs and total development costs in City-financed developments also shown in Table 6-4. The hard construction costs for the multifamily, affordable housing developments range from $218 to $253 per square foot, while total costs (including construction costs, soft costs, and land) range from $342 to $426 per square foot. These translate into per-unit total costs of $501,237 to $522,539.

The construction costs and total costs of developing housing in Oakland are high and present serious constraints to the availability of housing, particularly housing affordable to very low-, low-, and median-income households. To address these constraints, there are a number of housing programs in Oakland to support affordable housing development, including loans and grants to developers of low- and moderate-income housing. Examples are mentioned herein and described in other chapters of this Housing Element (see Chapter 5, Housing Program Resources, in particular).

Financing

The availability and cost of financing have an effect on housing in Oakland. Both financing for real estate development and financing for homeownership are relevant considerations. In the current Housing Element planning period, this section observes both opportunities and obstacles to financing real estate development and ownership in the City.

Financing For Real Estate Development

[WRITE UP FORTHCOMING]

Financing for Homeownership

The cost of borrowing money to buy a home is another factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost.

In general, the effect of financing costs on housing costs is demonstrated by examining monthly mortgage payments (principal and interest) on a 30-year $347,200 loan using a sales price of $434,000 as the average Oakland citywide median (as stated in Chapter 3) with a 20% down payment. The cost of the loan increases with higher interest rates. The household income required to make those payments also increases with higher interest rates. Table 6-5 provides an example of the impact of financing costs on housing cost.

Table 6-5
Financing Costs for a Mortgage of $347,200

Interest Rate	Required Monthly Mortgage Payment (30-year term)	Required Household Income[1]
3%	$1,464	$58,552
4%	$1,658	$66,303
5%	$1,864	$74,554
6%	$2,082	$83,266
7%	$2,310	$92,397
8%	$2,548	$101,905
9%	$2,794	$111,746
10%	$3,047	$121,877
11%	$3,306	$132,259

Source: City of Oakland, Department of Housing and Community Development (DHCD).
[1]Assumes 30% of income is spent for mortgage payment.

As shown in Table 6-5, monthly payments increase by about $194 to $260 for every one point increase in interest rates, in the range of three percent to eleven percent. As monthly payments increase, the income required to cover those payments also increases from about $59,000 to $132,000 (assuming 30 percent of income allocated for housing expenditures). If, instead, household income was held constant, the share of income spent on housing would have to increase from 24 percent to 53 percent, as the interest rate increases from three percent to eleven percent.

From the perspective of a buyer with a given household income, the higher the financing costs, the lower the mortgage amount that the household income can support and, thus, the lower the housing price that the household can afford. The effect of financing costs on housing affordability can be demonstrated by showing how the mortgage amount (and housing price) that a household can afford based on its household income declines with higher interest rates. Table 6-6 shows the effect that interest rates have on the amount for which a household can qualify, assuming a median income of $80,300 for a household of three persons[42].

[42] For this analysis, HUD's income limits for Oakland, California effective 2013 are used.

Table 6-6
Effect of Interest Rates on Qualifying Loan Amount

(Assuming 2013 Area Median Income of $80,300 for a Three-Person Household)

Affordable Monthly Mortgage Payment[1]	Interest Rate	Maximum Qualifying Loan Amount
$2,008	3%	$476,158
$2,008	4%	$420,493
$2,008	5%	$373,960
$2,008	6%	$334,834
$2,008	7%	$301,742
$2,008	8%	$273,589
$2,008	9%	$249,496
$2,008	10%	$228,756
$2,008	11%	$210,800

Source: City of Oakland, Department of Housing and Community Development (DHCD).

[1]Assumes 30% of income is spent for mortgage payment.

The mortgage amount that a household with income at the current median level for the City of Oakland can afford mortgage amounts from $210,800 to $476,158 as the interest rate increases from three percent to eleven percent. That change makes a substantial difference in the price of housing that the household can afford to buy. It also increases the amount of public subsidy required to provide affordable homeownership opportunities to median-income households.

For the last several years, interest rates have been at relatively low levels. Nevertheless, financing costs are still significant, and many households have difficulty purchasing a home. To address these costs, Oakland has four first-time homebuyer programs (though they currently only operating on program income). The First-time Homebuyer Mortgage Assistance Program provides deferred interest loans of up to $75,000 to low-income (80% area median income level), owner-occupants. The Public Safety/Officers/Teacher Program provides loans of up to $50,000 to public personnel with incomes at or below 120 percent of the area median income level. The First-Time Homebuyer CalHome Program provides assistance to first time homebuyers via deferred loans of up to $60,000. The First-Time Homebuyer Shared Appreciation Mortgage (SAM) Program of the Local Housing Trust Funds is a California State grant funded program that provides assistance to first time homebuyers via deferred loans of up to $60,000.

As noted in Chapter 3, predatory home mortgage lending practices in Oakland resulted in dramatic rates of foreclosures beginning in early 2007 and continuing through the time of writing this Housing Element. Those predatory lending practices included charging excessive fees, high interest rates, and other techniques used by mortgage lenders to take advantage of borrowers, especially low-income borrowers. In 2001, the City of Oakland enacted an Anti-Predatory Lending Ordinance to stop these practices, but it was invalidated by the California State Supreme Court. In retrospect, the easy availability of non-traditional mortgage products, which appeared to provide greater access to homeownership, has proven to be disastrous for many households.

As a caveat to any analysis of financing for homeownership, the limitations of mortgage lending due to the current credit crisis impacts this analysis. In the prior Housing Element reporting period, there was a dramatic increase in mortgage lending. As stated in Chapter 3, much of this lending was high-risk loans including adjustable rates and balloon payments.

In the wake of the foreclosure crisis in housing prices, underwriting criteria have been tightened and higher-risk loans are no longer available. While an increase in down payment requirements actually reduces monthly housing costs by reducing mortgage costs, this is offset by the need for higher rates of savings that are beyond the means of many families. At the same time, the shift away from adjustable rate, interest only, and other alternative loan types makes mortgage financing less affordable, as has stricter credit requirements.

Neighborhood Sentiment

Neighborhood concerns and opposition to higher-density developments and to affordable housing developments continue to hamper efforts to construct new housing in Oakland especially against affordable housing development. As in many cities, there can be resistance to change in familiar environments. While there is general agreement that housing should be available to all income levels, there can be resistance to specific affordable housing proposals, particularly rental housing projects, based on a lack of information or misinformation, a poor image or past history of such developments, and/or concerns that an area already has a disproportionately large number of lower-income units.

The City of Oakland is trying to address these concerns, by working with developers and providing information for use at public meetings. The General Plan directs and encourages new moderate- and higher-density housing along the City's major corridors, in the areas near transit stations, in downtown, and along the waterfront. Public comment received as part of the Specific Planning efforts underway have generally been supportive of promoting housing affordable to Oakland residents, given the rising costs of rent in the City. Additionally, the completion and occupancy of several attractive and affordable housing developments, and the rebuilding and rehabilitation of older public housing projects continue to improve the quality, image, and acceptability of affordable housing in Oakland. Successful, new low-income housing developments now enhance many Oakland neighborhoods and blend unnoticed into others.

7. GOALS, POLICIES, AND ACTIONS

This chapter of the Housing Element describes the City's strategy for the period 2015-2023 for meeting the housing needs of all Oakland residents.

A. CONTEXT FOR THE CITY'S GOALS AND POLICIES

The goals and actions described in the Housing Element are organized to comply with the requirements of State law and guidelines; however, the City has been developing its housing strategy on an ongoing basis, and the policies contained in the Housing Element are part of a broad effort guided by the following four major strategic planning initiatives:

- The City's General Plan Land Use and Transportation Element
- Focus on the City's Priority Development Areas
- Implementation of the Recently Adopted Specific Plans
- Promotion of Sustainable Development Policies and Practices
- Affordable Housing Strategy

General Plan Land Use and Transportation Element (LUTE)

Oakland's current General Plan *Land Use and Transportation Element* (*LUTE*) was adopted in 1998. The LUTE defines the long-range goals and intentions of the community regarding the nature and direction of future development within the City of Oakland. A major overall theme of the *LUTE* is to encourage the growth of new residential development in Oakland and to direct it to the City's major corridors, to downtown Oakland, to transit-oriented districts near the City's BART stations, along the waterfront, and to infill projects that are consistent with the character of surrounding areas.

The land use and transportation strategies contained in the current *LUTE* are being implemented by the City on an ongoing basis as exemplified by the housing projects already approved and in the predevelopment process in Oakland. The City's overall residential land use strategy, as described in the *LUTE*, underlies the analysis of potential densities on sites suitable for housing development presented in Chapter 4 of the Housing Element, as well as many of the goals and actions described in this chapter. However, new policy direction is needed to guide the City of Oakland for the next 20 years.

The Planning Bureau has identified the need for a General Plan LUTE update to refresh the City's vision and policy guidance reflecting changing demographics and market forces. Many of the new policies in this Housing Element chapter will provide important guidance for the next LUTE update. As of 2014, the City is beginning discussions around identifying potential funding sources for the next LUTE update, as well as prioritizing this planning process as part of its strategic planning workload.

Priority Development Areas

In 2008, California Senate Bill 375, the Sustainable Communities and Climate Protection Act (SB 375), was adopted, which strengthened coordination between regional housing allocation and transportation planning. Under SB 375, the Metropolitan Transportation Commission (MTC) is required to incorporate a Sustainable Communities Strategy (SCS) into the Regional Transportation Plan (RTP). The SCS is intended to achieve greenhouse gas (GHG) emission reductions. To that end, regional housing allocation planning should be designed to achieve GHG emission reduction goals by developing efficient land-use strategies such as infill, mixed-use, and/or downtown revitalization strategies, promote and incentivize a variety of housing types affordable to the workforce and households with lower incomes, and address climate change by reducing vehicle trips. In an effort to meet overlapping objectives of SB 375 and Housing Element law, the Association of Bay Area Governments adopted "Plan Bay Area" with the following objectives:

- Increase supply, diversity and affordability of housing
- Promote infill development and more efficient land use patterns
- Promote intraregional relationship between jobs and housing
- Protect environmental resources
- Promote socioeconomic equity
- Plan Bay Area Framework: Priority Development Areas (PDAs)

The Bay Area's sustainable growth framework known as Plan Bay Area is built around the concept of "Priority Development Areas" (PDAs). Priority Development Areas are existing neighborhoods near transit, nominated by jurisdictions as appropriate locations for future growth. In 2010, the Oakland City Council adopted Resolution No. 82526 designating six established transit-oriented development centers in Oakland as PDAs. Oakland designated PDAs at the area surrounding the Eastmont Transit Center (73rd Avenue and MacArthur Blvd), and the areas around the following BART stations: 12th/19th Streets (downtown), MacArthur, West Oakland, Fruitvale, and Airport/Coliseum.

Planned PDAs are intended to designate growth areas. Most of the opportunity sites identified in the Housing Element fall within the City of Oakland's PDAs. Planned PDAs are eligible for funding from MTC and other Bay Area agencies for infrastructure, transportation and housing funding necessary to support development in those areas. Therefore, Oakland has positioned itself through the identification of opportunity sites within PDAs to accommodate future growth in a sustainable manner that achieves regional objectives of enhancing existing neighborhoods, reducing congestion and protecting natural resources.

Beyond the requirements specified in State Housing Element law and SB 375, the comprehensive Plan Bay Area effort will support housing allocations under the Regional Housing Needs Allocation (RHNA) through targeted transportation investments funded under the One Bay Area Grant (OBAG). The funding criteria for OBAG takes into account local jurisdictions' past housing production and the 2014-2022 RHNA, for both total units and affordable units. The OBAG program also emphasizes the importance of planning for housing by requiring that jurisdictions have a Housing Element certified by the California Department of Housing and Community Development (HCD) to be eligible for funding.

Implementation of the Recently Adopted Specific Plans

The City's Strategic Planning Division initiated five (5) Specific Plans and one (1) Area Plan during the 2007-2014 Housing Element period, which identify housing policies specific to their study areas: Lake Merritt Station Area (Specific) Plan, Broadway Valdez Specific Plan, West Oakland Specific Plan, Coliseum Area Specific Plan, and Central Estuary Area Plan. Each Plan included extensive community outreach processes and has resulted in specific zoning proposals. These Specific and Area Plans will facilitate the construction of nearly 17,000 new housing units in the City of Oakland.

The completion of the Specific and Area Plans will provide these substantial housing gains in two respects: environmental clearance and community buy-in for future housing projects. Each planning process involved extensive community participation which culminated with significant community buy-in to the policies and development framework outlined in the plans, thus minimizing possible community opposition to future housing development projects.

Sustainable Oakland

The City of Oakland is committed to becoming a model sustainable community, in which all people have the opportunity to live safe, healthy and fulfilling lives. Protecting a clean and ecologically healthy environment; growing a strong economy; maintaining quality housing affordable and accessible to Oakland residents; and fostering a safe, equitable and vibrant community are all critical components of this vision.

The Sustainable Oakland program, launched by the Oakland City Council as the Sustainable Community Development Initiative in 1998, works to advance Oakland's vision of sustainability through innovative programs and practices addressing social equity, improved environmental quality, and sustainable economic development. Program activities include: fostering inter-agency cooperation to address key sustainability problems and opportunities and improve performance; tracking and reporting on sustainability performance; promoting Oakland's sustainability story; advising on opportunities to improve sustainability performance; performing community outreach; fostering communication between Citywide stakeholders; and seeking innovative ways to finance sustainability improvements.

In recognition of the leadership and actions of the Oakland community, SustainLane.com ranked Oakland 9th among the largest 50 U.S. cities in 2008 in overall sustainability performance[43]. The City of Oakland has adopted a range of significant policies and implemented a number of programs and projects that help to reduce climate pollution, green the city and move us toward our goal of becoming a model sustainable city. Individual choices, resourceful collaborations, and the tremendous dedication and efforts of community members all contribute to help conserve energy, curb global climate change, reduce our dependence on oil and polluting vehicles, create green jobs, grow green businesses, reduce waste, enhance our built environment, restore creeks, and green the natural environment in which we live.

Affordable Housing Strategies

Affordable housing is a major policy priority for the City of Oakland. The City has had an active housing development program for over 30 years, and has assisted in the development of thousands of units of newly constructed and substantially rehabilitated housing for very low, low and moderate income families, seniors and people with special needs. The City has also devoted substantial

[43] See Sustainlane, http://www.sustainlane.com/us-city-rankings/

resources to preservation of the existing housing stock, including homes owned by low income families, and to expanding opportunities for low income renters to become homeowners.

The City's affordable housing strategy is outlined in the Consolidated Plan for Housing and Community Development prepared in May 2010. The Consolidated Plan – which is required as part of the City's federally-funded housing and community development programs – sets forth the City's needs, market conditions, strategies, and actions for addressing the housing needs of very low and low income households. The plan is designed to achieve the following goals:

- Increase and maintain the supply of affordable supportive housing for low-income and special needs populations, including the homeless;
- Create a suitable living environment through neighborhood revitalization and improvements in public facilities and services; and
- Expand economic opportunities for lower income households.

Key components of this strategy are outlined below.

Expand the supply of affordable rental housing (Rental Housing Production).

The City provides funding to nonprofit and for profit developers to develop affordable rental housing through new construction and substantial rehabilitation. Major funding sources include the federal HOME program and Redevelopment "boomerang funds." The City also provides funding to nonprofit developers for certain predevelopment expenses.

Preserve the supply of affordable rental housing.

The City provides funding to nonprofit and for profit developers to preserve existing affordable housing at risk of converting to market-rate housing. Funding will be provided from HOME funds. Use restrictions are extended for the maximum feasible period, and owners will be required to commit to renew project-based rental assistance contracts so long as renewals are offered. The City supports efforts to secure Federal, State and private funding for these projects.

Expand the supply of affordable ownership housing (Ownership Housing Production).

The City provides funding to nonprofit and for profit developers to develop affordable homeownership units. Major funding sources include the federal HOME program and Redevelopment "boomerang funds." The City generally seeks to make such housing permanently affordable by imposing recorded resale controls. It is possible that the specific affordability mechanisms will be modified to respond to changing market conditions and to balance long term affordability with the objective of allowing homebuyers to retain sufficient equity to move up in the housing market at a future date, thus making the assisted units available to more first-time homebuyers. Regardless of the specific mechanisms, the City will strive to ensure that new ownership housing remains affordable for at least 45 years.

Expand ownership opportunities for first time homebuyers (Homebuyer Assistance).

The City is engaged in a variety of efforts to provide opportunities for first-time homebuyers to purchase homes. The City's Mortgage Assistance Program provides deferred payment second mortgages to low and very low income homebuyers. Other programs provided by the City and by organizations with whom the City has developed partnerships include counseling and education for first-time homebuyers, and efforts to provide new and innovative mortgage products.

Improve existing housing stock (Housing Rehabilitation).

Much of Oakland's housing stock is old and in need of repair and renovation. The City uses Community Development Block Grant (CDBG) and HOME funds to assist moderate, low and extremely low income homeowners to rehabilitate their homes. Funds are targeted to the City's Community Development Districts to stimulate revitalization of low and moderate income neighborhoods. The City's Housing Rehabilitation includes programs to correct major code deficiencies, make emergency and minor repairs, and abate lead-based paint hazards.

Provide rental assistance for extremely and very low income families (Rental Assistance).

For extremely low and very low income households, especially those with incomes less than 30 percent of median income, capital subsidies alone are insufficient. The City actively supports efforts by the Oakland Housing Authority to obtain additional Section 8 vouchers, and to find new ways to make those vouchers more effective, including the provision of project-based assistance.

Implement a "Housing First" homeless strategy via Oakland's Permanent Access To Housing (PATH) Plan.

The City's Permanent Access To Housing (PATH) program is run in parallel to an Alameda County-wide program called the EveryOne Home plan. Both EveryOne Home and PATH are based on a "Housing First" model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. What differentiates a Housing First approach is that the immediate and primary focus is on helping individuals and families quickly access and sustain permanent housing. The City of Oakland uses a combination of Federal, State and local funds for PATH Plan implementation.

Develop housing with supportive services for seniors and people with disabilities.

The City provides financial assistance (with HOME and Redevelopment "boomerang funds") to develop new affordable housing with appropriate supportive services for seniors and for people with disabilities. The City also administers Federal grant funds such as CDBG-funded Access Improvement Program and for the Oakland metropolitan area under the Housing Opportunities for Persons With AIDS (HOPWA) program.

Remove impediments and promote fair housing and expanded housing choices (Fair Housing).

The City provides financial support to organizations that provide residents with counseling, information, and legal advice and referrals. The City's Fair Housing programs are targeted to low and extremely low income residents. As a part of this effort, investigation of fair housing complaints and enforcement of fair housing laws will continue to be funded as part of the effort to expand fair

housing choices. Fair Housing programs support minorities, persons with disabilities, seniors, families with children and other protected classes.

Housing Equity Road Map

[Write-up Forthcoming]

Resource Constraints

The analysis contained in previous Housing Element chapters has shown the tremendous magnitude of unmet housing needs in Oakland and the gap between the market cost of housing and the ability of low- and moderate-income households to pay for housing. The Housing Element is intended to complement the strategies in the City's Consolidated Plan, which focuses on the needs of very low- and low-income households and other City initiatives, such as the Downtown and Major Corridors housing program and the Oakland Sustainable Community Development Initiative, the staff of which prepared an Energy and Climate Action Plan to reduce greenhouse gas emissions in Oakland.

As noted in Chapter 4 of the Housing Element, the City has limited resources with which to address these needs and only a small fraction can be addressed during the time frame of this Housing Element. The amount of assistance required per household is much higher for those with the lowest incomes. This is particularly true for housing programs that produce housing that will remain affordable for many years. The City attempts to maximize the impact of these resources by leveraging other funds wherever possible, particularly from private sources and other public sources. To the extent possible, the City also provides local resources to address housing needs.

The City focuses its limited financial resources on programs that assist households with the greatest needs. In addition, most of the funding sources for the City's programs carry restrictions on who can be assisted. This means that very low-income and low-income households receive the highest priority for most housing assistance programs. Seniors, persons with disabilities, large families, and immigrant populations also have particularly high priority needs for which special programs and funding sources are targeted.

On the other hand, the City uses a variety of planning and regulatory tools to promote housing for all economic levels and household types. While some of these tools are designed specifically to encourage affordable housing, others are intended to promote the development of housing for moderate and above-moderate income households, too. The City's zoning update process is intended to craft regulations which encourage the construction of new housing near transit and along the major commercial corridors. The policies outlined below contain a mix of financial and regulatory tools.

B. GOALS AND POLICIES

Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups

Policy 1.1 PRIORITY DEVELOPMENT AREAS HOUSING PROGRAM
The City will target development and marketing resources in Priority Development Areas (PDAs), and in areas for which Specific Plans have been completed or are underway. (See also Policy 7.3.)

Action 1.1.1 Site Identification
Conduct an inventory of vacant and underutilized land within the City's PDAs including the MacArthur BART Station Area, West Oakland, Downtown/ Jack London Square Area, Fruitvale/Dimond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.

Action 1.1.2 Expedited Review
Continue to expedite the permit and entitlement process for housing developments with more than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.

Action 1.1.3 Sale of City-Owned Property for Housing
Solicit Requests for Proposals (RFPs) from interested developers to construct housing on City-owned sites. RFPs will be posted on the City's website and distributed directly to developers, including nonprofit housing providers.

Action 1.1.4 Streamline Environmental Review
Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).

Action 1.1.5 Housing Incentive Zoning
Investigate the feasibility of implementing Housing Incentive Zoning. Housing Incentive Zoning could provide a package of incentives to developers who include affordable housing and other community benefits in their projects. Housing Incentive Zoning is one tool for achieving community-identified benefits, such as affordable housing. The City will explore the feasibility of developing Housing Incentive Zoning that would target those areas throughout the city that are primed for development, and could most likely provide affordable housing and other community benefits.

The areas to be mapped with Housing Incentive Zoning could include some or all of Oakland's Priority Development Areas which (PDAs). These are neighborhoods within walking distance of frequent transit service, offering a wide variety of housing options, and featuring amenities such as grocery stores, community centers, and restaurants. Given the importance of Federal Low Income Housing Tax Credits (LIHTC) in financing affordable

housing, identifying which sites are good candidates for such tax credits would assist with addressing the affordable housing targets. Sites most competitive to receive tax credits are those sites in close proximity to transit and services, such as grocery stores and medical services, which are present in many of the City's PDAs. The Association of Bay Area Government's *Plan Bay Area* helps fund mixed-income housing production and locally-led planning in PDAs, further leveraging investment in these areas.

It is important that the City develop a carefully crafted bonus and incentive program that results in clear benefits for the community while not discouraging development. The program would need to offer bonuses and incentives that make sense in the marketplace, so that developers actually make use of them and the desired benefits or amenities are attained. For this reason, the economic feasibility of development must be a determining factor in arriving at the trade-off between development bonuses and incentives, and the amount of community benefits to be provided by a developer.

The feasibility analysis will be a key component of any Housing Incentive Zoning process and will need to identify an appropriate method for allowing additional heights or density in exchange for the provision of affordable housing and other community benefits. Criteria to consider as part of this analysis are:

- Study and selection of appropriate policy mechanism(s) to provide the public benefits. The City will conduct a nexus study, if necessary, for the target public benefit mechanisms.
- Quantification of the costs of providing the desired benefits as well as the value of corresponding bonuses and incentives.
- Identifying the economic feasibility of development to inform the amount of community benefits and amenities to be provided by a particular developer in exchange for additional height or density.
- Creating a potential system of "tiers" of bonuses and incentives given and benefits provided, that could effectively phase requirements, prioritize benefits, and create effective evaluation criteria to improve the program delivery over time.
- Increasing the bonuses or incentives to developers as more community benefits or amenities are added.
- Numerically linking the financial value of the bonus or incentive given (defined by value of gross floor area added) to the cost of benefit or amenity provided.
- Establishing a potential "points" system to link incentives and benefits. For example, the City may devise a menu of community benefits and amenities and assign points to each item. The points earned then determine the amount of bonus and/or incentive a developer may claim.

Action 1.1.6 International Boulevard Community Revitalization Without Displacement Initiative

City staff are working with community members and large foundations to pilot a community revitalization and anti-displacement planning initiative. The goals are to improve transportation connections, housing, economic development, health and public safety along the International Boulevard Corridor. The final product will be the "International Boulevard Transit Oriented Development Plan".

Policy 1.2 AVAILABILITY OF LAND

Maintain an adequate supply of land to meet the regional housing share under the ABAG Regional Housing Needs Allocation (RHNA).

Action 1.2.1 Land Inventory (Opportunity Sites)
Develop a list of vacant and underutilized sites potentially suitable for higher density housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's website after the City Council adopts the Housing Element.

Policy 1.3 APPROPRIATE LOCATIONS AND DENSITIES FOR HOUSING

The City's Strategic Planning Division initiated five (5) Specific Plans and one (1) Area Plan during the 2007-2014 Housing Element period, which will further the housing location and density objectives contained in the recently completed residential and commercial zoning update. The Lake Merritt Station Area (Specific) Plan, Broadway Valdez Specific Plan, West Oakland Specific Plan, Coliseum Area Specific Plan, and Central Estuary Area Plan included extensive community outreach processes and have resulted in specific zoning proposals. These Specific and Area Plans will facilitate the construction of nearly 17,000 new housing units in the City of Oakland.

The completion of the Specific and Area Plans will provide these substantial housing gains in two respects: environmental clearance and community buy-in for future housing projects. Each planning process involved extensive community participation which culminated with significant community buy-in to the policies and development framework outlined in the plans, thus minimizing possible community opposition to future housing development projects.

Action 1.3.1 Broadway Valdez Specific Plan (BVSP)
Track progress on the approval and completion of the 1,800 housing units included in the development program for the Broadway Valdez Specific Plan (BVSP).

Action 1.3.2 Lake Merritt Station Area Plan (LMSAP)
Track progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP).

Action 1.3.3 West Oakland Specific Plan (WOSP)
Track progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).

Action 1.3.4 Coliseum Area Specific Plan (CASP)
Track progress on the approval and completion of the 5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).

Action 1.3.5 Central Estuary Area Plan (CEAP)
Track progress on the approval and completion of the 400 housing units included in the development program for the Central Estuary Area Plan (CEAP).

Action 1.3.6 Promote new housing opportunities in the Estuary Area.
With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth), new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former industrial uses predominated.

Policy 1.4 SECONDARY UNITS

Support the construction of secondary units in single-family zones and recognize these units as an important source of affordable housing.

Action 1.4.1 Secondary Unit -Parking Solutions

Explore parking solutions (tandem parking, compact parking spaces, etc.) for secondary units to enable more secondary units as part of a Planning Code update of the City's parking regulations.

Policy 1.5 MANUFACTURED HOUSING

Provide for the inclusion of manufactured housing in appropriate locations.

Action 1.5.1 Factory-Built Housing

Continue to implement City-adopted regulations that allow manufactured housing in single-family residential districts.

Policy 1.6 ADAPTIVE REUSE

Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.

Action 1.6.1 Live/Work Conversions

Allow the conversion of existing industrial and commercial buildings to joint work/live units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.

Policy 1.7 REGIONAL HOUSING NEEDS

The City of Oakland will strive to meet its fair share of housing needed in the Bay Area region.

Action 1.7.1 Accommodate at Least 14,765 New Housing Units

Designate sufficient sites, use the City's regulatory powers, and provide financial assistance to accommodate at least 14,765 new dwelling units between January 2014 and June 2023. This sum represents the City's share of the Bay Area region's housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very low-, low-, and moderate-income households.

Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households

Policy 2.1 AFFORDABLE HOUSING DEVELOPMENT PROGRAMS

Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.

Action 2.1.1 New Construction and Substantial Rehabilitation Housing Development Program

Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.

Action 2.1.2 Housing Predevelopment Loan and Grant Program

Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.

Action 2.1.3 Utilize Public Housing Resources for New Development

Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work voucher flexibilities toward the development of new affordable housing for extremely low-, very low-, low-, and moderate income households.

Policy 2.2 AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.

Action 2.2.1 First Time Homebuyer Programs

Continue to operate a First Time Homebuyer Program as funding is available (either through State funding or through program-related income).

Action 2.2.2 Scattered-Site Single Family Acquisition and Rehabilitation Program

City staff will consider developing a program to address vacant or abandoned housing due to foreclosures or property tax liens. Funds for this program would need to be identified. Funding would be used to address blight caused by these abandoned homes. Once funds have been secured, they will be used to purchase and rehabilitate single family homes for re-sale, lease-to-own, or for rent (see also Action 4.3.5).

Action 2.2.3 Foreclosure Mitigation Pilot Loan Program

Restoring Ownership Opportunities Together (ROOT) is a foreclosure mitigation pilot loan program that assists eligible homeowners at-risk of foreclosure to preserve ownership by re-structuring mortgage loans to more affordable monthly payments. ROOT purchases a distressed property from a lender. The home is then resold to the existing owners with a new mortgage structured to reflect current market value. Minor repairs and renovations will be made if needed to bring the home into compliance with current codes. After holding the mortgage for 12 to 18 months, during which time the owners work with a counselor to repair financial and credit issues, ROOT sells the note to a private lender.

Action 2.2.4 Community Buying Program

The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash investors on the open market) to purchase properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Assistance to Oakland residents could include the use of loan products such as the Federal Housing Authority 203K loan or other funds available to the City, such as housing rehabilitation or down-payment assistance funds. In addition, the program will build upon the National Community Stabilization Trust's First Look program.

Action 2.2.5 Home Preservation Loan Fund
The Home Preservation Loan Fund Program will provide up to $50,000 in forgivable loan funds for distressed homeowners.

Policy 2.3 DENSITY BONUS PROGRAM

Continue to refine and implement programs to permit projects to exceed the maximum allowable density set by zoning, if they include units set aside for occupancy by very low-, low-, and moderate-income households and/or seniors.

Action 2.3.1 Density Bonus Ordinance
Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35 percent for projects that provide at least:

1. Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or

2. Five percent (5%) of the total Dwelling Units of a Residential Housing Development for Very Low Income Households; or

3. A Senior Citizen Housing Development; or

4. Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all units in the development are offered to the public for purchase.

Policy 2.4 PERMANENTLY AFFORDABLE HOMEOWNERSHIP

Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.

Action 2.4.1 Community Land Trust Program
Continue support of existing Community Land Trust Programs. Support expansion of land trusts if land values make it financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.

Action 2.4.2 Resale Controls
Continue to utilize financing agreements for City-assisted ownership development projects to ensure that units remain permanently affordable through covenants running with the land.

Policy 2.5 SENIORS AND OTHER PERSONS WITH SPECIAL NEEDS

Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.

Action 2.5.1 Housing Development Program
Provide financial assistance to developers of housing for seniors and persons with special needs.

Action 2.5.2 Housing for Persons with HIV/AIDS
Provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.

Action 2.5.3 Accessible Units in New Federally-Assisted Housing
All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.

Policy 2.6 LARGE FAMILIES

Encourage the development of affordable rental and ownership housing units that can accommodate large families.

Action 2.6.1 Housing Development Program
Provide points in competitive funding allocations for projects that include a higher proportion of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.

Policy 2.7 EXPAND LOCAL FUNDING SOURCES

Increase local funding to support affordable housing development and develop new sources of funding.

Action 2.7.1 Jobs/Housing Impact Fee
Continue to implement the City's existing Jobs/Housing Impact Fee by collecting fees from new office and warehouse/distribution facilities.

Action 2.7.2 Consider Implementing an Affordable Housing Impact Fee
Explore implementing impact fees for affordable housing. Impact fees are a commonly used method of mitigating the impacts of new development. An Affordable Housing Impact Fee is typically a per unit or per square foot fee levied on market rate housing and/or commercial development that can be used to build affordable homes. The rationale for an affordable housing fees is based on the premise that every person who moves into a market-rate home, or operates a business in a commercial development, will generate a need for services typically provided by employees who are paid less than the median income, such as hair dressers, coffee baristas, gardeners, healthcare workers and preschool teachers. In order to fund "workforce" housing for these residents, subsidies are often required to make new affordable housing development viable. A Housing Impact Fee could be one source of those subsidies.

The City of Oakland is planning to commission a nexus study to determine if an affordable housing impact fee is supportable, given current market conditions, and if so, what an appropriate fee structure would be given the housing demand and investment activity. Adoption of impact fees requires "nexus" study demonstrating the benefit of the facilities to new development and the proportional allocation of costs to be funded by the fees. Impact fees must be adopted by a majority of the legislative body of an entity with the power to impose land use regulatory measures (e.g., Oakland City Council). Impact fees are usually imposed either jurisdiction-wide or in other relatively large areas anticipating significant amounts of new development.

Policy 2.8 RENTAL ASSISTANCE

Increase the availability of rental assistance for very low-income households.

Action 2.8.1: Expansion of Section 8 Vouchers

Work with the Oakland Housing Authority to obtain additional funding from the federal government for more Section 8 rental assistance for very low-income renters through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.

Action 2.8.2 City of Oakland Rental Assistance Fund

Seek a partnership between the City of Oakland and a non-profit agency to provide up to $5,000 in rental assistance grants to distressed tenants impacted by the foreclosure crisis.

Policy 2.9 PATH PLAN FOR THE HOMELESS

Expand the City's Permanent Access to Housing (PATH) Plan to prevent and end homelessness and increase housing opportunities to the homeless through acquisition, rehabilitation and construction of housing, master leasing and short-term financial assistance.

Action 2.9.1 Provide outreach programs to those who are homeless or in danger of becoming homeless

The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as part of the services of providers who are funded through City's PATH Strategy to end homelessness.

Action 2.9.2 Support programs that help prevent renters from becoming homeless.

The City will support organizations that operate programs that prevent homelessness by providing emergency loans or grants for first and last month's rent for renters, security deposits, counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City's adopted PATH Strategy to end homelessness.

The City will investigate the possibility of establishing a funding source for an expanded rapid rehousing program both as a means to keep individuals and families at risk of falling into homelessness, as well as to improve the City's ability to rapidly rehouse those who do fall into homelessness; this could include short term and medium term rental subsidies.

Action 2.9.3 Provide shelter programs to the homeless and special needs populations

The City will continue to fund programs that are in line with the City's PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH is inclusive of the special needs populations such as those with HIV/AIDS, mental illness, and victims of domestic violence.

Action 2.9.4 Provide transitional housing programs to those who are ready to transition to independent living

The City will continue to fund and support as part of its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that prevent them from obtaining or returning to self-sufficiency.

Action 2.9.5 Support development of permanent housing affordable to extremely low income households

The City will continue to seek ways to provide permanent housing affordable to extremely low income households, by supporting funding from the state and federal levels. The City will also take actions to address barriers to the development of such housing. The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.

Action 2.9.6 Coordinate actions and policies that affect the extremely low income population of Alameda County

The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in the County-Wide system redesign process.

Action 2.9.7 Advocate for policies beneficial to the extremely low income and homeless populations of Oakland

The City continues to advocate for an expansion of Federal funding for the Section 8 program "Moving to Work" as implemented by the Housing Authority under the title "Making Transitions Work" Program (both with the same acronym MTW). The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely low income and homeless persons

Action 2.9.8 Sponsor Based Housing Assistance Program

Work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.

Policy 2.10 PROMOTE AN EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING THROUGHOUT THE COMMUNITY

The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.

Action 2.10.1 Provide incentives for location of City-assisted developments in areas of low concentration of poverty

In its annual competitions for the award of housing development funds, the City will give preference to projects in areas with low concentrations of poverty.

Policy 2.11 AFFORDABLE HOUSING PREFERENCE FOR OAKLAND RESIDENTS AND WORKERS

Implement the policy enacted by the City Council in 2008 granting a preference to Oakland residents and Oakland workers to buy or rent affordable housing units assisted by City of Oakland funds provided through its annual Notice of Funding Availability (NOFA) process.

Action 2.11.1 Oakland Resident and Worker Housing Preference Policy Resolution

Continue to give first preference to households with at least one member who qualifies as a City of Oakland resident or worker. All other households will get second preference. There is no minimum length or residency or employment in Oakland to qualify for the resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding sources for the housing project permit such a policy.

Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups

Governmental Constraints

Policy 3.1 EXPEDITE AND SIMPLIFY PERMIT PROCESSES

Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.

Action 3.1.1: Allow Multifamily Housing

Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.

Action 3.1.2: Special Needs Housing

Continue to allow special needs housing and shelter by conditional use permit in specified residential and commercial zones. Allow emergency shelters by-right as indicated in the Oakland Planning Code Section 17.101.XXX (currently being developed as of 4/29/14).

Action 3.1.3: Discretionary Permits

Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.

Action 3.1.4: "One-Stop" Permit Process

Continue the "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.

Action 3.1.5: Assign Priority to Affordable Housing
Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.

Action 3.1.6: Expedite Environmental Review
Reduce the time and cost of environmental review by using CEQA exemptions, the City's Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate.

Action 3.1.7: Secondary Units
Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.

Policy 3.2 FLEXIBLE ZONING STANDARDS

Allow flexibility in the application of zoning, building, and other regulations.

Action 3.2.1 Alternative Building Code Standards
Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for reasonable accommodations for persons with disabilities).

Action 3.2.2 Planned Unit Development Zoning
Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).

Action 3.2.3 Flexible Parking Standards.
Study and consider implementing reductions in the parking standards in any future Planning Code revisions.

Policy 3.3 DEVELOPMENT FEES AND SITE IMPROVEMENT REQUIREMENTS

Reduce the cost of development through reasonable and predictable fees, and improvement of project review standards.

Action 3.3.1: Project Review Process and Development Agreements
Continue to require only those on- and off-site improvements necessary to meet the needs of projects and to mitigate significant on- and off-site environmental impacts.

Action 3.3.2: Development Impact Fees
Consider transportation, capital improvement and housing impact fees to mitigate impacts on City infrastructure and services while balancing the costs to support new development. The City will be issuing a Request for Proposals (RFP) during the Housing Element planning period for an impact fee study that will consider transportation, infrastructure, and affordable housing. (See also Action 2.7.2.)

Policy 3.4 INTERGOVERNMENTAL COORDINATION

Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.

Action 3.4.1: Multiple Agency Reviews
Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review.

Action 3.4.2: Allocations of Project Based Section 8 Voucher Units
Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.

Non-Governmental Constraints

Policy 3.5 FINANCING COSTS

Reduce financing costs for affordable housing development.

Action 3.5.1: Access to Low-Cost Financing for Development
Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Policy 2.1.)

Action 3.5.2: Access to Low-Cost Financing for Home Purchase
Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Action 2.2.1.)

Policy 3.6 ENVIRONMENTAL CONSTRAINTS

Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.

Action 3.6.1 Remediation of Soil Contamination
Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.

Policy 3.7 COMMUNITY OUTREACH AND EDUCATION

Increase public acceptance and understanding of affordable development and related issues through community outreach.

Action 3.7.1 Community Outreach Program
Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.

Goal 4: Conserve and Improve Older Housing and Neighborhoods

Policy 4.1 HOUSING REHABILITATION LOAN PROGRAMS

Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very low and low-income households.

Action 4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing

Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs, using the following programs:

- HMIP Deferred Loan Program
- Alameda County Minor Home Repair Grant Program
- Emergency Home Repair Program
- Lead Hazard Control and Paint Program
- Neighborhood Housing Rehabilitation Program
- Access Improvement Program
- Weatherization and Energy Retrofit Loan Program

Action 4.1.2 Rehabilitation Loans for Owner-Occupied Buildings with 2 to 4 Units

Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.

Policy 4.2 BLIGHT ABATEMENT

To improve housing and neighborhood conditions, the City should abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.

Action 4.2.1 Anti-Blight Programs

Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.

Action 4.2.2 Housing Code Enforcement

Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the property for the cost of the repairs.

Action 4.2.3 Problem Properties Program

City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.

Action 4.2.4 Foreclosed and Defaulted Residential Property Registration, and Abatement Program

The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54) requires owners or the beneficiary and/or trustee pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement pro-actively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties.

Action 4.2.5 Tax Default Foreclosure Sales Program

City staff will continue to work with the Alameda County Tax Collector, to auction properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of the City's right of first refusal to purchase such properties. This program allows for City to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.

Action 4.2.6 Investor-owned Property Registration, Inspection and Maintenance Program

The City of Oakland's Investor-owned Residential Property Registration, Inspection and Rehabilitation Program (O.M.C. 8.58). In order to address the decline of neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City inspector will then assess whether the property conditions meet the local building or housing codes or whether blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the new owner on an abatement plan.

Policy 4.3 HOUSING PRESERVATION AND REHABILITATION

Support the preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income populations. Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. Assist senior citizens and people with disabilities with housing rehabilitation so that they may remain in their homes. Continue to implement the Mills Act program.

Action 4.3.1 Historic Residential Building Relocation

Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.

Action 4.3.2 Housing Repairs for Seniors and People with Disabilities

Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes. City-wide services are contingent upon award of funding.

Action 4.3.3 Senior Home Equity Conversion Counseling Programs
Support programs operated by local nonprofit organizations to assist seniors to remain in their homes through home equity conversion loans and home sharing programs. City-wide services are contingent upon award of funding.

Action 4.3.4 Access Improvement Program
Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.

Action 4.3.5 Scattered-Site Single Family Acquisition and Rehabilitation Program
City staff will consider developing a program to address vacant or abandoned housing due to foreclosures or property tax liens. Funds for this program would need to be identified. Funding would be used to address blight caused by these abandoned homes. Once funds have been secured, they will be used to purchase and rehabilitate single family homes for re-sale, lease-to-own, or rent (see also Action 2.2.2).

Action 4.3.6 Continuing Implementation of Mills Act contracts
The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through property tax reductions, as authorized by State law.

Action 4.3.7 Rehabilitating Public Housing
Focus investment of Oakland Housing Authority's Making Transitions Work funds into rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods and communities surrounding the housing.

Action 4.3.8 Proactive Rental Inspection Policy
Require registration and inspection of existing City market-rate rental units to confirm code compliance and habitability.

Goal 5: Preserve Affordable Rental Housing

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.

Action 5.1.1 Monitoring and Preservation
Monitor the status of federally assisted projects to identify those at-risk of converting to market rate housing. Monitoring will include analysis of HUD data, a survey of building owners and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.

Action 5.1.2 Contact with Owners of At-Risk Buildings
Contact owners to advise them of notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.

Action 5.1.3 Financial Assistance for Preservation Projects
Award preference points under the City's Housing Development Program for funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.

Action 5.1.4 Project Based Section 8 Assistance
Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.

Action 5.1.5 Local Non-traditional Housing
Oakland Housing Authority will use Making Transitions Work funds to provide the appropriate financial and other interventions necessary to preserve at-risk affordable housing and to expand the population of families served in local, non-traditional OHA programs.

Policy 5.2 SUPPORT FOR ASSISTED PROJECTS WITH CAPITAL NEEDS

Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.

Action 5.2.1 Advocacy for State and Federal Financing
Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.

Action 5.2.2 Funding for Capital Needs--Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings)
Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation, and preservation of rental housing. The rental housing eligible for this program will have City regulatory restrictions from funding sources such as CDBG and HOME Funds.

Policy 5.3 RENT ADJUSTMENT PROGRAM

Continue to administer programs to protect existing tenants from unreasonable rent increases.

Action 5.3.1 Rent Adjustment Ordinance
Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.

Action 5.3.2 Just Cause for Eviction Ordinance
Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits evictions of residential tenants to specified causes and provides remedies.

Action 5.3.3 Ellis Act Protections Ordinance
Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland Municipal Code) when landlords remove residential rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code. §7060, et seq.).

Action 5.3.4 Advocacy with other Jurisdictions on Statewide Rent Control Policies
[TBD]

Policy 5.4 PRESERVATION OF SINGLE ROOM OCCUPANCY HOTELS
Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely low-income households.

Action 5.4.1 Residential Hotel Conversion/Demolition Protections
Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.

Policy 5.5 LIMITATIONS ON CONVERSION OF RESIDENTIAL PROPERTY TO NON-RESIDENTIAL USE
Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.

Action 5.5.1 Residential Property Conversion Ordinance
Continue to require a Conditional Use Permit prior to converting a residential use to a non-residential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.

Policy 5.6 LIMITATIONS ON CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS
Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.

Action 5.6.1 Condominium Conversion Ordinance
Continue to implement the City's existing ordinance that restricts condominium conversions. City staff might consider revisions to this ordinance to provide more opportunities for affordable home ownership, especially to allow existing tenants to purchase their rental units. Such changes to the Condominium Conversion Ordinance need to be balanced against the need for the preservation of rental housing. Changes to this ordinance may be made only if adopted by the City Council and following appropriate public notice and debate.

Policy 5.7 PRESERVE AND IMPROVE EXISTING OAKLAND HOUSING AUTHORITY-OWNED HOUSING

Action 5.7.1 Rehabilitation of Public Housing Units
Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or project-based voucher units in order to increase housing options for low-income families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market rate properties surrounding them.

Goal 6: Promote Equal Housing Opportunity

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. Provide a one-stop resource center to address all housing issues faced by Oakland residents.

Action 6.1.1 Funding for Fair Housing Organizations
Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, and disseminate information through billboard campaigns, workshops, public service announcements and other media.

Action 6.1.2 Housing Search Assistance for People with Disabilities
Seek to provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.

Action 6.1.3 Affirmative Fair Marketing
Require all recipients of funds for housing development to market their projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.

Action 6.1.4 Housing Assistance Center
Continue to support the Housing Assistance Centers' efforts to improve access to housing information and services for Oakland residents and small rental property owners and managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing Assistance Center is also partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.

Policy 6.2 REASONABLE ACCOMMODATIONS

Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services.

Action 6.2.1 Incorporate Reasonable Accommodations into City Programs and Policies
The City's Office of ADA Programs will continue to ensure that requirements for accessibility are met throughout the City's programs.

Action 6.2.2 Publicize and Implement Reasonable Accommodations Policy and Procedures
Implement the City's Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.

Policy 6.3 PROMOTE REGIONAL EFFORTS TO EXPAND HOUSING CHOICE

Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing.

Action 6.3.1 Regional Housing Needs Allocation
Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.

Policy 6.4 FAIR LENDING

Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.

Action 6.4.1 Community Credit Needs Assessment
Conduct bi-annual assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.

Action 6.4.2 Community Reinvestment Activities Linked to Banking
Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment. Limit a bank's eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.

Action 6.4.3 Predatory Lending Controls
Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer information on how to avoid predatory lending. Outreach efforts by non-profit organizations will include door-to-door outreach and funding legal services on foreclosure counseling and prevention.

Goal 7: Promote Sustainable Development and Sustainable Communities

Policy 7.1 SUSTAINABLE RESIDENTIAL DEVELOPMENT PROGRAMS

In conjunction with the City's adopted Energy and Climate Action Plan (ECAP), 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.

Action 7.1.1 Promote Green Building Design for Private Development
Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center.

Action 7.1.2 Green Building Standards
Continue to require all new residential construction, and single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building Ordinance for Private Development to include multi-family additions and alterations. Increase enforcement of green building and building energy codes[44].

Action 7.1.3 Require Green Building Design requirements for City-funded Development
All City-funded housing developments require certification under BuildItGreen.org's GreenPoint Rated or LEED certifications systems.

Policy 7.2 MINIMIZE ENERGY AND WATER CONSUMPTION

Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.

Action 7.2.1 Energy-Efficiency and Weatherization Programs
Pursue opportunities to augment existing or create new residential energy programs such as Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, Residential Green Retrofit Program, Multi-Family Affordable Housing Retrofit Pilot Program, Renter-Occupied Residential Energy Program, Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance, to minimize consumption of energy throughout the community, through conservation and efficiency.

Action 7.2.2 Alternative Energy Production
Continue to review plans for residential construction, taking into account building orientation, street layout, lot design, planting, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Provide information and tools such as a solar energy generation calculator to assist the public in capitalizing on opportunities to generate renewable energy. Launch a community solar program[45].

Action 7.2.3 Technical Assistance
Continue to educate applicants and residents about the advantages of energy conservation and provide technical assistance to help new construction or remodeling projects achieve superior levels of energy efficiency.

Action 7.2.4 Promote Water Conservation and Efficiency
Expand promotion of water conservation and efficiency practices such as water-efficient landscaping, irrigation, lawn replacement, rainwater collection, greywater systems, and the

[44] This policy is in the City's adopted Energy and Climate Action Plan (see actions BE-1, BE-2 and BE-3).
[45] This policy is in the City's adopted Energy and Climate Action Plan (see action BE-28).

installation of water efficient fixtures and plumbing. In affordable housing developments, this will reduce utility bills, freeing up more resources to pay rent or a mortgage[46].

Policy 7.3 ENCOURAGE DEVELOPMENT THAT REDUCES CARBON EMISSIONS

Continue to direct development toward existing communities and encourage infill development at densities that are higher than—but compatible with-- the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.

Action 7.3.1 Mixed Use Development Incentives
Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips.

Action 7.3.2 Transit-Oriented Development
Evaluate the existing S-15 Transit Oriented Development zone, and consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance criteria for associated miles traveled and transportation mode share[47].

Action 7.3.3 Implement SB 375 provisions, direct new housing to be built in Priority Development Areas.
Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority Development Areas. (See also Policy 1.1.)

Action 7.3.4 Integrate Land Use and Transportation Planning in Major Residential Projects
Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and planning effort undertaken by the City[48].

Action 7.3.5 Encourage New Housing at a Range of Prices
Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce. Consider adoption of a transit-oriented development affordability policy, including preservation of existing affordability[49].

Policy 7.4 MINIMIZE ENVIRONMENTAL IMPACTS FROM NEW HOUSING

Work with developers to encourage construction of new housing that, where feasible, reduces the footprint of the building and landscaping, preserves green spaces, and supports ecological systems.

[46] This policy is in the City's adopted Energy and Climate Action Plan (see actions BE-33, BE-35, BE-26, BE-39).
[47] This policy is in the City's adopted Energy and Climate Action Plan (see actions TLU-8 and TLU-11).
[48] This policy is in the City's adopted Energy and Climate Action Plan (see action TLU-3).
[49] This policy is in the City's adopted Energy and Climate Action Plan (see action TLU-9).

Action 7.4.1 Compact Building Design
Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking, to preserve and encourage ground-level open space.

Action 7.4.2 Waste Reduction
Continue to review and enforce adequate recycling allocation areas. Encourage, where feasible, multifamily developments to comply with the City's Zero Waste Plan.

Action 7.4.3 Foster Healthy Indoor Air Quality
Encourage, where feasible, the use of zero-VOC materials to improve indoor air quality (e.g., paints, adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).

Action 7.4.4 Recycled, Reclaimed or Renewable Content of Building Materials
Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.

Action 7.4.5 Re-Use and Rehabilitation of Historic Buildings
Encourage the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.

Action 7.4.6 Encourage Food Production
Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay Friendly landscaping principles[50].

Policy 7.5 Climate Adaptation and Neighborhood Resiliency

Continue to study the potential local effects of climate change in collaboration with local and regional partners, such as BCDC. Identify potential adaptation strategies to improve community resilience to climate change, and integrate these strategies in new development, where appropriate.

Action 7.5.1 Climate Change and the Planning process
Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland Planning Code amendments to limit certain vulnerable land uses (i.e. emergency, affordable, senior, or assisted living housing) in areas identified as vulnerable to climate change. Consider design review requirements for buildings to improve climate resiliency.

Action 7.5.2 Climate Adaptation Strategies
Communicate information about potential local climate impacts to neighborhoods and developers, and encourage participation in the development of climate adaptation strategies.

[50] This policy is in the City's adopted Energy and Climate Action Plan (see action MW-20).

C. IMPLEMENTATION PROGRAM

State law requires the Housing Element to include an implementation schedule that specifies responsible agencies, potential funding sources, timeframes, and anticipated results (quantified objectives).

Table 7-1 below provides an implementation schedule for each of the actions listed above under Goals and Policies. Agencies with the notation "CEDA" are divisions within the City's Community and Economic Development Agency. The three-part numbers (for example, 1.1.1) in Table 7-1 correspond to the numbered actions described above.

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups				
Policy 1.1: Priority Development Areas - Housing Program				
1.1.1	Site Identification	Bureau of Planning	Keep updated inventory on the City's website	Permit Fees
1.1.2	Expedited Review	Bureau of Planning & Bureau of Building Services	Ongoing, 2015-23	Permit Fees
1.1.3	Sale of City-Owned Property for Housing	Office of Neighborhood Investment	Ongoing, 2015-23	???
1.1.4	Streamline Environmental Review	Bureau of Planning	Ongoing, 2015-23	Permit Fees
1.1.5	Housing Incentive Zoning	Bureau of Planning	Research policy development starting 2015	Permit Fees
1.1.6	International Blvd Community Revitalization Without Displacement Incentive	Housing Assistance Center	Policy development starting 2014-15	CDBG, California Sustainable Communities Planning Grant, California Endowment
Policy 1.2: Availability of Land				
1.2.1	Land Inventory (Opportunity Sites)	Bureau of Planning	Post to City's website within 90 days of adoption and final certification (by Cal HCD) of Housing Element (see also Table C-9).	Permit Fees
Policy 1.3: Appropriate Locations and Densities for Housing				
1.3.1	Broadway Valdez Specific Plan (BVSP)	Bureau of Planning	Ongoing, 2015-23	Permit Fees

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
1.3.2	Lake Merritt Station Area Plan (LMSAP)	Bureau of Planning	Ongoing, 2015-23	Permit Fees
1.3.3	West Oakland Specific Plan (WOSP)	Bureau of Planning	Ongoing, 2015-23	Permit Fees
1.3.4	Coliseum Area Specific Plan (CASP)	Bureau of Planning	Ongoing, 2015-23	Permit Fees
1.3.5	Central Estuary Area Plan (CEAP)	Bureau of Planning	Ongoing, 2015-23	Permit Fees
1.3.6	*Promote new housing opportunities in the Estuary Area.*	Bureau of Planning	Ongoing, 2015-23	Permit Fees
Policy 1.4: Secondary Units				
1.4.1	Secondary Unit- Parking Solutions	Bureau of Planning	Ongoing, 2015-23	Permit Fees
Policy 1.5: Manufactured Housing				
1.5.1	Factory Built Housing	Bureau of Planning	Ongoing, 2015-23	Permit Fees
Policy 1.6: Adaptive Reuse				
1.6.1	Live/Work Conversions	Bureau of Planning	Ongoing, 2015-23	Permit Fees
Policy 1.7: Regional Housing Needs				
1.7.1	Accommodate 14,765 New Housing Units	Bureau of Planning	Ongoing, 2015-23	General Plan Surcharge Fee; Permit Fees

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households				
Policy 2.1: Affordable Housing Development Programs				
2.1.1	New Construction and Substantial Rehabilitation Housing Development Program	Department of Housing & Community Development (DHCD) – Housing Development Services	Ongoing, 2015-23	HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds
2.1.2	Housing Predevelopment Loan and Grant Program	Department of Housing & Community Development (DHCD) – Housing Development Services	Ongoing, 2015-23	Housing Bond Funds
2.1.3	Utilize Public Housing Resources for New Development	Oakland Housing Authority	Ongoing, 2015-23	Section 8 Program
Policy 2.2: Affordable Homeownership Opportunities				
2.2.1	First Time Homebuyer Programs	Department of Housing & Community Development (DHCD) – Housing Development Services	Ongoing, 2015-23	Mortgage Credit Certificates, State Housing Funds (CALHFA, HCD), Private Lenders
2.2.2	Scattered-Site Single Family Acquisition and Rehabilitation Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center	Program implementation beginning 2014-15	CDBG, Foreclosure Abatement Program Funds
2.2.3	Foreclosure Mitigation Pilot Loan Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center	Program implementation beginning 2014-15	CDBG, Neighborhood Stabilization Program – Program Income

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
2.2.4	Community Buying Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center	Program implementation beginning 2014-15	CDBG, Wells Fargo Bank National Fair Housing Alliance Settlement Agreement Funds
2.2.5	Home Preservation Loan Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center	Program implementation beginning 2014-15	CDBG, Wells Fargo Bank National Fair Housing Alliance Settlement Agreement Funds
Policy 2.3: Density Bonus Program				
2.3.1	Density Bonus Ordinance	Bureau of Planning	Ongoing, 2015-23	Permit Fees
Policy 2.4: Permanently Affordable Homeownership				
2.4.1	Community Land Trust Program	Department of Housing & Community Development (DHCD)	Ongoing support and expansion of Land Trust as funds are available.	TBD
2.4.2	Resale Controls	Department of Housing & Community Development (DHCD)	Ongoing, 2015-23	HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds
Policy 2.5: Seniors and Other Special Needs				
2.5.1	Housing Development Program	Department of Housing & Community Development (DHCD) – Housing Development Services	Ongoing, 2015-23	HOME, CalHFA, State Supportive Housing Funds, HOME, HUD, Tax Credits, AHP

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
2.5.2	Housing For Persons With HIV/AIDS	Department of Housing & Community Development (DHCD) Community Housing Services (DHS)	Ongoing, 2015-23	HOME, Supportive Housing Program, Private Funds, HOPWA, State and Federal Tax Credits, State Housing Funds (CalHome Help Programs)
2.5.3	Accessible Units in New Federally-Assisted Housing	Department of Housing & Community Development (DHCD) – Housing Development Services	Ongoing, 2015-23	HOME
Policy 2.6: Large Families				
2.6.1	Housing Development Program	Department of Housing & Community Development (DHCD) – Housing Development Services	Ongoing, 2015-23	HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds
Policy 2.7: Expand Local Funding Sources				
2.7.1	Jobs/Housing Impact Fee	Department of Housing & Community Development (DHCD)	Ongoing, 2015-23	Permit Fees
2.7.2	Consider Implementing An Affordable Housing Impact Fee	Department of Housing & Community Development (DHCD) Planning Bureau	Complete nexus study	Permit Fees

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
Policy 2.8: Rental Assistance				
2.8.1	Expansion of Section 8 Vouchers	Housing Authority	Ongoing, 2015-23	Housing Authority Administrative Funds, Section 8 Program
2.8.2	City of Oakland Rental Assistance Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center	Ongoing as funds are available, 2015-23	Wells Fargo Bank National Fair Housing Alliance Settlement Agreement Funds
Policy 2.9: PATH Strategy for the Homeless				
2.9.1	Provide outreach programs to those who are homeless or in danger of becoming homeless	Community Housing Services (DHS)	Ongoing, 2015-23	General Fund, HCD/ESG, HUD/CDBG
2.9.2	Support programs that help prevent renters from becoming homeless.	Department of Housing & Community Development (DHCDDHCD) Community Housing Services (DHS)	Ongoing, 2015-23	General Fund, HCD/ESG, HUD/CDBG
2.9.3	Provide shelter programs to the homeless and special needs populations	Community Housing Services (DHS)	Ongoing, 2015-23	General Fund, HCD/ESG, HUD/CDBG
2.9.4	Provide transitional housing programs to those who are ready to transition to independent living	Community Housing Services (DHS)	Ongoing, 2015-23	General Fund, HUD/CDBG, HUD Supportive Housing, Alameda County Funds

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
2.9.5	Support development of permanent housing affordable to extremely low income households	Department of Housing & Community Development (DHCD)	Ongoing, 2015-23	HUD/HOME, Section 8
2.9.6	Coordinate actions and policies that affect the extremely low income population of Alameda County	Department of Housing & Community Development (DHCD) Community Housing Services (DHS)	Ongoing, 2015-23	General Fund, HUD/ESG, HUD/CDBG, HUD/Supportive Housing
2.9.7	Advocate for policies beneficial to the extremely low income and homeless populations of Oakland	Department of Housing & Community Development (DHCD) Community Housing Services (DHS)	Ongoing, 2015-23	General Fund, HUD/ESG, HUD/CDBG, HUD/Supportive Housing, Section 8 and HUD Moving to Work funds
2.9.8	Sponsor-based Housing Assistance Program	Oakland Housing Authority	Ongoing, 2015-23	Housing Authority Administrative Funds, Section 8 Program
Policy 2.10: Promote an Equitable Distribution of Affordable Housing throughout the Community				
2.10.1	Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty	Department of Housing & Community Development (DHCD) – Housing Development Services	Ongoing, 2015-23	HOME, HUD, CALHFA, County, misc. State/Federal housing programs, AHP private funds

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
Policy 2.11: Affordable Housing Preference for Oakland Residents and Workers				
2.11.1	Oakland Resident and Worker Housing Preference Policy Resolution	Department of Housing & Community Development (DHCD)	Ongoing enforcement, 2015-23	City staff time
Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups				
Policy 3.1: Expedite and Simplify Permit Processes				
3.1.1	Allow Multifamily Housing	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.1.2	Special Needs Housing	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.1.3	Discretionary Permits	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.1.4	“One-Stop” Permit Process	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.1.5	Assign Priority to Affordable Housing	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.1.6	Expedite Environmental Review	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.1.7	Secondary Units	Bureau of Planning	See Action 1.4.1	Permit Fees
Policy 3.2: Flexible Zoning Standards				
3.2.1	Alternative Building Code Standards	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.2.2	Planned Unit Development Zoning	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.2.3	Flexible Parking Standards	Bureau of Planning	Ongoing, 2015-23	Permit Fees

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
Policy 3.3: Development Fees and Site Improvement Requirements				
3.3.1	Project Review Process and Development Agreements	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.3.2	Development Fees	Bureau of Planning	Ongoing, 2015-23	Permit Fees
Policy 3.4: Intergovernmental Coordination				
3.4.1	Multiple Agency Reviews	Bureau of Planning	Ongoing, 2015-23	Permit Fees
3.4.2	Allocation of Project-based Section 8 Units	Oakland Housing Authority	Ongoing, 2015-23	Section 8 Program
Policy 3.5: Financing Costs				
3.5.1	Access to Low-Cost Financing for Development	Department of Housing & Community Development (DHCD) – Housing Development Services	See Housing Programs Under Goal 2	See Housing Programs Under Goal 2
3.5.2	Access to Low-Cost Financing For Home Purchase	Department of Housing & Community Development (DHCD) – Housing Development Services	See Action 2.2.1	See Action 2.2.1
Policy 3.6: Environmental Constraints				
3.6.1	Remediation of Soil Contamination	Housing & Community Development	Investigate potential funding sources	

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
Policy 3.7: Community Outreach and Education				
3.7.1	Community Outreach Program	Bureau of Planning Housing & Community Development	Ongoing, 2015 – 23	Permit Fees
Goal 4: Conserve and Improve Older Housing and Neighborhoods				
Policy 4.1: Housing Rehabilitation Loan Programs				
4.1.1	Rehabilitation Loan Programs for Owner-Occupied Housing	Department of Housing & Community Development (DHCD) – Residential Lending Services	Ongoing, 2015-23	CDBG, HOME
4.1.2	Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units	Department of Housing & Community Development (DHCD) – Residential Lending Services	Ongoing, 2015-23	CDBG, HOME
Policy 4.2: Blight Abatement				
4.2.1	Anti-Blight Programs	Bureau of Building Services	Ongoing, 2015 – 23	Permit Fees; fees/fines charged to property owners, state/federal grants
4.2.2	Housing Code Enforcement	Bureau of Building Services	Ongoing, 2015 – 23	Permit Fees; Property Liens, Fines
4.2.3	Problem Properties Program	Bureau of Building Services	Ongoing, 2015 – 23	Permit Fees

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
4.2.4	Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program	Department of Housing and Community Development (DHCD) -- Housing Assistance Center	Ongoing, 2015-23	Permit Fees, Fines
4.2.5	Tax Default Foreclosure Sale Program	Bureau of Building Services	Ongoing, 2015 – 23	Permit Fees
4.2.6	Investor-owned Property Registration, Inspection and Maintenance Program	Department of Housing and Community Development (DHCD) -- Housing Assistance Center	Ongoing, 2015-23	Permit Fees, Fines
Policy 4.3: Housing Preservation and Rehabilitation				
4.3.1	Historic Residential Building Relocation	Bureau of Planning	Ongoing, 2015 – 23	Varies, depending on funds used for the specific project.
4.3.2	Housing Repairs for Seniors and People with Disabilities	Department of Housing & Community Development (DHCD) – Community Development Block Grant Program	Consider funding program in next Housing Element Program Round, Planning Bureau	CDBG
4.3.3	Senior Home Equity Conversion Counseling Programs	Department of Housing & Community Development (DHCD) – Community Development Block Grant Program	Consider funding program in next Housing Element Program Round, Planning Bureau	CDBG

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
4.3.4	Access Improvement Program	Department of Housing & Community Development (DHCD) – Residential Lending Services	Ongoing, 2015-23	CDBG
4.3.5	Scattered-site Single Family Acquisition and Rehabilitation Program	Department of Housing and Community Development (DHCD) -- Housing Assistance Center	Program implementation beginning 2014-15	CDBG, Foreclosure Abatement Program Funds
4.3.6	Continuing Implementation of Mills Act Contracts	Bureau of Planning	Ongoing, 2015-23	Application and inspection fees; property tax reduction.
4.3.7	Rehabilitating Public Housing	Oakland Housing Authority	Ongoing, 2015-23	HUD Moving to Work funds
4.3.8	Proactive Rental Inspection Policy	Department of Housing and Community Development (DHCD) -- Housing Assistance Center	Program implementation beginning 2014-15	TBD (Permit Fees, Fines?)
Goal 5: Preserve Affordable Rental Housing				
Policy 5.1: Preservation of At-Risk Housing				
5.1.1	Monitoring and Preservation	Department of Housing & Community Development (DHCD) – Policy and Programs	Annual, 2015-23 City will identify projects at highest-risk each year (that could convert within the next	HOME

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
5.1.2	Contact With Owners of At-Risk Buildings	Department of Housing & Community Development (DHCD) – Policy and Programs	24 months)	HOME
5.1.3	Financial Assistance for Preservation Projects	Department of Housing & Community Development (DHCD) – Housing Development Services	Ongoing, 2015 – 23	Federal Preservation Programs (HUD), State Programs, HOME, Redevelopment Housing Set-Aside Funds, Tax Credits
5.1.4	Project Based Section 8 Assistance	Department of Housing & Community Development (DHCD) – Housing Development Services and Oakland Housing Authority	Ongoing, 2015-23	Section 8 Program
5.1.5	Local Non-traditional Housing	Oakland Housing Authority	Ongoing, 2015-23	Section 8 Program
Policy 5.2: Support for Assisted Projects with Capital Needs				
5.2.1	Advocacy for State and Federal Financing	Department of Housing & Community Development (DHCD) – Policy and Programs	Ongoing, 2015-23	General Fund

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
5.2.2	Funding for Capital Needs--Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings)	Department of Housing & Community Development (DHCD) – Housing Development Services	Ongoing, 2015-23	HOME, CDBG, State housing programs, Tax credits/equity, Private lenders and Foundations See Action 5.1.3 for additional funding options
Policy 5.3: Rent Adjustment Program				
5.3.1	Rent Adjustment Ordinance	Department of Housing & Community Development (DHCD) – Rent Adjustment Board	Ongoing, 2015-23	Registration Fees
5.3.2	Just Cause for Eviction Ordinance	Department of Housing & Community Development (DHCD) – Rent Adjustment Board	Ongoing, 2015-23	Registration Fees
5.3.3	Ellis Act Protections Ordinance	Department of Housing & Community Development (DHCD) – Rent Adjustment Board	Ongoing, 2015-23	Registration Fees
5.3.4	Advocacy with other Jurisdictions on Statewide Rent Control Policies	Department of Housing and Community Development (DHCD) -- Housing Assistance Center	Ongoing, 2015-23	General Fund

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
Policy 5.4: Preservation of Single Room Occupancy Hotels				
5.4.1	Residential Hotel Conversion/Demolition Protections	Bureau of Planning	Ongoing, 2015-23	General Fund, Permit Fees
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use				
5.5.1	Residential Property Conversion Ordinance	Bureau of Planning	Ongoing, 2015-23	Permit Fees
Policy 5.6: Limitations on Conversion of Rental Housing to Condominiums				
5.6.1	Condominium Conversion Ordinance	Bureau of Planning	Ongoing, 2015-23	Permit Fees
Policy 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing				
5.7.1	Rehabilitation of Public Housing Units	Oakland Housing Authority	Ongoing, 2015-23	HUD Moving to Work funds
Goal 6: Promote Equal Housing Opportunity				
Policy 6.1: Fair Housing Actions				
6.1.1	Funding for Fair Housing Organizations	Department of Housing and Community Development (DHCD) – CDBG Programs	Ongoing, 2015-23	CDBG
6.1.2	Housing Search Assistance for People with Disabilities	Department of Housing and Community Development (DHCD) – CDBG Programs	Ongoing, 2015-23	CDBG

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
6.1.3	Affirmative Fair Marketing	Department of Housing and Community Development (DHCD) – Policy and Programs	Ongoing, 2015-23	CDBG, HOME
6.1.4	Housing Assistance Center	Department of Housing and Community Development (DHCD) -- Housing Assistance Center	Ongoing, 2015-23	CDBG
Policy 6.2: Reasonable Accommodations				
6.2.1	Incorporate Reasonable Accommodations into City Programs and Policies	City Manager, Office of ADA Compliance	Ongoing, 2015-23	General Fund, CDBG
6.2.2	Publicize and Implement Reasonable Accommodations Policy and Procedures	Zoning Administrator	Ongoing, 2015-23	Permit Fees
Policy 6.3: Promote Regional Efforts to Expand Housing Choice				
6.3.1	Regional Housing Needs Allocation	Planning Bureau, Department of Housing and Community Development (DHCD) – Policy and Programs	Ongoing, 2015-23	Permit Fees

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
Policy 6.4: Fair Lending				
6.4.1	Community Credit Needs Assessment	Department of Housing and Community Development (DHCD) – Policy and Programs Financial Services Agency, Treasury Division	Ongoing, 2015-23	???
6.4.2	Community Reinvestment Activities linked to Banking	Department of Housing and Community Development (DHCD) – Policy and Programs Financial Services Agency, Treasury Division	Ongoing, 2015-23	???
6.4.3	Predatory Lending Controls	Department of Housing and Community Development (DHCD) – Housing Assistance Center Financial Services Agency, Treasury Division	Ongoing, 2015-23	???
Goal 7: Promote Sustainable Development and Sustainable Communities				
Policy 7.1: Sustainable Residential Development Programs				
7.1.1	Promote Green Building Design for Private Development	Bureau of Building Services	Ongoing, 2015-23	Permit Fees
7.1.2	Green Building Standards	Bureau of Building Services	Ongoing, 2015-23	Permit Fees

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
7.1.3	Require Green Building Design requirements for City-funded Development	Bureau of Building Services	Ongoing, 2015-23	Permit Fees
Policy 7.2: Minimize Energy and Water Consumption				
7.2.1	Energy-Efficiency and Weatherization Programs	Environmental Services (PWA), with input from all agencies	Ongoing, 2015-2023	Bay Area Air Quality Management District Grant and Williams Settlement
7.2.2	Alternative Energy Production	Planning Bureau, Building Services, Environmental Services (PWA),	Ongoing, 2015-23	Permit Fees; Williams Settlement
7.2.3	Technical Assistance	Bureau of Building Services	Ongoing, 2015-23	Permit Fees
7.2.4	Promote Water Conservation and Efficiency	Planning Bureau, Building Services, Environmental Services (PWA),	Ongoing, 2015-23	Permit Fees
Policy 7.3: Encourage Development that reduces Carbon Emissions				
7.3.1	Mixed Use Development Incentives	Bureau of Planning	Ongoing 2015-23	Permit Fees
7.3.2	Transit-Oriented Development	Bureau of Planning	Ongoing 2015-23	Permit Fees
7.3.3	Implement SB 375 provisions, direct new housing to be built in Priority Development Areas	Bureau of Planning	Ongoing 2015-23	Permit Fees
7.3.4	Integrate Land Use and Transportation Planning in Major Residential Projects	Bureau of Planning	Ongoing 2015-23	Permit Fees

Table 7-2
Implementation Program

Actions[1]		Agency	Approximate Timeframe	Funding
7.3.5	Encourage New Housing at a Range of Prices	Bureau of Planning	Ongoing 2015-23	Permit Fees
Policy 7.4: Minimize Environmental Impacts from New Housing				
7.4.1	Compact Building Design	Bureau of Planning , Bureau of Building Services	Ongoing, 2015-23	Permit Fees
7.4.2	Waste Reduction	Bureau of Planning , Bureau of Building Services	Ongoing 2015-23	Permit Fees
7.4.3	Foster Healthy Indoor Air Quality	Bureau of Planning , Bureau of Building Services	Ongoing 2015-23	Permit Fees
7.4.4	Recycled, Reclaimed or Renewable content of Building Materials	Bureau of Planning , Bureau of Building Services	Ongoing 2015-23	Permit Fees
7.4.5	Re-Use and Rehabilitation of Historic Materials	Bureau of Planning , Bureau of Building Services	Ongoing, 2015-23	Permit Fees
7.4.6	Encourage Food Production in Open Space Areas	Bureau of Planning	Ongoing, 2015-23	Permit Fees
Policy 7.5: Climate Adaptation and Neighborhood Resiliency				
7.5.1	Climate Change and the Planning process	Bureau of Planning	Ongoing, 2015-23	Permit Fees
7.5.2	Climate Adaptation Strategies	Planning Bureau, Building Services, Environmental Services (PWA),	Ongoing, 2015-23	Permit Fees

[1]For a complete description of each action, see the Goals and Policies section that precedes Table 7-1.

8. QUANTIFIED OBJECTIVES

[AVAILABLE AT FINAL DRAFT STAGE]

9. OTHER REQUIREMENTS

This chapter of the Housing Element demonstrates consistency with the General Plan and policies, and various additional requirements of the *2015-2023 Housing Element* including flood hazard land management, coastal zone and disadvantaged communities' requirements, as well as water and sewer priority requirements. Additionally, the chapter also identifies opportunities for energy conservation in residential developments.

A. CONSISTENCY WITH GENERAL PLAN AND POLICIES

This section evaluates the consistency of the Housing Element with applicable land use planning and regulatory documents, specifically the elements from the City of Oakland's General Plan: the *Land Use and Transportation Element (LUTE)*, the *Open Space, Conservation and Recreation Element*, the *Noise Element*, the *Historic Preservation Element* and the *Safety Element*. A review was made of all elements of the General Plan for policies which encourage retention, restoration and construction of housing in Oakland. The policies selected below highlight the policies that demonstrate clear implications for future planning and development for housing.

Unlike many cities, Oakland's *LUTE* already permits high density housing and mixed use developments on the main streets and commercial corridors—which is why this Housing Element shows the City can accommodate the 2014-2022 RHNA without any rezoning or General Plan Amendments. This is because the vision and specific policies contained in the *LUTE* seek to encourage and facilitate the types of infill, re-use, mixed-use, and central city/corridor-oriented residential development that are the focus of the Housing Element and the City's ability to accommodate its regional housing allocation from ABAG. The preamble to the *LUTE* makes this clear:

> Through application of the policies and classifications of the new General Plan, the character of established neighborhoods will be maintained and enhanced, while new housing, new business and new City services *will be concentrated in neighborhood centers and along key corridors*. (emphasis added, p. 5)

Residential growth in Oakland is directed to the "Grow and Change" areas of the City, as outlined in the *LUTE*'s Strategy Diagram (p. 122-125). These areas are described in the *LUTE*:

> Most of the…new households projected to be added in the city of Oakland through the year 2015 will be located on the city's corridors, in Downtown, in Transit Oriented Districts near BART stations, along the Waterfront, and through infill projects that respect established neighborhood character. (p.25)

In addition, the intention of the Grow and Change areas are explained in the *LUTE*:

> …Grow and Change areas will emphasize significant changes in density, activity or use, which are consistent with the …General Plan. Growth and change areas include areas with many parcels, or, in some cases, larger sites that can accommodate significant increases in intensity. (p. 124)

Figure C-6 shows that the housing opportunity sites in this Housing Element correspond with the areas designated by the *LUTE* as "Grow and Change." Most of the housing to be provided in

Oakland will result from the development or redevelopment of under-used and infill parcels. Anticipated development on these sites are expected to be in compliance with policy standards for noise, safety, open space, recreation, and conservation contained in the other General Plan elements.

The polices in the other General Plan elements will advance the ability of the City to achieve the objectives contained in the *2015-2023 Housing Element* and implement specific housing policies and programs. Likewise, the *Housing Element* policies will advance the implementation of policies and programs in the other General Plan elements. The City has therefore determined that the updated Housing Element is consistent with the General Plan.

LAND USE AND TRANSPORTATION ELEMENT

DOWNTOWN (D)

Policy D1.4 Planning for Old Oakland
Old Oakland should be respected and promoted as a significant historic resource and character-defining element, with Washington Street as its core. Residential development in Old Oakland should be of mixed housing type, with group floor retail where feasible.

Policy D1.5 Planning for Gateway District
New development and rehabilitation in the Gateway district should contribute to greater neighborhood cohesion and identity, emphasizing mixed housing type and urban density residential development.

Policy D1.7 Planning for the Gold Coast
The Gold Cost should be recognized and conserved as an established neighborhood providing urban density housing in a unique urban setting.

Policy D10.1 Encouraging Housing
Housing in the downtown should be encouraged as a vital component of a 24-hour community presence.

Policy D10.2 Locating Housing
Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12th Street, 19th Street, City Center, and Lake Merritt BART stations to encourage transit use, and it other locations where compatible with surrounding uses.

Policy D10.3 Framework for Housing Densities
Downtown residential areas should generally be within the Urban Residential and Central Business District density range where not otherwise specified. The height and bulk should reflect existing and desired district character, the overall city skyline, and the existence of historic structures or areas.

Policy D10.4 Providing Housing for a Range of Needs
Housing in the downtown should not be geared toward any one housing market, but rather should be promoted for a range of incomes, ownership options, household types, household sizes and needs.

Policy D10.5 Designing Housing

Housing in the downtown should be safe and attractive, of high quality design, and respect the downtown's distinct neighborhoods and its history.

Policy D10.6 Creating Infill Housing
Infill housing that respects surrounding development and the streetscape should be encouraged in the downtown to strengthen or create distinct districts.

Policy D10.7 Developing Live-Work Spaces
Locational and performance criteria should be developed for live-work developments.

Policy D11.1 Promoting Mixed-Use Development
Mixed use developments should be encouraged in the downtown for such purposes as to promote its diverse character, provide for needed goods and services, support local art and culture, and give incentive to reuse existing vacant or underutilized structures.

Policy D11.2 Locating Mixed-Use Development
Mixed-use development should be allowed in commercial areas, where the residential component is compatible with the desired commercial function of the area.

NEIGHBORHOODS (N)

Policy N1.8: Making Compatible Development
The height and bulk of commercial development in the "Neighborhood Mixed Use Center" and "Community Commercial" areas should be compatible with that which is allowed for residential development.

Policy N3.1 Facilitating Housing Construction
Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

Policy N3.2 Encouraging Infill Development
In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.

Policy N3.3 Facilitating Development of Second Units
One accessory housing unit (also known as second or secondary unit) per property should be permitted outright in all residential zones provided that it meets the setback requirements for the primary structure, is clearly secondary to the primary structure, is compatible with other structures on the site and in the vicinity, and the property owner lives on-site. The permitting procedures and performance criteria applied to these units should facilitate construction of units, and not be prohibitive in their requirements. Accessory units should be allowed when a new primary residence is being constructed or maybe added to properties with an existing residence. (See also Policy N7.2 "Defining Compatibility.")

Policy N3.4 Constructing Housing on Orphan Lots
Construction of housing units on "orphan lots" in residential areas (i.e. lots that are substandard in area but which cannot be increased in size because existing development is located on all sides) should be allowed where the proposed unit meets other applicable standards.

Policy N3.5 Encouraging Housing Development

The City should actively encourage development of housing in designated mixed housing type and urban housing areas through regulatory and fiscal incentives, assistance in identifying parcels that are appropriate for new development, and other measures.

Policy N3.8 Required High-Quality Design
High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.

Policy N3.9 Orienting Residential Development
Residential developments should be encouraged to face the street and to orient their units to desirable sunlight and views, while avoiding unreasonably blocking sunlight and views for neighboring buildings, respecting the privacy needs of residents of the development and surrounding properties, providing for sufficient conveniently located on-site open space, and avoiding undue noise exposure.

Policy N3.11 Enforcing Codes
The City should aggressively enforce the requirements of the City's Housing Code and other applicable regulations on housing of all types.

Policy N4.1 Supporting "Fair Share" Accountability
The City is generally supportive of any efforts to establish accountability for communities that do not provide their fair share of affordable housing units.

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 policy makers to join in efforts to advocate for the provision of affordable housing in communities throughout the Bay Area region.

Policy N5.2 Buffering Residential Areas
Residential areas should be buffered and reinforced from conflicting uses through the establishment of performance-based regulations, the removal of non-conforming uses, and other tools.

Policy N5.3 Supporting Live-Work Development
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 the surrounding area.

Policy N6.1 Mixed Housing Types
The city will 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.

Policy N6.2 Increased Home Ownership
Housing developments that increase home ownership opportunities for households of all incomes are desirable.

Policy N7.1 Ensuring Compatible Development

New residential development in Detached Unit and Mixed Housing type areas should be compatible with the density, scale, design and existing or desired character of surrounding development.

Policy N7.2 Defining Compatibility
Infrastructure availability, environmental constraints and natural features, emergency response and evacuation times, street width and function, prevailing lot size, predominant development type and height, scenic values, distance to public transit, and desired neighborhood character are among the factors that could be taken into account when developing and mapping zoning designations or determining "compatibility." These factors should be balanced with the citywide need for additional housing.

Policy N8.1 Developing Transit Villages
"Transit Village" areas should consist of attached multi-story development on properties near or adjacent to BART stations or other well-used or high volume transit facilities, such as light rail, train, ferry stations or multiple-bus transfer locations. While residential units should be encouraged as part of any transit village, other uses may be included where they will not negatively affect the residential living environment**.**

Policy N8.2 Making Compatible Interfaces Between Densities
The height of development in Urban Residential and other higher density residential areas should step down as it nears lower density residential areas to minimize conflicts at the interface between the different types of development.

TRANSPORTATION

Policy T2.1 Encouraging Transit-Oriented Development
Transit-Oriented development should be encouraged at existing or proposed transit-nodes, defined by the convergence of two or more modes of public transit, such as BART, bus, shuttle service, light rail or electric trolley, ferry and inter-city or commuter rail.

Policy T2.2 Guiding Transit-Oriented Development
Transit-oriented developments should be pedestrian oriented, encourage night and day times use, provide the neighborhood with needed goods and services, contain a mix of land uses, and be designed to be compatible with the character of surrounding neighborhoods.

PEDESTRIAN MASTER PLAN

Policy 3.2 Land Use
Promote land uses and site designs that make walking convenient and enjoyable.

WATERFRONT (W)

Policy W9.6 Developing Housing Along the Estuary: Quality, Type and Services
Housing quality, type and services should be developed in a manner that is consistent with the policies and requirements of: future detailed plans created for the Waterfront; the Housing Element of the General Plan; the City's Building Code; and / or other appropriate codes per regulations.

Policy W9.7 Supporting Existing Residential Communities Along the Estuary
The existing residential communities within and adjacent to the waterfront should be supported and enhanced.

OPEN SPACE, CONSERVATION & RECREATION ELEMENT (OSCAR)

Policy OS-4.1 Provision of Useable Open Space
Continue to require new multi-family development to provide useable outdoor open space for its residents.

Policy OS-4.4 Elimination of Blighted Vacant Lots
Discourage property owners from allowing vacant land to become a source of neighborhood blight, particularly in residential areas with large numbers of vacant lots.

Policy CO-12.1: Land Use Patterns Which Promote Air Quality
Promote land use patterns and densities which help improve regional air quality conditions…reducing the percentage of people in Oakland who must drive to work on a daily basis.

NOISE ELEMENT

Policy 1
Ensure the compatibility of existing and, especially, of proposed development projects no only with neighboring land uses but also with their surrounding noise environment.

Policy 3
Reduce the community's exposure to noise by minimizing the noise levels that are received by Oakland residents and others in the City.

HISTORIC PRESERVATION ELEMENT

Policy 1.2: Potential Designated Historic Properties
The City considers any property receiving an existing or contingency rating from the Reconnaissance or Intensive Surveys of "A" (highest importance), "B" (major importance), or "C" (secondary importance) and all properties determined by the Surveys to contribute or potentially contribute to an Area of Primary or Secondary Importance to warrant consideration for possible preservation. Unless already designated as Landmarks, Preservation Districts, or Heritage properties pursuant to Policy 1.3, such properties will be called "Potential Designated Historic Properties."

Policy 1.3: Designated Historic Properties
The City will designate significant older properties which definitively warrant preservation as Landmarks, Preservation Districts or Heritage Properties. The designations will be based on a combination of Historical and Architectural Inventory Ratings, National Register or Historical Places criteria, and special criteria for Landmarks and Preservation District eligibility. Landmarks, properties, which contribute or potentially contribute to Preservation Districts, and Heritage Properties, will be called "Designated Historic Properties."

Policy 2.2: Landmark and Preservation District Eligibility Criteria
Landmarks and Preservation Districts will be classified according to importance, with three classes of Landmarks and two classes of Preservation Districts. Properties eligible for each of these classifications will be as follows: (*See Historic Preservation Element Pg. 4-3)*

Policy 2.6: Preservation Incentives

(a) Landmarks and all properties contributing or potentially contributing to a Preservation District will be eligible for the following preservation incentives:
   i. Mills Act contracts for reducing property tax assessments;
   ii. State Historical Building Code and other related alternative codes for older buildings such as the Uniform Code for Building Conservation (UCBC), to provide more flexible construction standards;
   iii. Conservation easements to reduce property tax assessments and, for National Register properties, to obtain income tax deductions;
   iv. Broader range of permitted or conditionally-permitted uses;
   v. Transferable development rights;
   vi. Priority for economic development and community development project assistance and eligibility for possible historic preservation grants for low-income housing;
   vii. Eligibility for acquisition, rehabilitation, and other development assistance from a possible historic preservation revolving fund or possible Marks historical rehabilitation bond program; and

(b) Compatible new development on vacant noncontributing Preservation District parcels will be eligible for Incentives (iv), (v), (vi) and (vii). Heritage Properties will be eligible for incentives (ii), (vi) and (vii).

SAFETY ELEMENT

Policy GE-3: Continue, enhance or develop regulations and programs designed to minimize seismically related structural hazards from new and existing buildings.

Policy FI-2: Continue, enhance or implement programs that seek to reduce the risk of structural fires.

Policy HM-2: Reduce the public's exposure to toxic air contaminants through appropriate land use and transportation strategies.

B. FLOOD HAZARD LAND MANAGEMENT

Government Code Section 65302 requires cities to include analysis and policies regarding flood management and flood hazard in the General Plan *Safety* and *Open Space, Conservation and Recreation Elements*. The cities are further required to annually review flood maps and the General Plan *Land Use and Transportation Element*. The City's recently updated *Safety Element* analyzes Oakland's risk from five inundation hazards: excessive storm water runoff from heavy rain, the failure of dams and other water-holding structures, tsunamis, seiches and a rise in sea level.

Oakland's creek protection, storm water management and discharge control ordinance contains several provisions to reduce flooding risks. Requirements include that natural waterways be kept free of obstacles and that hydrology reports be obtained for development proposals within a creek floodway or riparian corridor, or near the top of a creek bank. In addition, the erosion and

sedimentation ordinance prohibits the issuance of grading permits for sites located in a designated flood-hazard area unless the grading plan provides for measures to mitigate the projected flood hazard. Finally, the City has enacted provisions pertaining to land subdivisions requiring that subdivisions be designed to minimize flood damage; that streets and lots be laid out to provide for approved drainage facilities; that street grading and improvements include catch basins, pipes, culverts and storm drains; that public utilities be constructed to minimize or eliminate flood damage; that water-supply systems be designed to minimize or eliminate infiltration of floodwaters into the systems; and that tentative parcel maps contain provisions for drainage and flood control.

Any development proposal with potential flood hazards will be evaluated in-depth pursuant to California Environmental Quality Act (CEQA). Furthermore, any new construction or major improvements within flood plains are subject to the City's zoning and building measures such as, building at or above flood-elevation levels, for reducing damages from future floods. The *Housing Element* has been reviewed for internal consistency with the *Safety, Open Space, Conservation and Recreation, and Land Use and Transportation Elements* of the General Plan in regards to flood hazards.

C. COASTAL ZONE REQUIREMENTS

Government Code Section 65588(d) requires the review of the housing element for jurisdictions located within a coastal zone to provide an additional analysis of units constructed, demolished and replaced within three miles of a coastal zones to ensure the affordable housing stock with the coastal zone is being protected and provided as required by Government Code Section 65590. Staff is investigating whether these rules apply in Oakland.

D. SB 244 (DISADVANTAGED COMMUNITIES) REQUIREMENTS

On or before the next adoption of its housing element, Government Code Section 65302.10(a) requires that each city and county review and update the land use element of its general plan, based on available data, including, but not limited to, the data and analysis developed pursuant to Section 56430, of unincorporated island, fringe, or legacy communities inside or near its boundaries. However, in the Resolution number 2013-13, Alameda County Local Agency Formation Commission (LAFCO) determined that based on Census Designated Places there are no disadvantaged unincorporated communities within Alameda County that meet state-mandated criteria. Alameda County LAFCO further recognized that although there are communities in the County that experience disparities related to socio-economic, health and crime-issues, but that the subject of this review was municipal services such as water, sewer, and fire protection services to which these communities, for the most part, have access. Therefore, SB 244 is not applicable to the City of Oakland, which is a part of Alameda County.

E. WATER AND SEWER PRIORITY

Chapter 727, Statutes of 2005 (SB 1087) establishes processes to ensure the effective implementation of Government Code Section 65589.7. This statute requires local governments to provide a copy of

the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

For the City of Oakland, Chapter 727 now requires that the City immediately deliver the adopted housing element to the East Bay Municipal Utility District (EBMUD). Future updates or amendments to the housing element should be sent within a month after adoption. The inclusion of a summary/quantification of the City's regional housing need allocation and other appropriate housing information is recommended. Moreover, to effectively implement the law, the City should consult with EBMUD during the development and update of the housing element, as well as sending copies of the adopted housing element.

F. OPPORTUNITIES FOR ENERGY CONSERVATION

State law requires local governments, in preparing a housing element, to analyze opportunities for energy conservation in residential development. Oakland has a strong legacy of environmental leadership, and has taken several measures to implement energy conservation programs in residential projects. The City of Oakland is committed to leading Oakland's progress in becoming a more sustainable city – a community in which all people have the opportunity to pursue safe, happy, healthy and fulfilling lives, now and into the future.

There are three areas that require analysis to comply with energy conservation in the housing element: planning and land use, conservation incentives for the City's building industry and residents, and promoting green building and energy efficient building standards and practices.

In addition, the State recently adopted Assembly Bill 32 (AB 32) (Chapter 488, Statutes of 2006) that seeks to reduce greenhouse gas emissions (GHG). Senate Bill 375 (SB 375), signed by Governor Schwarzenegger in September 2008, links AB 32 to land use planning and transportation decisions that will reduce the use of fossil fuel consumption. Highlights of SB 375 are that it requires regional governing bodies to include a "sustainable community strategy" in their regional transportation plan that encourages reductions of vehicle miles travelled by encouraging development near public transportation. In addition it will mandate that transportation projects consistent with the "sustainable community strategy" receive federal transportation funds administered by the state.

In an effort to reduce energy consumption and GHG emissions in Oakland, the Oakland Energy and Climate Action Plan (ECAP) was adopted by the City Council on December 4, 2012. Optimizing the use of energy and minimizing associated energy costs and GHG emissions are important components of Oakland's sustainable city vision. The ECAP establishes GHG reduction actions, as well as a framework for coordinating implementation and monitoring, and reporting on progress. The ECAP outlines a ten-year plan including more than 150 actions that will enable Oakland to achieve a 36% reduction in GHG emissions. The ECAP assists the City of Oakland in continuing its legacy of leadership on energy, climate and sustainability issues.

The City's General Plan promotes a clean and ecologically healthy environment; growing a strong economy brimming with opportunity; and fostering a safe, equitable and vibrant community. The *Housing Element* is seen as a tool to implement this state policy by coordinating efficient land use strategies that promote housing development that is affordable, is higher-density in strategic urban locations, and that promotes housing policies related to the reduction of GHG emissions.

The following three sections look at policies in place and policy goals for the next planning period that address energy conservation through the lens of housing development in the City.

Planning and Land-Use

Planning policies encourage energy conservation and sustainable development by focusing development in Oakland's downtown and near major corridors well served by transit, as well as zoning land to ensure there is land available to meet housing needs at appropriate densities with an emphasis on land well served by public transit, and close to public services. Specifically, Policy 1.1 Priority Development Areas (PDAs) Housing Program, Policy 1.2 Availability of Land, and Policy 1.3 Appropriate Locations and Densities for Housing all encourage housing that maximizes sustainable development. With these policies in place, Oakland will help create more sustainable environment.

A key component of the City's General Plan is the concept of promoting transit-oriented development (TOD). This implies locating housing near transportation corridors, well served by public transportation and with access to goods and services, thus reducing single-occupancy vehicle trips improving neighborhoods and reducing air pollution and greenhouse gas emissions. The City implements TODs through the establishment of six transit-oriented priority development areas (PDAs) and is currently developing comprehensive plans and zoning to guide future development in these areas.

In 2007, the Oakland City Council adopted a citywide Bicycle Master Plan. The plan aims at promoting bicycling as a viable alternative to the private automobile by improving safety and access for cyclists while minimizing adverse effects on other roadway users. The plan will help the city meet its policy goals regarding transportation, sustainability, public health, equity, and quality of life. The Plan was funded in part by a grant made possible by the Alameda County Measure B half-cent transportation sales tax, administered by the Alameda County Transportation Improvement Authority (ACTIA), now part of the Alameda County Transportation Commission.

Conservation Incentives for the Building Industry and Residents

The City of Oakland's Housing Element Policy Goal 7 (see Chapter 7 for a full list of Housing Element planning period policy goals where this is detailed) addresses the City's efforts to promote sustainable development and follow the principles of a sustainable community strategy. Policies that are supported by the City include the following:

- promoting a sustainable residential development program,
- minimizing energy and water consumption
- fostering low-carbon emissions and development by encouraging infill development at densities that are appropriate for targeted communities and by encouraging development in close proximity to transit resulting in a reduction in the number and frequency of trips made by automobiles,
- minimizing environmental impacts from new housing construction by working with developers to construct new housing that reduces the footprint of new construction, preserves green spaces, and supports ecological systems.

Promoting Green Building and Energy Efficient Building Standards and Practices

Optimizing use of energy, water and other resources can lower associated costs, air pollution and greenhouse gas emissions. Increasing local energy security and planning for future climate impacts can increase the resilience of our community. Oakland's comprehensive approach to improving local energy and climate performance involves reducing waste and pollution, keeping money in the local economy, improving local infrastructure and encouraging new investment.

In October, 2010, Oakland passed a Green Building Ordinance (resolution number 13040), which requires private construction in the City, after certain thresholds are met, to use checklists and best practices for conserving energy and resources. These regulations enhance a 2005 ordinance which required that any City building project or public works project follow Green Building requirements as codified in Chapter 15.35 of the Oakland Municipal Code. For a number of years, the City used Green Building Guidelines (resolution number 79871, May 2, 2006), to encourage private and commercial residential developers to use green building and landscape design and construction whenever feasible. Additionally, the City's Housing and Community Development department's annual Notice of Funding Availability for affordable housing development requires that developers achieve a minimum of 50 points on Build It Green's GreenPoint Checklist.

The City's Weatherization and Energy Retrofit Revolving Loan Program provides income-eligible property owners access to 0% interest loans ranging from $6,500 - $30,000 for weatherization and energy efficiency improvements to owner-occupied residential properties of 1 - 4 units.

In March 2006, the Oakland City Council adopted a Zero Waste Goal by 2020 and in December 2006 passed a resolution adopting a Zero Waste Strategic Plan. The Zero Waste Strategic Plan provides a framework of policies and initiatives that guide the planning and decision-making process to achieve the City's Zero Waste Goal. Oakland continues to exceed the 50% waste reduction goal mandated by state law (AB 939), primarily through participation in residential recycling collection programs, mandatory construction and demolition (C&D) debris recycling, and businesses served by the many independent recycling companies operating in Oakland. Zero Waste goes beyond recycling discarded materials. It considers the vast flow of resources and waste through our society and economy, and moves to eliminate waste.

On January 31, 2005, the Environmental Services Division of Oakland Public Works introduced the first major modification to Oakland's residential recycling program since the addition of yard trimming service in 1995. The existing yard trimming program was expanded to include food scraps and to accept unlimited amounts of yard trimmings, with collection increasing from bi-weekly to weekly service. The tub-based curbside recycling program, which was previously provided as a weekly service in only half of the City, was replaced by a weekly single-cart service throughout Oakland. The results of this expansion have been dramatic: yard trimming tonnage has increased by over 46% compared to 2004, and recycling tonnage increased by 37%.

APPENDIX C: DETAILED SITE INVENTORY

Appendix C presents the inventory of sites suitable for residential development in Oakland, as discussed and summarized in Chapter 4, Land Inventory. Background on assumptions and sources also are included. The appendix text and tables are organized into four groups of sites, based on the status of housing development on each site:

Group 1: Sites with housing projects recently completed;

Group 2: Sites with housing projects approved;

Group 3: Sites with housing projects planned; and

Group 4: Additional housing opportunity sites.

Group 1: Sites With Housing Projects Recently Completed

One table identifies the inventory of Group 1 sites:

- Table C-1, Sites with Completed Housing Projects: Affordable Projects with City and/or Other Public Funds

Two figures locate these Group 1 sites on a map:

- Figure C-2, Market rate developments, completed approved and Pre-development and Figure C-3, Market rate developments in Oakland Central (downtown)

The data describing housing potential on these sites are actual data for the sites/projects listed, as available from City of Oakland records, including the Permit Tracking System, the Major Projects List, and other sources.

Group 2: Sites With Housing Projects Approved

Two tables identify the inventory of Group 2 sites:

- Table C-2: Sites with Approved Housing Projects,
- Table C-3: Sites with Funded Publicly Subsidized Affordable Housing Projects in Predevelopment,

Three figures locate these sites on maps:

- Figure C-2, Market rate developments in predevelopment (approved and planned)
- Figure C-3, Market rate developments in Oakland Central (downtown) in predevelopment (approved and planned)
- Figure C-4, Affordable housing developments in site acquisition and predevelopment (approved and planned)

The data describing housing potentials on the Group 2 sites are actual data for the sites/projects listed, as available from City of Oakland records, including the Permit Tracking System, the Major Projects List, and other sources.

Group 3: Sites With Housing Projects Planned

Two tables identify the inventory of Group 3 sites:

- Table C-4: Sites with Affordable Projects in Site Acquisition, and
- Table C-5: Sites with Private Sector Projects in Predevelopment.

The figures are the same as those for Group 2 (predevelopment projects include approved and planned projects).

The data describing housing potentials on the Group 3 sites are actual data for the sites/projects listed, as available from City of Oakland records, including the Permit Tracking System, the Major Projects List, and other sources.

Group 4: Additional Housing Opportunity Sites

Table C-6 and Figure C-5 presents the inventory of additional housing opportunity sites, and shows conclusively that Oakland has the land potential to meet its RHNA by 2023. The criteria for identifying the opportunity sites are explained in the text in Chapter 4 (see "Group 4" discussion). The sites were identified by City of Oakland staff by reviewing sites from the 2007-2014 *Housing Element* that had not been built on nor entitled to construct buildings.

In determining the residential development potential of a site with no current specific development proposal (Group 4), the City applied the density permitted by the residential and commercial zoning districts adopted in 2011. The figures presented in Table C-6 are based on the density permitted by zoning and yield a potential for over 16,000 units.

In rare cases, housing opportunity sites in Table C-6 are located in historic preservation districts, or have demolished structures on them which still retain a rating in the Oakland Cultural Heritage Survey; Table C-6a lists these properties.

Priority Development Areas Identified On Inventory Tables

One figure maps the boundaries of the planning areas used in the analysis:

- Figure C-1, Locations of the Priority Development Area boundaries

The planning areas for each of the projects on Tables C-1 through C-5 will be completed at the Final Draft stage.

Table C-1
Private Sector Market Rate (includes private sector affordable units)
Complete (01/01/14-03/07/14)

PROJECT NAME, LOCATION, STATUS					UNIT COUNT				AFFORDABILITY						HOUSING TYPE / TENURE / DENSITY				
Project Name	Location	District	Subarea	Year Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
Bakery Lofts	945 53rd Street APN: 049 - 1173-002-00			Jan-14	61	61	-	-	-	-	-	-	-	61	-	61	-	42	Mixed Use/Phase III of project, 61 units and 3,161 sq. ft. of commercial
COMPLETED PRIVATE SECTOR PROJECTS TOTAL					**61**	**61**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**61**	**0**	**61**	**0**	**42**	

Table C-2

Private Sector Market Rate units-approved (01/01/14-03/27/14)

PROJECT NAME, LOCATION, STATUS					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
Brooklyn Basin (formerly Oak to Ninth Mixed Use)	64.2 acre waterfront site bounded by Fallon Street, Embarcadero Road, 10th Ave., and the Oakland Estuary APN: 0430-001-02, 0430-001-04 (por), 0460-003,004,0465-002, 0470-002 (por).			3,100															3,100 residential units; 200,000 sq.ft. commercial; 3,950 structured parking spaces; 29.9 acres public open space; 2 renovated marinas; 170 boat slips Development Agreement (DA06011) submitted for review (and approved) on 2/14/14

Table C-2

Private Sector Market Rate units-approved (01/01/14-03/27/14)

PROJECT NAME, LOCATION, STATUS					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
2425 Valdez Street	2425 Valdez St APN: 008 -0672-007-02			70	70	70										70			CD13157; 70 micro living quarters; 1 live/work space B1303158 Accela "final check" "task status" "approved" on 2-11-2014
Fruitvale Village Phase II	Block bounded by 35th and 37th Avenues, East 12th Street and BART tracks APN: 033-2197-019 and 033-2177-02			275		275								181					CMD08185; Phase II of a multifamily residential development with 275 residential units PUD08186& TTM8038 extended on 1/10/14

Table C-2

Private Sector Market Rate units-approved (01/01/14-03/27/14)

PROJECT NAME, LOCATION, STATUS					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
3884 Martin Luther King Jr. Way	3884 Martin Luther King Jr. Way APN: 012-0968-031-00			40															CDV06326; 40 residential units CDV06326 extended 1/8/14

Table C-2

Private Sector Market Rate units-approved (01/01/14-03/27/14)

PROJECT NAME, LOCATION, STATUS					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
Creekside Mixed Use Project	5132 Telegraph Ave APN: 014 -1226-013-00			120															CMDV07064; 120 residential units and 7,700 sq.ft commercial CMDV07064 extended 3/14/14
51st & Telegraph, Civiq	Area bounded by Telegraph, 51st and Clark Streets APN: Multiple			68															CMDV05469; 68 residential units and less than 3,000 sq.ft commercial CMDV05469 extended 3/14/14
Emerald Parc	2400 Filbert Street APN: 005-0433-018-04			55															CU05116; 55 townhomes CU05116 extended 1/10/14

Table C-2

Private Sector Market Rate units-approved (01/01/14-03/27/14)

PROJECT NAME, LOCATION, STATUS					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
377 2nd Street	377 2nd Street APN: 001 -0143-008-00 001 -0143-007-00 001-0143-010-00			96															CD13309; 96 unit 6 story building w/ ground floor commercial - pending approval (replaces CMD13223) CD13309-A01 (appeal of CD13309) submitted on 3/14/14
"The Hive" Broadway West Grand (formerly known as Negherbon Mixed Use Project)	2345 Broadway APN: 008 –0666-007-00			367															CV13162; Parcel B: 367 residential units and 8,500 sq.ft. retail PUDF03553-R01 (revision) received 3/14/14)

Table C-2

Private Sector Market Rate units-approved (01/01/14-03/27/14)

PROJECT NAME, LOCATION, STATUS					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
APPROVED PRIVATE SECTOR PROJECTS TOTAL				**4,191**															

Table C-3
Publicly Subsidized Affordable-funded and in Pre-development (March 2014)

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT				AFFORDABILITY						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Sub- area	Expect Complete	Units at Completion	New Construction	Rehabilitation		City Assisted	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner	Units per Acre	Comments
11th & Jackson	1110 Jackson Street			2016	71	Yes	No		Yes		40	30	0	1	Family	Yes	No	-	
1701 Martin Luther King Jr. Way	1701 Martin Luther King Jr. Way			2015	26	Yes	No		Yes	7	18			1	Special Needs	Yes	No		
94th & International	9400-9500 International Blvd			2016	59	Yes	No		Yes		58			1	Family	Yes	No		
Civic Center 14 TOD	632 14th Street			2016	40	Yes	No		Yes	26	13			1	Family	Yes	No		
Redwood Hill	4858-68 Calaveras	LH	-	TBD	20	Yes	No		Yes		0	8	12	0	Family	Yes	No	-	
Byron Avenue Homes	10211 Byron Ave	EH	-	TBD	10	Yes	No		Yes		4	4	2	0	Ownership	No	Yes	-	
Oakland Home Renovation Program	Scattered Sites Citywide			TBD	3-5	No	Yes		Yes			3-5			Ownership	No	Yes		
AFFORDABLE PROJECTS IN PREDEVELOPMENT TOTAL --		--	--	--	**229-231**	--	--		--	**33**	**133**	**33-35**	**14**	**4**	--	--	--	--	--

Table C-4
Publicly Subsidized Affordable-Site Acquisition (as of March 2014)

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT[1]				AFFORDABILITY[1]						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Sub- area	Expect Complete	Units at Completion	New Construction	Substantial Rehabilitation	Net Unit	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner	Units per Acre	Comments
3701 Martin Luther King Jr. Way	3701 Martin Luther King Jr. Way	NO	-	TBD	4	Yes	No	4	Yes	TBD	TBD	4	TBD	TBD	Ownership	No	Yes		
3829 Martin Luther King Jr. Way	3829 Martin Luther King Jr. Way	NO	-	TBD	4	Yes	No	4	Yes	TBD	TBD	4	TBD	TBD	TBD	TBD	TBD		Unit count represents approximate affordable units that are required with City subsidy. Considered an opportunity site in Table C-10.
MacArthur Homes	3801-3807 MLK Jr. Way	NO	-	TBD	8	Yes	No	8	Yes	TBD	TBD	8	TBD	TBD	TBD	TBD	TBD	TBD	Unit count represents affordable units that are required with City subsidy. Considered an opportunity site in Table C-10.

Table C-4
Publicly Subsidized Affordable-Site Acquisition (as of March 2014)

PROJECT NAME, LOCATION, AND STATUS					UNIT COUNT[1]				AFFORDABILITY[1]						HOUSING TYPE/TENURE/DENSITY				
Project	Location	District	Sub- area	Expect Complete	Units at Completion	New Construction	Substantial Rehabilitation	Net Unit	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Not Restricted	Special Use	Rental	Owner	Units per Acre	Comments
Peralta Gardens (aka: 7th & Peralta)	1574-1590 7th St.	WO	-	TBD	2	Yes	No	2	Yes	TBD	TBD	TBD	2	3	Ownership	No	Yes		Unit count represents affordable units that are required with City subsidy. Considered an opportunity site in Table C-10.
7th & Campbell (aka Faith Housing)	1662 & 1664 7th Street, 1672 7th St., 715 Campbell, 1666 7th St.	WO	-	TBD	30	Yes	No	30	Yes	TBD		30			TBD	TBD	TBD	TBD	Unit count represents an approximate low-end estimated number of units for this site.
Wood Street Affordable Housing Parcel	Wood Street and Frontage Road between 11th and 14th Streets	WO	-	TBD	170	Yes	No	170	TBD	TBD		141		29	TBD	TBD	TBD	TBD	
AFFORDABLE SITE ACQUISITION PROJECTS TOTAL			--	--	**218**	--	--	**218**	--	--	**0**	**187**	**2**	**32**	--	--	--	--	--

Table C-5

Private Sector Market Rate-in Planning Pre-development (3/27/14)

					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project Name	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
Lake Merritt Boulevard	12th Street / 2nd Avenue (land remaining after completion of the 12th Street Bridge)				247														247 residential units and 201 parking spaces with 5,000 sq.ft of retail/community space
1900 Broadway	1900 Broadway APN: 008 -0638-005-00				294														Proposed 28 story residential tower w/ 294 units & 11,000 sq.ft. of commercial
Felton Acres	Devon Way APN: 048H-7600-007-00				25													25	subdivision into 25 single family lots and two new access roads

Table C-5

Private Sector Market Rate-in Planning Pre-development (3/27/14)

					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project Name	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
1331 Harrison Project	1331 Harrison Street APN: 002-0065-006-01				172														25-story, 172 residential unit building
Merrill Gardens	4901-4939 Broadway, 311-313 51st Street, 4964-4974 Desmond Street APN: 013 -1136-008-04, 013 -1136-011-00, 013 -1136-012-00, 013 -1136-009-02, 013 -1106-005-05, 013 -1136-004-02				161														5-story,119 units & retail space w/199 parking spaces.Project includes 6 other lots on 51st St &on Desmond St. Few lots are vacant& others are vacant buildings

Table C-5

Private Sector Market Rate-in Planning Pre-development (3/27/14)

					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project Name	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
5107 Merrill Gardens	5107, 5117, 5175 Broadway APN: 014 -1241-009-00, 014 -1241-008-00, 014 -1241-005-01				127										127				6-story 174,608 (g)sqft. mixed use building with 127 assisted-living residential units, 7,743 sqft of street leve l retail and partial below grade parking. Application under review
Uptown Parcel 4 (Telegraph/19th Street)	Telegraph/19th Street/New Street/Williams Street				370													385	370 units
Emerald Views (formerly19th Street Residential Condominiums)	222 19th Street APN: 008-0634-003-00				370													370	370 residential units and 933 sq.ft. café

Table C-5

Private Sector Market Rate-in Planning Pre-development (3/27/14)

					UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project Name	Location	District	Subarea	Expect Completed	Units	New	Rehab	Reuse	City Assisted	Subsidized Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Special Use	Rental	Owner	Units per acre	Comments
Oak Knoll Redevelopment Project	167 acre site 8750 Mountain Blvd. APN: Multiple				960													960	960 residential units (408 SFD, 248 townhomes, 304 condominiums) and 82,000 sq.ft. commercial
West Oakland Transit Village	5th St., 7th St., KirkhamSt. and Magnolia St.				563													563	Resolution 84309: Exclusive Negotiating Agreement; Phase 2 includes 563 residential units on a 2.76 acre parcel
PRIVATE SECTOR PROJECTS IN PREDEVELOPMENT TOTAL					**3,289**		-		-	-					-	-		-	

Source: City of Oakland, Methodology: projects which have received either ZP permits or other pre-application consideration, as of March 2014

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
COL-1	Coliseum BART parking lot	041-4164-024-03	117,586	2.70	Community Commercial	S-15	Height Limit:75'	275	428	Surface Parking
COL-1-A	-	041-4164-031-02	114,395	2.63	Community Commercial	S-15	Height Limit:75'	275	416	Surface Parking
COL-1-B	-	041-4162-001-05	78,033	1.79	Community Commercial	S-15	Height Limit:75'	275	284	Surface Parking
			310,014	7.12					1,127	
COL-2	7101-7135 International Blvd.	041 -4129-001-02	21,182	0.49	Community Commercial	CC-2	Height Limit:60'	375	56	Vacant storefront
COL-2-A	-	041 -4129-004-00	5,179	0.12	Community Commercial	CC-2	Height Limit:60'	375	14	one story store
			26,361	0.61					70	
COL-3	7025 International Blvd.	041 -4131-003-01	10,457	0.24	Urban Residential	RU-5	Height Limit:60'	375	28	Vacant Land
COL-4	7000-7016 International Blvd.	039 -3312-030-00	2,402	0.06	Urban Residential	RU-5	Height Limit:60'	375	6	Vacant Land
COL-4-A	-	039 -3312-033-01	11,539	0.26	Urban Residential	RU-5	Height Limit:60'	375	31	Two story store and surface parking
			13,941	0.32					37	
COL-5	5490 International Blvd	035 -2366-018-00	11,603	0.27	Detached Unit Residential	CN-3	Height Limit:75'	275	42	Vacant Land
COL-6	6200 International Blvd	038 -3222-019-01	10,261	0.24	Urban Residential	RU-5	Height Limit:75'	275	37	Surface Parking

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
COL-7	5542 International Blvd	038 -3232-015-01	26,035	0.60	Urban Residential	CN-3	Height Limit:60'	375	69	Surface Parking
COL-8	6415 International Blvd	041 -4050-021-00	11,892	0.27	Urban Residential	RU-5	Height Limit:60'	375	32	One-Story Store
COL-9	8001-8023 International Blvd.	041 -4202-001-00	12,413	0.28	Urban Residential	RU-4	Height Limit:60'	375	33	Auto Center
COL-9-A	-	041 -4202-002-00	9,428	0.22	Urban Residential	RU-4	Height Limit:60'	375	25	Vacant Land
COL-9-B	-	041 -4202-003-00	7,835	0.18	Urban Residential	RU-4	Height Limit:60'	375	21	Vacant Land
			29,676	0.68					79	
COL-10	8000 International Blvd.	040 -3368-023-01	14,864	0.34	Urban Residential	RU-5	Height Limit:60'	375	40	Vacant Land
COL-11	7915-7991 International Blvd.	041 -4198-001-01	22,719	0.52	Urban Residential	RU-5	Height Limit:60'	375	61	Auto Repair
COL-11-A	-	041 -4198-005-00	9,245	0.21	Urban Residential	RU-5	Height Limit:60'	375	25	Auto Repair
			31,964	0.73					85	
COL-12	7700-7744 International Blvd.	040 -3355-056-00	3,580	0.08	Urban Residential	RU-5	Height Limit:60'	375	10	Vacant land and two story building with store on first floor
DJL-13	1440 Harrison	008 -0626-024	12,797	0.29	Central Business District	CBD-C	5	90	142	Surface Parking Lot
DJL-13-A	1450 Harrison	008 -0626-025	10,358	0.24	Central Business District	CBD-C	5	90	115	Surface Parking Lot

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
			23,155	0.53					257	
DJL-14	301 12th St. (12th/Harrison)	002 -0063-006	59,592	1.37	Central Business District	CBD-C	6	90	662	One story public parking garage and Oakland Charter High School
DJL-14-A	285 12th St.	002-0069-003-01	15,000	0.34	Central Business District	CBD-X	5, Special Area	90	167	Empty fenced lot with a few outdoor play structures
			74,592	1.71					829	
DJL-15	20th/Castro/San Pablo (Greyhound)	003 -0039-002-02	4,369	0.10	Central Business District	CBD-X	4	90	49	Surface Parking Lot with one story Greyhound Station
DJL-15-A	-	003 -0039-003	65,003	1.49	Central Business District	CBD-X	4	90	722	
			69,372	1.59					771	
DJL-16	1314 Franklin St. (13th/14th/Webster/Franklin)	002 -0055-001	59,582	1.37	Central Business District	CBD-C	7	90	662	One story public parking garage

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
DJL-17	1225 Webster St	002 -0057-004-02	12,000	0.28	Central Business District	CBD-C	7	90	133	Surface parking Lot
DJL-18	1601 San Pablo Ave	003 -0065-002-00	11024	0.25	Central Business District	CBD-C	7	90	122	Surface parking lot with one small food joint at a corner
DJL-19	1431 Franklin St	008 -0621-008-07	20922	0.48	Central Business District	CBD-P	7	90	232	Surface parking lot
DJL-20	1425 Webster St	008 -0624-037-00	12165	0.27	Central Business District	CBD-C	7	90	135	Surface parking lot
DJL-21	1429 Alice St	008 -0626-017-00	11508	0.26	Central Business District	CBD-C	2, Special Area	200	58	Surface parking lot
DJL-22	1600 Harrison St	008 -0626-030-01	11719	0.26	Central Business District	CBD-C	5,Special Area	90	130	One story garage
DJL-23	1329 Madison St	002 -0079-004-00	10,009	0.23	Central Business District	CBD-P	2,Special Area	200	50	Surface parking and play area in the rear side of a childcare center.
DJL-24	6th/7th/Franklin	001 -0197-004	2,499	0.06	Central Business District	CBD-P/CH	4	90	28	Surface Parking

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
DJL-24-A	629 Franklin	1-234-4	7,497	0.17	Central Business District	CBD-P/CH	4	90	83	Surface Parking Lot
DJL-24-B	-	001 -0197-006	12,500	0.29	Central Business District	CBD-X	4	90	139	Surface Parking Lot
			22,496	0.52					250	
DJL-25	7th/8th/Broadway	001 -0195-003	3,699	0.08	Central Business District	CBD-P	4	90	41	Surface Parking
DJL-24-A	-	001 -0195-004-02	4,868	0.11	Central Business District	CBD-P	4	90	54	Surface Parking
DJL-24-B	-	001 -0195-008	3,704	0.09	Central Business District	CBD-P	4	90	41	Surface Parking
DJL-24-C	-	001 -0195-009	3,744	0.09	Central Business District	CBD-P	4	90	42	Surface Parking
DJL-24-D	-	001 -0195-010	3,747	0.09	Central Business District	CBD-P	4	90	42	Store on 1st floor, with offices, apts/lofts 2nd/3
			19,762	0.45					220	
DJL-26	Webster/Harrison/2nd/3rd	001 -0149-005	19,513	0.45	Estuary Policy Plan Area	C-45	-	300	65	Surface Parking Lot
DJL-27	431 Madison St	001 -0161-007-07	30,035	0.69	Estuary Plan Area	C-45	-	300	100	Surface Parking Lot

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
DJL-28	1717 Webster St	008 -0624-007-00	15,000	0.34	Central Business District	CBD-C	7	90	167	Motor Service Center
DJL-29	301 19th St	008 -0625-002-01	22,950	0.53	Central Business District	CBD-C	6	90	255	Surface Parking Lot
DJL-30	1431 Jackson St	008 -0627-015-01	13,720	0.31	Central Business District	CBD-R	2,Special Area	200	69	Surface Parking Lot
DJL-31	1975 Webster St	008 -0637-003-03	11,045	0.25	Central Business District	CBD-C	7	90	123	Surface Parking Lot
DJL-32	8th & Washington	001 -0201-008	2,441	0.06	Central Business District	CBD-P/S-7	1	300	8	Surface Parking Lot
DJL-32-A	-	001 -0201-009	4,882	0.11	Central Business District	CBD-P/S-7	1	300	16	Surface Parking Lot
DJL-32-B	-	001 -0201-010	7,580	0.17	Central Business District	CBD-P/S-7	1	300	25	Surface Parking Lot
DJL-32-C	-	001 -0201-011	3,681	0.08	Central Business District	CBD-P/S-7	1	300	12	Surface Parking Lot
			18,584	0.43					62	
DJL-33	MLK/7th/8th	001 -0211-012	4,534	0.10	Central Business District	CBD-R	2	200	23	Surface Parking

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
DJL-33-A	-	001 -0211-011	4,499	0.10	Central Business District	CBD-R	2	200	22	One Story structure
DJL-33-B	-	001 -0211-015	24,032	0.55	Central Business District	CBD-R	2	200	120	One Story Structure and vacant lot
			33,065	0.76					165	
DJL-34	7th/8th/Clay	001 -0209-009	8,705	0.20	Central Business District	CBD-X	2	200	44	Surface Parking
DJL-34-A	-	001 -0209-010	2,470	0.06	Central Business District	CBD-X	2	200	12	Surface Parking
DJL-34-B	-	001 -0209-011	7,500	0.17	Central Business District	CBD-X	2	200	38	Surface Parking
DJL-34-C	-	001 -0209-014-01	14,952	0.34	Central Business District	CBD-X	2	200	75	Restaurant and Parking Lot
DJL-34-D	-	001 -0209-015	7,401	0.17	Central Business District	CBD-X	2	200	37	One story stores
	-		41,028	0.94					205	
DJL-35	8th & Jefferson	001 -0211-004	2,672	0.06	Central Business District	CBD-R	2	200	13	Surface Parking
DJL-35-A	-	001 -0211-005	12,321	0.28	Central Business District	CBD-R	2	200	62	One story stores

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
DJL-35-B	-	001 -0211-006	5,004	0.11	Central Business District	CBD-R	2	200	25	Underutilized one story commercial building
DJL-35-C	-	001 -0211-016	15,270	0.35	Central Business District	CBD-R	2	200	76	Warehouse
			35,267	0.81					176	
DJL-36	587 E 11th St	002 -0035-005-02	19,925	0.46	Housing and Business Mix***	CBD-C	2	200	100	Surface Parking
DJL-37	644 22nd St	008 -0659-022	6,396	0.15	Central Business District	CBD-X	4	90	71	Surface Parking
DJL-38	20th/21st/Telegraph	008 -0649-001-01	10,858	0.25	Central Business District	CBD-P	6	90	121	Office building and surface parking
DJL-38-A	-	008 -0649-001-02	1,786	0.04	Central Business District	CBD-P	6	90	20	Two story underutilized commercial
DJL-38-B	-	008 -0649-009	9,372	0.22	Central Business District	CBD-P	7	90	104	Surface Parking
DJL-38-C	-	008 -0649-010	10,736	0.25	Central Business District	CBD-P	6	90	119	Surface Parking
			32,752	0.75					364	

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
DJL-39	585 22nd St	008 -0647-028-04	16,753	0.38	Central Business District	CBD-R	1	300	56	Surface Parking
DJL-40	2200 Telegraph Ave	008 -0658-009-01	17,041	0.39	Central Business District	CBD-P	6	90	189	Gas station and surface parking
DJL-41	2225 Telegraph Ave	008 -0659-002-01	15,893	0.36	Central Business District	CBD-C	6	90	177	Valero Gas Station and Surface Parking
DJL-42	27th & Northgate (2633 Telegraph)	009 -0682-001-01	68,384	1.57	Urban Residential	RU-5	Height Limit: 90'	225	304	Two story parking garage
DJL-42-A	553 27th Street	009-0682-031-04	10,769	0.25	Urban Residential	RU-5	Height Limit:90'	225	48	Two story parking garage
			79,153	1.82					352	
DJL-43	2270 Broadway	008 -0656-002-01	20,126	0.46	Central Business District	CBD-P	6	90	224	Surface Parking
DJL-44	2250 Telegraph Ave	008 -0658-006-02	11,429	0.26	Central Business District	CBD-P	6	90	127	Car Service Center
DJL-45	5th St (at Castro)	001 -0121-027-02	10,233	0.23	Mixed Housing Type	C-40		450	23	Surface Parking
DJL-46	1230 14th St	005 -0377-019-01	12,000	0.28	Mixed Housing Type	RM-4/		1 unit per	11	Vacant Land and

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
						S-20		1,100 sf. of lot area		underutilized buildings
DJL-47	1158 14th St	005 -0378-017-01	12,173	0.28	Community Commercial	RM-4/ S-20		1 unit per 1,100 sf. of lot area	11	Vacant Land
DJL-48	2703 Martin Luther King	009 -0691-003-01	12,625	0.29	Urban Residential	RU-4	Height Limit:35'	550	23	Auto Repair Garage
DJL-49	3314 San Pablo Ave	009 -0723-015-01	11,075	0.25	Urban Residential	RU-5	Height Limit:60'	375	30	Gas Station
DJL-50	2720 San Pablo Ave	009 -0692-015-02	14,229	0.33	Community Commercial	CC-3	Height Limit:60'	**375**	38	Vacant Land with temporary storage structures
ETC-51	2901 68th Ave.	039 -3281-009-02	15,655	0.36	Community Commercial	CC-2	Height Limit:45'	450	35	Vacant Land and one story vacant building
ETC-52	6620 Foothill	039 -3279-013-02	15,006	0.34	Community Commercial	CC-2	Height Limit:45'	450	33	Vacant Land and one story vacant building
ETC-53	6403 Foothill	039 -3276-028-02	16,824	0.39	Urban Residential	RU-4	Height Limit:45'	450	37	Restaurant and Parking Lot

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
ETC-54	6001 Foothill	038 -3201-001	8,323	0.19	Urban Residential	CN-3	Height Limit:45'	450	18	Auto Repair Center
ETC-55	5833 Foothill	038 -3182-023	16,509	0.38	Urban Residential	CN-3	Height Limit:45'	450	37	Vacant Land
ETC-55-A	-	038 -3182-022	6,546	0.15	Urban Residential	CN-3	Height Limit:45'	450	15	Vacant Land
ETC-55-B	-	038 -3182-021	2,303	0.05	Urban Residential	CN-3	Height Limit:45'	450	5	Vacant Land
ETC-55-C	-	038 -3182-006	4,572	0.10	Urban Residential	CN-3	Height Limit:45'	450	10	Two Story building
			29,930	0.69					67	
ETC-56	6600 Foothill Blvd	039 -3279-015-03	13,750	0.32	Community Commercial	CC-2	Height Limit:45'	450	31	Gas Station
ETC-57	7301 Bancroft Ave	040 -3334-015-01	11,361	0.26	Community Commercial	CC-2	Height Limit:45'	450	25	Restaurant
ETC-58	10451 MacArthur Blvd.	047-5576-007-03	22,508	0.52	Urban Residential	CN-3	Height Limit:45'	450	50	Vacant Land
ETC-59	9601 MacArthur Blvd.	046-5489-001-01	10,845	0.25	Urban Residential	RU-4	Height Limit:45'	450	24	Vacant Land
ETC-60	9439-9547 MacArthur Blvd.	046-5488-016-01	7,727	0.18	Urban Residential	RU-4	Height Limit:45'	450	17	Vacant Land
ETC-60-A	-	046-5488-013-00	4,301	0.10	Urban Residential	RU-4	Height Limit:45'	450	10	Vacant Land
ETC-60-B	-	046-5488-014-00	4,636	0.11	Urban Residential	RU-4	Height Limit:45'	450	10	Vacant Land
			16,664	0.38					37	
ETC-61	8201-8237 MacArthur Blvd.		15,065	0.35	Urban Residential	RU-4	Height Limit:45'	450	33	Vacant Land

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
ETC-61-A	-		5,024	0.12	Urban Residential	RU-5	Height Limit:45'	450	11	Vacant Land
ETC-61-B	-		5,023	0.12	Urban Residential	RU-4	Height Limit:45'	450	11	One Story Vacant Building
			25,112	0.58					56	
ETC-62	7951-7985 MacArthur Blvd.		6,320	0.15	Urban Residential	RU-4	Height Limit:45'	450	14	Vacant Land
ETC-63	7823 MacArthur Blvd.		18,410	0.42	Housing and Business Mix	CN-3	Height Limit:45'	450	41	Vacant Land
ETC-64	-	040A-3409-012-00	14,934	0.34	Housing and Business Mix	CN-3	Height Limit:45'	450	33	Vacant Land
ETC-64-B	-	040A-3409-013-00	3,284	0.08	Housing and Business Mix	CN-3	Height Limit:45'	450	7	One Story Store
			18,218	0.42					40	
FDA-65	2777 Foothill Blvd.	025 -0733-008-02	20,634	0.47	Urban Residential	RU-5	Height Limit:45'	450	46	Vacant Land
FDA-66	2345 International Blvd	020 -0105-004-00	20,592	0.47	Urban Residential	CN-3	Height Limit:60'	375	55	Automobile Sale
FDA-67	2424 International Blvd	020 -0154-006-00	10,917	0.25	Urban Residential	CN-3	Height Limit:45'	450	24	Surface Parking
FDA-68	3815 Foothill	033 -2138-053-01	6,094	0.14	Urban Residential	RU-5	Height Limit:45'	450	14	Vacant Land
FDA-69	3615 Foothill	033 -2134-002-01	11,957	0.27	Urban Residential	RU-5	Height Limit:45'	450	27	One Story Store and Surface Parking
FDA-70	1750 35th Ave.	033 -2128-003-00	5,991	0.14	Urban Residential	RU-5	Height Limit:45'	450	13	Vacant Land

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
FDA-71	3600 Foothill Blvd.	032 -2084-051	10,659	0.24	Urban Residential	RU-5	Height Limit:45'	450	24	Vacant Land
FDA-72	3755 Foothill Blvd.	033 -2135-031-00	8,700	0.20	Urban Residential	RU-4	Height Limit:45'	450	19	Auto Service
FDA-73	3938 Fruitvale Avenue	032 -2087-018-00	4,780	0.11	Urban Residential	RU-5	Height Limit:45'	450	11	Two story store and parking
FDA-74	3009 Foothill Blvd.	025 -0726-008-00	7,030	0.16	Community Commercial	CN-3	Height Limit:60'	375	19	Auto Repair Garage
FDA-75	3002 Foothill Blvd.	026 -0747-015-03	2,875	0.07	Urban Residential	CN-3	Height Limit:60'	375	8	Two Story building
FDA-76	3111 International Blvd	025 -0689-001-01	26,837	0.62	Urban Residential	CN-2	Height Limit:75'	275	98	Fast food restaurant and surface parking
FDA-77	3053 International Blvd	025 -0690-008-01	12,556	0.29	Community Commercial	CC-2	Height Limit:75'	275	46	Surface Parking
FDA-78	2956 International Blvd	025 -0720-007-02	26,917	0.62	Community Commercial	RM-4	-	1 unit per 1,100 sf. of lot area	24	Surface Parking
FDA-79	2120 Montana St	026 -0834-022-01	13,732	0.32	Community Commercial	CN-3	Height Limit:35'	550	25	Gas station
FDA-80	2411 Macarthur Blvd	028 -0906-027-01	18,170	0.42	Urban Residential	CN-1	Height Limit:45'	450	40	One Story Store and Surface Parking

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
FDA-81	4134 Foothill Blvd	032 -2079-018-00	12,387	0.28	Urban Residential	RU-5	Height Limit:45'	450	28	Parking Lot
FDA-82	3609 International Blvd	033 -2177-001-01	10,979	0.25	Urban Residential	CN-2	Height Limit:75'	275	40	Service Stations
FDA-83	2055 Macarthur Blvd	026 -0835-006-01	12,885	0.30	Urban Residential	CN-1	Height Limit:45'	450	29	Restaurant
FDA-84	4323 International Blvd	034 -2251-002-01	17,766	0.41	Community Commercial	CC-2	Height Limit:75'	275	65	Miscellaneous improved commercial
FDA-85	5318 Fairfax	035 -2389-012	5,997	0.14	Urban Residential	CN-3	Height Limit:35'	550	11	Store on 1st floor, with offices, apts/lofts 2nd/3
FDA-85	5318 Fairfax	035 -2389-012	5,997	0.14	Urban Residential	CN-3	Height Limit:35'	550	11	Store on 1st floor, with offices, apts/lofts 2nd/3
FDA-86	5490 Foothill	035 -2376-001	5,832	0.13	Urban Residential	RU-4	Height Limit:45'	450	13	Surface Parking
FDA-87	5310 & 5308 Fairfax; 5319 & 5323 Foothill Blvd	035 -2389-013	2,700	0.06	Urban Residential	CN-3	Height Limit:35'	550	5	Two Story building with store on 1st floor
FDA-87-A	-	035 -2389-014	3,300	0.08	Urban Residential	CN-3	Height Limit:35'	550	6	Vacant Land
FDA-87-B	-	035 -2389-015	4,799	0.11	Urban Residential	CN-3	Height Limit:35'	550	9	Vacant Land

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
FDA-87-C	-	035 -2389-016	4,799	0.11	Urban Residential	CN-3	Height Limit:35'	550	9	One Story Store
			15,598	0.36					28	
FDA-88	4825 Foothill	035 -2385-001	15,700	0.36	Urban Residential	RU-5	Height Limit:45'	450	35	Auto Repair
FDA-89	4529 Foothill	035 -2401-001-01	19,634	0.45	Urban Residential	RU-5	Height Limit:45'	450	44	Vacant Land
FDA-90	4280 Foothill Blvd	035 -2351-005-02	18,524	0.43	Community Commercial	CC-2	Height Limit:60'	375	49	Gas Station
FDA-91	4265 Foothill Blvd	035 -2352-008-01	26,422	0.61	Community Commercial	CC-2	Height Limit:60'	375	70	Gas Station
FDA-92	1435 High St	035 -2353-026-01	13,930	0.32	Community Commercial	CC-1	Height Limit:75'	275	51	Fast Food Restaurant and surface parking
FDA-93	4610 International Blvd	035 -2359-022-01	14,598	0.34	Urban Residential	CC-2	Height Limit:75'	275	53	Restaurant and surface parking
FDA-94	5130 International Blvd	035 -2363-029-00	12,273	0.28	Urban Residential	RU-5	Height Limit:60'	375	33	Auto Service Center
FDA-95	5216 International Blvd	035 -2364-022-01	22,528	0.52	Urban Residential	RU-5	Height Limit:75'	275	82	U-Haul Rental Lot
FDA-96	5232 International Blvd	035 -2364-024-00	20,906	0.48	Detached Unit Residential	RU-5	Height Limit:75'	275	76	U-Haul Rental Lot
FDA-97	5330 Foothill Blvd	035 -2378-006-00	11,268	0.26	Detached Unit Residential	CN-3	Height Limit:35'	550	20	Auto Service Center
MA-98	2923 Telegraph Ave	009 -0698-002-01	18,527	0.43	Community Commercial	CC-2	Height Limit:60'	375	49	Surface Parking

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
MA-99	880 W Macarthur Blvd	012 -0959-021-01	15,997	0.37	Urban Residential	RU-5	Height Limit:60'	375	43	Vacant Lot
MA-100	731 W Macarthur Blvd	012 -0965-024-00	17,535	0.40	Urban Residential	RU-5	Height Limit:60'	375	47	Gas station
MA-101	398 W Macarthur Blvd	012 -0976-016-00	13,175	0.30	Urban Residential	CN-3	Height Limit:60'	375	35	Gas Station
MA-102	391 40th St	012 -0978-002-01	11,130	0.26	Urban Residential	RU-5	Height Limit:60'	375	30	Surface Parking Lot
MA-103	3943 Broadway	012 -0982-002-04	20,778	0.48	Community Commercial	CC-2	Height Limit:60'	375	55	Gas Station
MA-104	230 W Macarthur Blvd	012 -0986-025-01	11,614	0.27	Urban Residential	CN-2/D-KP-3	Height Limit:35'	550	21	Gas Station
MA-105	4045 Broadway	012 -1000-007-01	13,230	0.30	Community Commercial	CC-2	Height Limit:60'	375	35	U-Haul Rental & Auto Service Center
MA-106	4366 Broadway	013 -1108-024-01	12,516	0.29	Community Commercial	CC-2	Height Limit:45'	450	28	Auto Parts One Story Store & Surface Parking
MA-107	3881 MLK (39th & MLK)	012 -0963-001	6,382	0.15	Community Commercial	CN-3	Height Limit:60'	375	17	Vacant Lot
MA-108	3924 MLK (40th & MLK)	012 -0969-029;	5,499	0.13	Community Commercial	S-15	Height Limit:60'	375	15	Vacant Lot
MA-108-A	645 40th St	012 -0969-030;	2,500	0.06	Community Commercial	S-15	Height Limit:60'	375	7	Vacant Lot
MA-108-B	-	012 -0969-41-02	2,310	0.05	Community Commercial	S-15	Height Limit:60'	375	6	Vacant Lot

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
			10,309	0.24					27	
MA-109	5131 Shattuck Ave	014 -1216-031-02	22,395	0.51	Community Commercial	CN-4	Height Limit:45'	450	50	Gas Station
MA-110	5504 Telegraph Ave	014 -1224-010-01	26,875	0.62	Community Commercial	CC-2	Height Limit:45'	450	60	Gas Station
OPDA-111	350 Grand Ave	010 -0776-013-00	15,292	0.35	Community Commercial	CN-2/S-12	Height Limit:50'	450	34	Gas Station
OPDA-112	550 29th St	009 -0698-002-03	10,757	0.25	Urban Residential	RU-5		1 unit per 800 sf	13	Vacant Land
OPDA-113	5433 San Pablo Ave	013 -1184-001	20,034	0.46	Community Commercial	CC-2	Height Limit:60'	375	53	Vacant Land
OPDA-114	6101 San Pablo Ave	016 -1459-004	12,927	0.30	Community Commercial	CC-2	Height Limit:60'	375	34	Auto Service Center
OPDA-115	5714 San Pablo Ave	015 -1305-018-01	14,130	0.32	Community Commercial	CN-3	Height Limit:60'	375	38	Surface Parking
OPDA-116	6100 San Pablo Ave	016 -1442-039-01	15,137	0.35	Community Commercial	CC-2	Height Limit:60'	375	40	One Story Store
OPDA-117	6211 San Pablo Ave	016 -1455-020-00	13,529	0.31	Community Commercial	CC-2	Height Limit:75'	275	49	Gas station
OPDA-118	10605 Foothill Blvd	047 -5594-001-00	13,878	0.32	Community Commercial	CC-1	Height Limit:60'	375	37	Open Space
OPDA-119	2240 Mountain Blvd	048D-7244-021-06	14,060	0.32	Community Commercial	CN-4	Height Limit:45'	450	31	Gas Station
OPDA-120	6125 Merced Ave	048F-7352-012-01	17,968	0.41	Community Commercial	CN-1	Height Limit:45'	450	40	Surface Parking

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
OPDA-121	3374 Grand Ave	011 -0836-001-01	14,809	0.34	Community Commercial	CN-2	Height Limit:45'	450	33	Gas Station
OPDA-122	100 Macarthur Blvd	010 -0812-008-01	15,780	0.36	Urban Residential	CN-4	Height Limit:35'	550	29	Gas Station
PPDA-123	E. 11th St/2nd Av (SA)	019 -0025-002-05	67,327	1.55	Institutional	S-2/S-4	-	300	224	Surface Parking lot and Oakland Unified School District Office
PPDA-123-A	-	019 -0027-013-03	45,813	1.05	Institutional	S-2/S-4	-	300	153	Dewey High School
			113,140	2.60					377	
PPDA-124	610 Oak St	001 -0167-010-00	12,500	0.29	Central Business District	CBD-X	4	90	139	Garage and surface parking
PPDA-125	Lenox Ave	010 -0772-020-01	14,978	0.34	Urban Residential	RU-2/S-12	-	800	19	Surface Parking Lot
PPDA-126	500 Grand Ave	010 -0780-015-08	11,707	0.27	Community Commercial	CN-2/S-12	Height Limit:45'	450	26	Surface Parking Lot
PPDA-127	Webster St	008 -0667-005-03	11,745	0.27	Community Commercial	CC-2/DB-R	Height Limit: 120'	225	52	Surface Parking Lot
PPDA-128	24th/Webster/Valdez	008 -0672-005	6,250	0.14	Community Commercial	CC-2/DB-R	Height Limit: 120'	225	28	Surface Parking

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
PPDA-128-A	-	008 -0672-006	3,125	0.07	Community Commercial	CC-2/DB-R	Height Limit:120'	225	14	Duplex
PPDA-128-B	-	008 -0672-007-01	3,125	0.07	Community Commercial	CC-2/DB-R	Height Limit:120'	225	14	Surface Parking
PPDA-128-C	-	008 -0672-008	4,177	0.10	Community Commercial	CC-2/DB-R	Height Limit:120'	225	19	Surface Parking
PPDA-128-D	2406 Webster	008 -0672-014-01	7,706	0.18	Community Commercial	CC-2/DB-R	Height Limit:120'	225	34	One story store
PPDA-128-E	372 24th St	008 -0672-015	5,861	0.13	Community Commercial	CC-2/DB-R	Height Limit: 120'	225	26	Hertz Car Rental
PPDA-128-F	-	008 -0672-018	6,245	0.14	Community Commercial	CC-2/DB-R	Height Limit:120'	225	28	One story electronics store
PPDA-128-G	-	008 -0672-019	12,491	0.29	Community Commercial	CC-2/DB-R	Height Limit: 120'	225	56	Two story bike store and AVIS Car Rental
			48,980	1.12					218	
PPDA-129	24th/27th/Valdez	008 -0671-024	3,000	0.07	Urban Residential	RU-4/DB-R	Height Limit:120'	225	13	Surface Parking
PPDA-129-A	-	008 -0671-025	5,000	0.11	Urban Residential	RU-4/DB-R	Height Limit:120'	225	22	Surface Parking

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
PPDA-129-B	-	008 -0671-026	7,499	0.17	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	33	Surface Parking
PPDA-129-C	-	008 -0671-027-02	1,900	0.04	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	8	Surface Parking
PPDA-129-D	-	008 -0671-031-02	3,015	0.07	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	13	Surface Parking
PPDA-129-E	-	008 -0671-032-02	2,988	0.07	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	13	Surface Parking
PPDA-129-F	-	008 -0671-033-02	4,342	0.10	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	19	Surface Parking
PPDA-129-G	-	008 -0671-034-02	5,170	0.12	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	23	Surface Parking
PPDA-129-H	-	008 -0671-035-02	3,760	0.09	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	17	Surface Parking
PPDA-129-I	-	008 -0671-037-03	3,232	0.07	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	14	Surface Parking
PPDA-129-J	-	008 -0671-029-02	3,120	0.07	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	14	Surface Parking
PPDA-129-K	-	008 -0671-030-02	3,016	0.07	Urban Residential	RU-4/ DB-R	Height Limit:1 20'	225	13	Surface Parking
PPDA-129-L	-	008 -0671-036-02	5,630	0.13	Urban Residential	RU-4/ DB-R	Height Limit:1	225	25	Surface Parking

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
							20'			
PPDA-129-M	-	008 -0671-023-03	43,297	0.99	Urban Residential	RU-4/ DB-R	Height Limit:120'	225	192	Acura Car Dealership
PPDA-129-N	-	008 -0671-004-02	7,251	0.17	Urban Residential	RU-4/ DB-R	Height Limit:120'	225	32	Two story office
			102,220	2.35					454	
PPDA-130	26th/27th/Broadway 2630 Broadway	009 -0685-018-06	47,686	1.09	Community Commercial	CC-2/ DB-R	Height Limit:120'	225	212	Car Dealership
PPDA-131	2417 Broadway	008 -0674-003-01	29,583	0.68	Community Commercial	CC-2/ DB-R	Height Limit:120'	225	131	Surface Parking and two story commercial building
PPDA-132	403 28th St	009 -0684-037-01	13,049	0.30	Community Commercial	CC-2/ DB-R	Height Limit:75'	275	47	Vacant land and two story underutilized building
PPDA-133	2710 Broadway	009 -0685-018-04	12,731	0.29	Community Commercial	CC-2/ DB-R	Height Limit:75'	275	46	Surface Parking
PPDA-134	2855 Broadway	009 -0686-003-00	17,196	0.39	Community Commercial	CC-2/ DB-R	Height Limit:75'	275	63	Surface Parking
PPDA-135	2910 Broadway	009 -0702-001-02	29,017	0.67	Community Commercial	CC-2/ DB-R	Height Limit:75'	275	106	Surface Parking

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
PPDA-136	3030 Broadway	009 -0704-016-01	10,354	0.24	Community Commercial	CC-2/ DB-R	Height Limit:75'	275	38	Enterprise Car Rental
PPDA-137	3025 Broadway	009 -0705-006-00	15,560	0.36	Community Commercial	CC-2/ DB-R	Height Limit:75'	275	57	Car Dealership
PPDA-138	3401 Broadway	009 -0733-004-07	27,978	0.64	Community Commercial	CC-2/ DB-R	Height Limit:75'	275	102	Surface Parking
PPDA-139	296 27th St	010 -0798-003-07	19,130	0.44	Urban Residential	CC-2/ DB-R	Height Limit:60'	375	51	One story Store
PPDA-140	5211 Broadway	014 -1240-009-01	18,223	0.42	Community Commercial	CC-2	Height Limit:45'	450	40	Fast Food and Surface Parking
PPDA-141	6029 College Ave	014 -1268-002-00	11,864	0.27	Community Commercial	CN-1	Height Limit:35'	550	22	Gas Station
PPDA-142	6407 Telegraph Ave	016 -1424-022-05	13,445	0.31	Community Commercial	CN-2	Height Limit:45'	450	30	Gas Station
PPDA-143	6201 Claremont Ave	048A-7070-007-01	10,987	0.25	Community Commercial	CN-1	Height Limit:35'	550	20	Gas Station
PPDA-144	825 E 12th St	019 -0034-003-00	14,736	0.34	Urban Residential	CN-3	Height Limit:45'	450	33	Auto Service
PPDA-145	1035 E 12th St	019 -0036-005-02	10,425	0.24	Urban Residential	CN-3	Height Limit:45'	450	23	Vacant Land

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
PPDA-146	1111 E 12th St	019 -0037-001-01	15,625	0.36	Urban Residential	CN-3	Height Limit:45'	450	35	Service Station
PPDA-147	1601 International Blvd	020 -0113-001-00	10,485	0.24	Urban Residential	RU-5	Height Limit:60'	375	28	Auto care Center and Two Story building with Store on 1st floor, with offices, apts/lofts 2nd/3
PPDA-148	1118 E 12th St	020 -0118-013-00	10,500	0.24	Urban Residential	CN-3/S-7	Height Limit:35'	550	19	Auto Center
PPDA-149	2956 Lakeshore Ave	023 -0419-001-02	27,422	0.63	Urban Residential	CN-3/S-12	Height Limit:35'	550	50	Vacant Land
PPDA-150	Lake Shore Ave at Boden	023 -0415-001-00	12,295	0.28	Urban Residential	RU-3		450	27	Vacant Land
PPDA-151	4255 Macarthur Blvd	030 -1981-133-00	10,481	0.24	Urban Residential	CN-2	Height Limit:45'	450	23	Vacant Land
PPDA-152	9525 International Blvd	044 -4968-003-01	28,509	0.65	Community Commercial	CN-3	Height Limit:60'	375	76	Underutilized building
PPDA-153	1424 94th Ave	046 -5423-002-02	10,275	0.24	Community Commercial	CN-3	Height Limit:60'	375	27	Surface Parking
PPDA-154	10400 International Blvd	047 -5509-039-01	10,400	0.24	Community Commercial	CN-3	Height Limit:60'	375	28	Surface Parking

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
PPDA-155	10507-10511 International Blvd.	045 -5194-001-00	10,000	0.23	Community Commercial	CC-2	Height Limit:60'	375	27	One story store
PPDA-156	10102 International Blvd.	047 -5516-017-01	11,072	0.25	Community Commercial	CC-2	Height Limit:60'	375	30	Auto sales and Repair
PPDA-157	9945-9959 International Blvd.	044 -4972-006-05	10,393	0.24	Community Commercial	CC-2	Height Limit:60'	375	28	Surface Parking
PPDA-158	9000-9012 International Blvd.	046 -5421-012-01	10,071	0.23	Community Commercial	CN-3	Height Limit:60'	375	27	Vacant Land with a food truck
PPDA-158-A	-	046 -5421-010-00	3,780	0.09	Community Commercial	CN-3	Height Limit:60'	375	10	One story hair salon
			13,851	0.32					37	
PPDA-159	8700 International Blvd.	043 -4580-013-00	10,378	0.24	Urban Residential	RU-5	Height Limit:60'	375	28	Car Wash
PPDA-160	8603-8629 International Blvd.	042 -4252-001-00	5,713	0.13	Urban Residential	RU-5	Height Limit:60'	375	15	Store on 1st floor, with offices, apts/lofts 2nd/3
PPDA-160-A	-	042 -4252-002-00	5,709	0.13	Urban Residential	RU-5	Height Limit:60'	375	15	Surface Parking
PPDA-160-B	-	042 -4252-003-02	2,593	0.06	Urban Residential	RU-5	Height Limit:60'	375	7	Worship Center
PPDA-160-C	-	042 -4252-004-02	2,592	0.06	Urban Residential	RU-5	Height Limit:6	375	7	Worship Center

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
							0'			
PPDA-160-D	-	042 -4252-005-02	1,993	0.05	Urban Residential	RU-5	Height Limit:60'	375	5	Worship Center
PPDA-160-E	-	042 -4252-006-00	5,181	0.12	Urban Residential	RU-5	Height Limit:60'	375	14	Worship Center
			23,781	0.55					63	
PPDA-161	8332 International Blvd.	043 -4551-011-01	12,890	0.30	Urban Residential	CN-3	Height Limit:60'	375	34	Auto Repair Center
PPDA-162	606 Clara St	044 -5014-006-03	9,119	0.21	Community Commercial	RM-4		1 unit per 1,100 sf. of lot area;	8	Vacant Land
PPDA-163	9418 Edes Av	044 -5014-005-00	17,414	0.40	Community Commercial	RM-4		1 unit per 1,100 sf. of lot area;	16	Vacant Land
PPDA-164	3600 Park Blvd	023 -0476-021-01	16,137	0.37	Urban Residential	CN-4	Height Limit:35'	550	29	Closed Gas Station
PPDA-165	1100 8th Ave. (at E. 11th St.)		29,787	0.68	Housing and Business Mix	HBX-2		930	32	One Story Building
WO-166	800 W Grand Ave	003 -0019-003-00	19,484	0.45	Community Commercial	CC-2	Height Limit:6	375	52	Vacant Lot

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
							0'			
WO-167	7th St. b/t Mandela & Kirkham	004 -0069-002-01	41,485	0.95	Community Commercial	S-15	Height Limit:90'	225	184	Vacant Lot
WO-168	7th St. b/t Mandela & Kirkham	004 -0069-001	23,432	0.54	Community Commercial	S-15	Height Limit:90'	225	104	Vacant Lot
WO-168-A	-	004 -0069-002-02	9,165	0.21	Community Commercial	S-15	Height Limit:90'	225	41	Vacant Lot
			32,597	0.75					145	
WO-169	7th St b/w Chester & Center	004 -0079-012	1,448	0.03	Community Commercial	S-15	Height Limit:75'	275	5	Vacant Land
WO-169-A	-	004 -0079-013	4,392	0.10	Community Commercial	S-15	Height Limit:75'	275	16	Vacant Land and Store
WO-169-B	-	004 -0079-014	2,526	0.06	Community Commercial	S-15	Height Limit:75'	275	9	Surface Parking
WO-169-C	-	004 -0079-015	13,892	0.32	Community Commercial	S-15	Height Limit:75'	275	51	Surface Parking
WO-169-D	1484 7th street	004 -0079-017-01	8,661	0.20	Community Commercial	S-15	Height Limit:75'	275	31	Surface Parking and One Story Store
			30,919	0.71					112	
WO-170	7th St. b/t Henry & Chester	004 -0095-014	12,422	0.29	Community Commercial	S-15	Height Limit:6	375	33	Surface Parking

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
							0'			
WO-170-A	-	004 -0095-015	2,471	0.06	Community Commercial	S-15	Height Limit:60'	375	7	Surface Parking
WO-170-B	-	004 -0095-016	2,656	0.06	Community Commercial	S-15	Height Limit:60'	375	7	Surface Parking
WO-170-C	-	004 -0095-017	2,774	0.06	Community Commercial	S-15	Height Limit:60'	375	7	Surface Parking
			20,323	0.47					54	
WO-171	-	006 -0003-018	5,666	0.13	Community Commercial	CC-2/S-7	Height Limit:35'	550	10	Three Story building with store on 1st floor
WO-171-A	-	006 -0003-019	10,136	0.23	Community Commercial	CC-2/S-7	Height Limit:35'	550	18	Vacant Land
WO-171-B	-	006 -0003-020	1,090	0.03	Community Commercial	CC-2/S-7	Height Limit:35'	550	2	Two Story Office Suite and Retail
WO-171-C	-	006 -0003-021	5,374	0.12	Community Commercial	CC-2/S-7	Height Limit:35'	550	10	Two Story Office Suite and Retail
			22,266	0.51					40	
WO-172	5th St. @ Mandela (SE corner)	000O-0390-010-07	163,500	3.75	Community Commercial	S-15	Height Limit:120'	225	727	Underutilized building and surface parking

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Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
WO-173	7th St. b/w Willow and Campbell	006 -0017-022-00	4,985	0.11	Community Commercial	CC-2	Height Limit:45'	450	11	Vacant Land
WO-173-A	-	006 -0017-021-00	5,944	0.14	Mixed Housing Type	CC-2	Height Limit:45'	450	13	Vacant Land
WO-173-B	-	006 -0017-020-00	5,933	0.14	Mixed Housing Type	CC-2	Height Limit:45'	450	13	Two story underutilized office building
WO-173-C	-	006 -0017-019-00	5,718	0.13	Community Commercial	CC-2	Height Limit:45'	450	13	Vacant Land
WO-173-D	-	006 -0017-018-00	6,319	0.15	Community Commercial	CC-2	Height Limit:45'	450	14	Vacant Land
			28,899	0.66					64	
WO-174	355 Mandela Parkway	004 -0073-008-00	7,511	0.17	Community Commercial	S-15	Height Limit:60'	375	20	Vacant Land with temporary storage structures
WO-175	5th St. b/t Chester & Mandela	004-0077-003	98,977	2.27	Neighb'd Center	S-15	Height Limit:75'	275	360	Surface Parking
WO-176	-	004-0097-009	5,033	0.12	Neighb'd Center	S-15	Height Limit:45'	450	11	Two story building
WO-176-A	-	004-0097-010	5,079	0.12	Neighb'd Center	S-15	Height Limit:45'	450	11	Commercial building
WO-176-B	-	004-0097-011	2,773	0.06	Neighb'd Center	S-15	Height Limit:45'	450	6	Two story building
WO-176-C	-	004-0097-012	2,092	0.05	Neighb'd Center	S-15	Height Limit:45'	450	5	Two Story Building

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
WO-176-D	-	004-0097-013	2,092	0.05	Neighb'd Center	S-15	Height Limit:45'	450	5	Vacant Land
WO-176-E	-	004-0097-014	2,093	0.05	Neighb'd Center	S-15	Height Limit:45'	450	5	Vacant Land
WO-176-F	-	004-0097-015	3,238	0.07	Neighb'd Center	S-15	Height Limit:45'	450	7	Vacant Land
			22,400	0.51					50	
TOTALS			**3,870,731**	**88.86**					**16,103**	

Opportunity Site Zoned Under 30 Units per Acre

DJL-177	1115 Adeline St	004 -0033-007-00	10,418	0.24	Mixed Housing Type	RM-2/S-20		1 unit per 2,500 sf. of lot area	4	Vacant Land
ETC-178	7526-7540 MacArthur Blvd.	040A-3409-001-13	46,945	1.08	Mixed Housing Type Residential	RM-3		1 unit per 1,500 sf. of lot area	31	Vacant Land
OPDA-179	2533 23rd Avenue and E. 26th	022 -0351-061-00	9,375	0.22	Mixed Housing Type	RM-2	1 unit per 2,500 sf. of		4	Vacant Land

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
							lot area			
PPDA-180	1951 23rd Avenue	021 -0248-008-01	9,113	0.21	Urban Residential	RM-3/C		1 unit per 1,500 sf. of lot area	6	Vacant Land with a temporary structure
PPDA-181	2057 23rd Avenue	021 -0252-001-00	3,450	0.08	Urban Residential	RM-3/C		1 unit on lots less than 4,000 sf	1	Vacant Land
WO-182	2948 17th St	003 -0055-024-01	11,528	0.26	Community Commercial	RM-3/S-20		1 unit per 1,500 sf. Of	8	Vacant Land
WO-183	7th St. b/t Chester & Center	004 -0079-010	2,583	0.06	Community Commercial	RM-2		1 unit on lot less than 4,000 sq.ft	1	Vacant Land and one story store

Table C-6
Additional Housing Opportunity Sites

SITE IDENTIFICATION			SITE SIZE		GENERAL PLAN DESIGNATION	CURRENT ZONING			ESTIMATED # OF UNITS	EXISTING USE
Site#	Location	APN	Sq. Ft	Acres		Zone	Height Area	Sq.ft. per unit		
WO-183-A	-	004 -0079-011	2,204	0.05	Community Commercial	RM-2		1 unit on lot less than 4,000 sq.ft	1	Vacant Land
			4,787	0.11					2	
WO-184	7th St. b/t Campbell & Peralta	006 -0003-017	5,006	0.11	Community Commercial	RM-2		1 unit per 2,500 sf. of lot area	2	Vacant Land
WO-185	-	004-0097-016	3,312	0.08	Mixed Housing Type	RM-2		1 unit on lots less than 4,000 sf.	1	Two story building
TOTALS			**103,934**	**2.39**					**59**	

Table C-6a
Housing Opportunity Sites on the Local Register
or in Historic Preservation Districts

Address	APN	Current Improvement	API	S-7 or S-20 zone	OCHS rating
8th and Washington (468 8th Street)	001 -0201-008	Vacant	x	x	n/a
9th street (near Jefferson)	001 -0211-004	surface parking	x		n/a
587 E 11th St.	002 -0035-005-02	Commercial, Parking lots	x		n/a
13th/14th/Webster/Franklin	002 -0055-001	Parking structure	x		n/a
2948 17th St.	003 -0055-024-01	Vacant		x	n/a
1601 San Pablo Ave.	003 -0065-002-00	Commercial, parking lots	x		*1-
1115 Adeline St.	004 -0033-007-00	Surface parking lot		x	n/a
1230 14th St.	005 -0377-019-01	Vacant gas station		x	*3
1158 14th St.	005 -0378-017-01	Vacant, residential land		x	n/a
1431 Franklin St.	008 -0621-008-07	Surface parking lot	x		n/a
1429 Alice St.	008 -0626-017-00	Commercial, parking lots	x		n/a
1431 Jackson St.	008 -0627-015-01	Surface parking lot	x		n/a
585 22nd St.	008 -0647-028-04	Commercial, parking lots	x		n/a
1118 East 12th St. (heritage property demolished)	020 -0118-013-00	Commercial		x	Ca1+

Figure C-1
Priority Development Areas-Planning Area Boundary Map

Public Review Draft 2015-2023 Housing Element

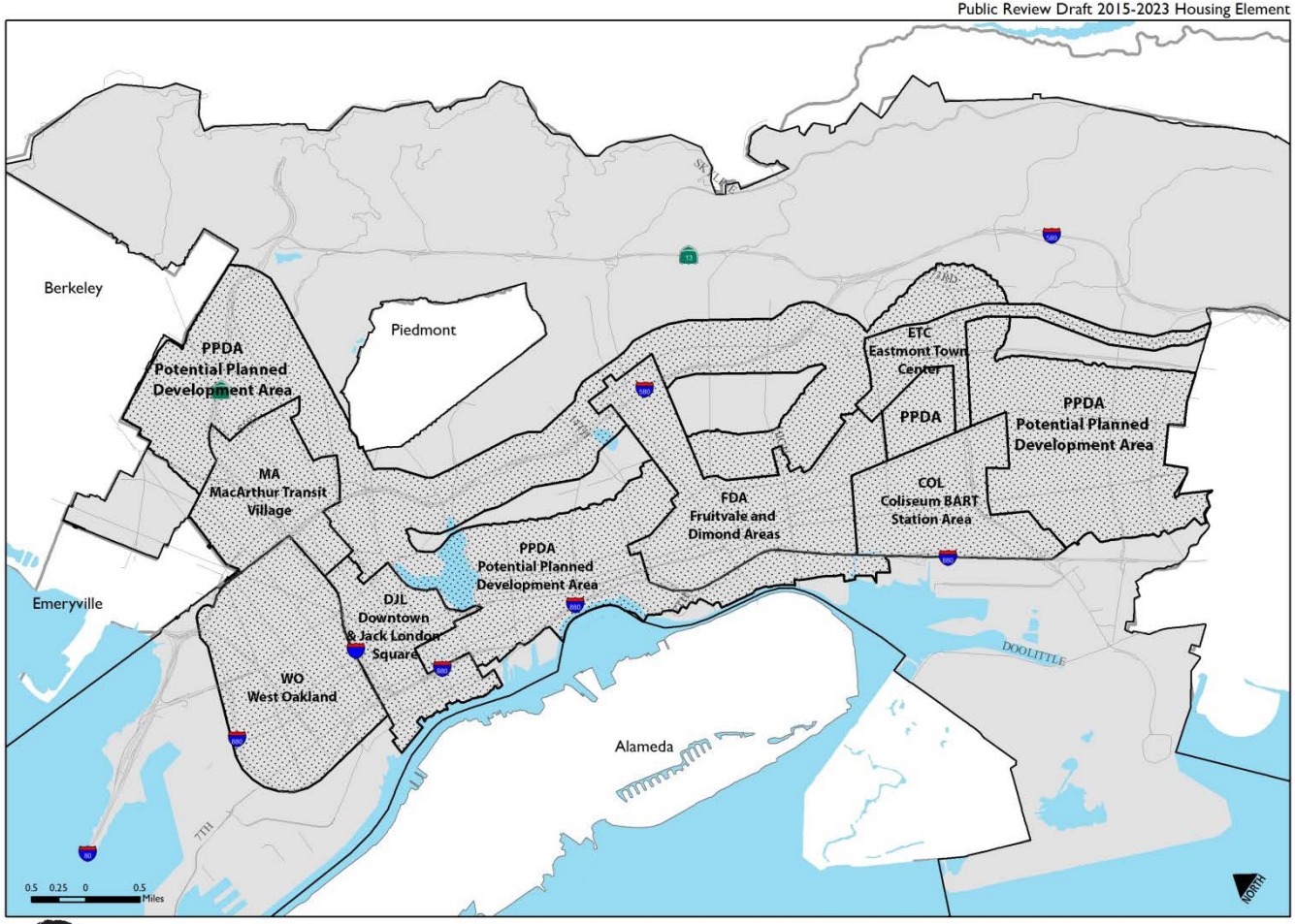

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Figure C-1 Priority Development Areas Planning Area Boundary Map

April 25, 2014

Figure C-2

Market Rate Developments- Completed, Approved and Pre-development as of April 2014

Public Review Draft 2015-2023 Housing Element

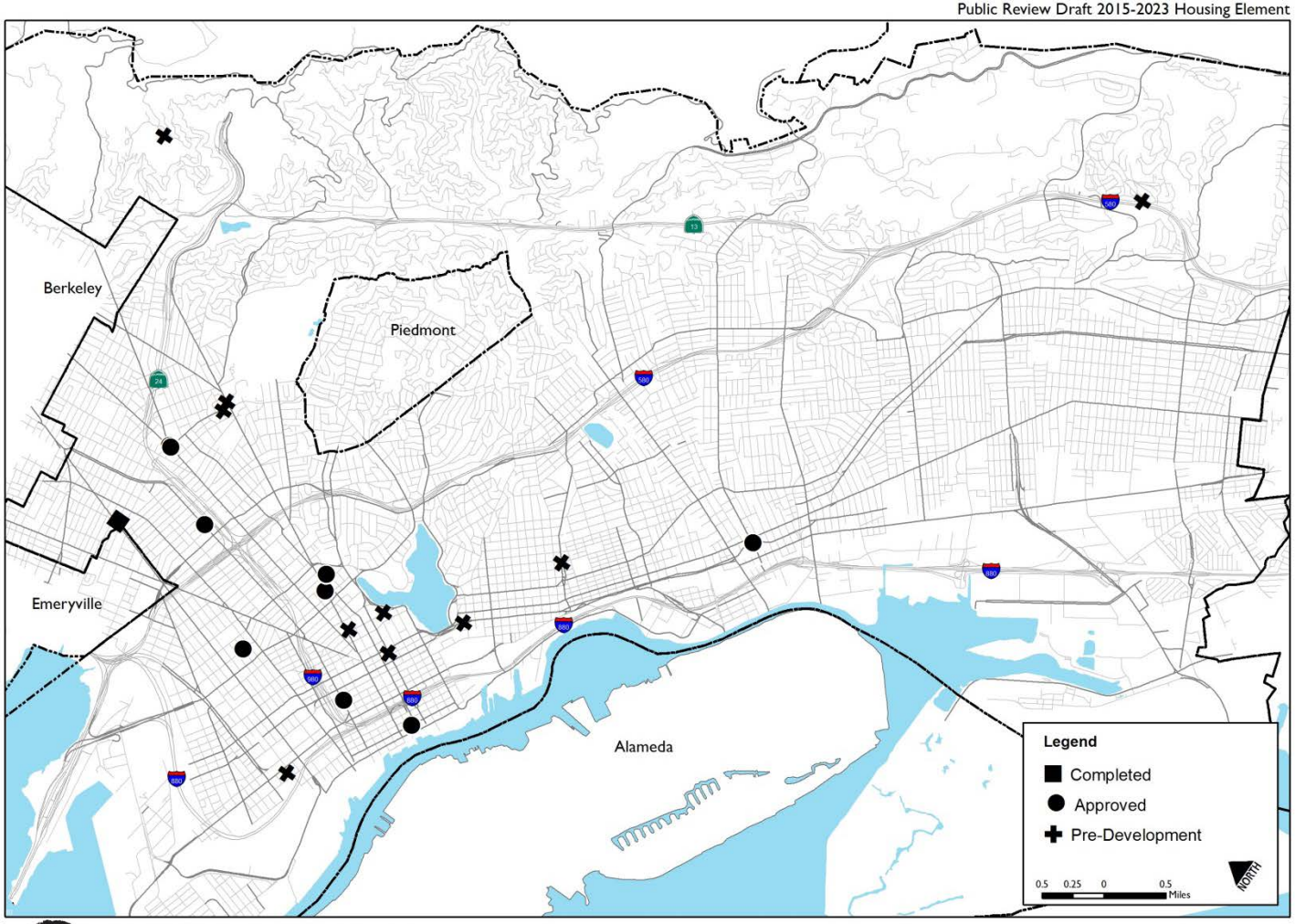

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Figure C-2 Market-Rate Developments
Completed, Approved and in Pre-Development as of April 2014*
*Data from Appendix C-1, C-2 and C-5

April 15, 2014

Figure C-3
Market Rate Developments Central City Completed, Approved and Pre-development

Public Review Draft Housing Element 2015-2023

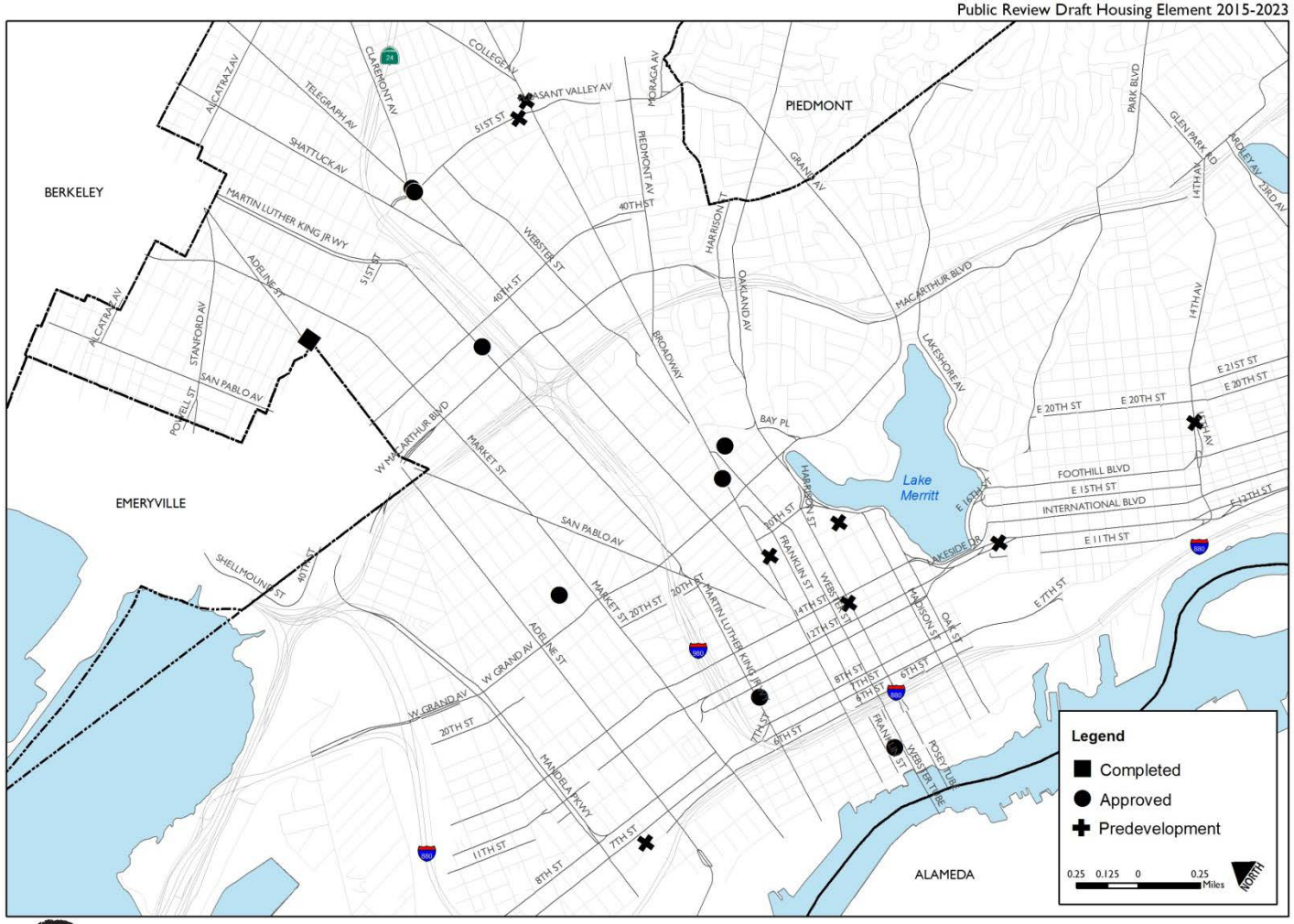

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Figure C-3 Market-Rate Developments - Central City Completed, Approved, Pre-Development as of April 2014*

*Data from Appendix C-1, C-2 and C-5

April 15, 2014

Figure C-4
Affordable Housing Developments in Pre-development and Acquisition as of April 2014

Public Review Draft Housing Element 2015-2023

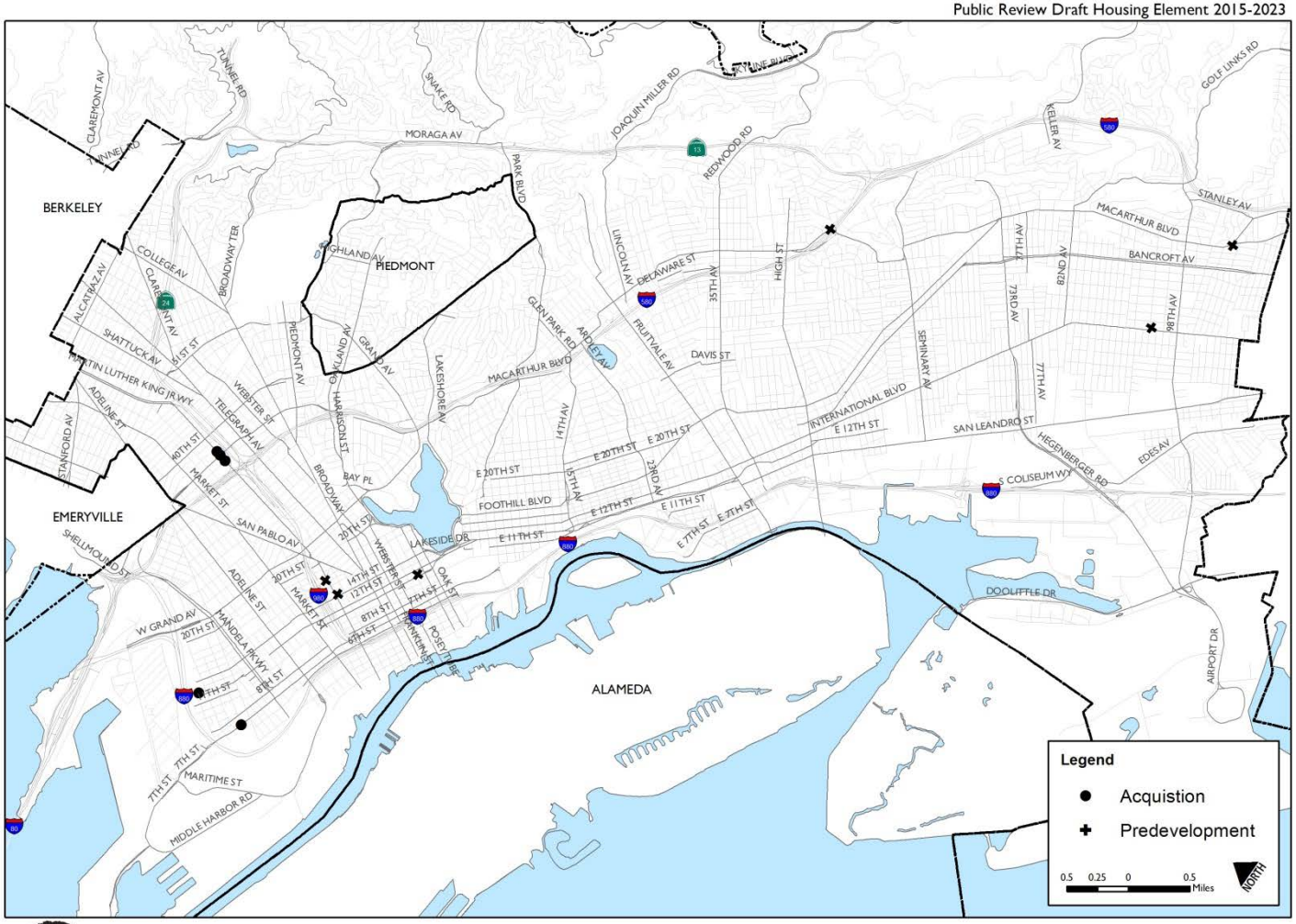

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Figure C-4 Affordable Housing Developments In Pre-Development and Acquistion as of April 2014*

*Data from Appendix C-3 and C-4

April 16, 2014

Figure C-5
Opportunity Sites for Residential Development

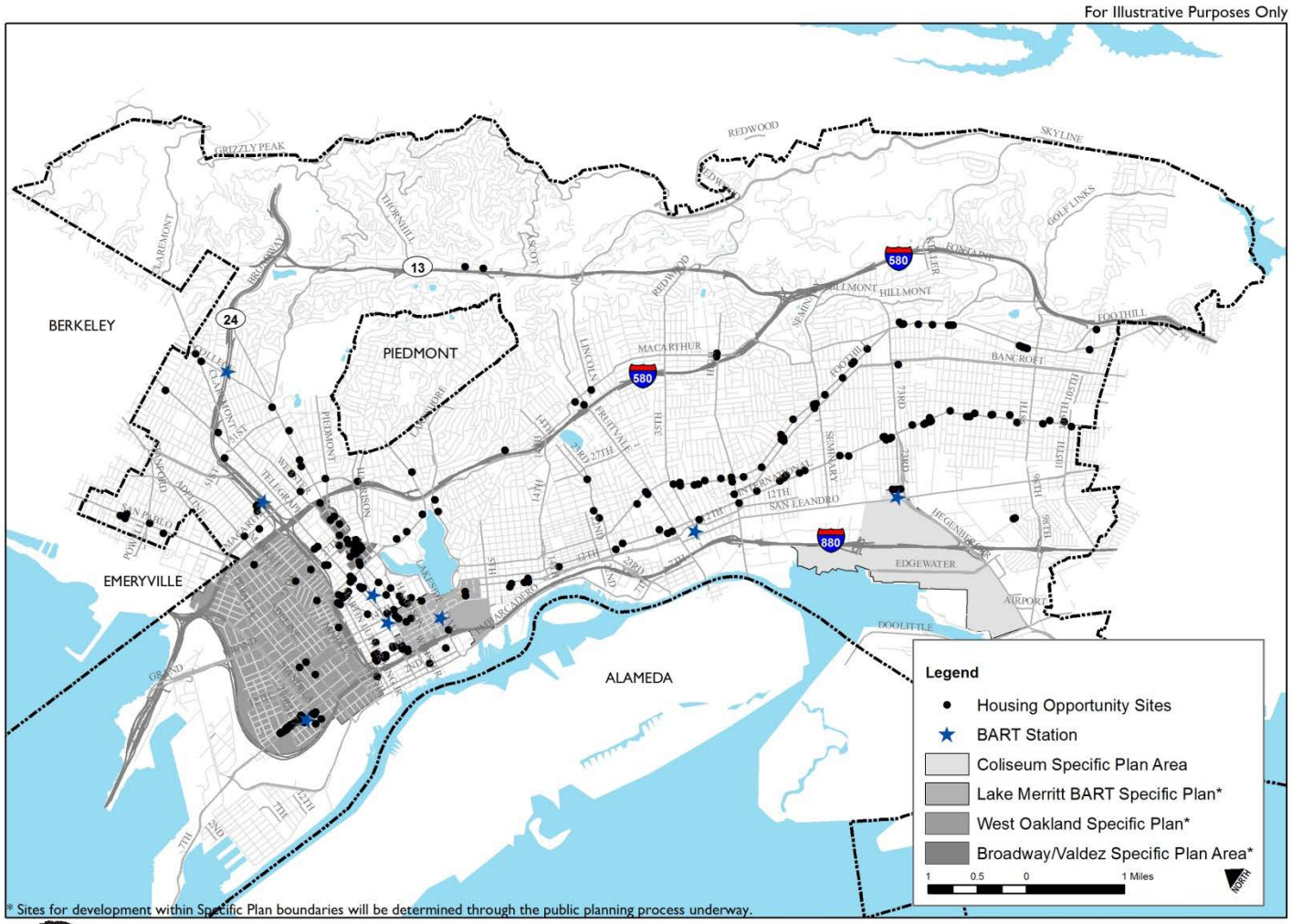

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Figure C-5 Opportunity Sites for Residential Development
Data from Appendix C-6

April 15, 2014