



City of Oakland Housing Element



2015-2023

**Draft Housing Element
(For HCD Review)
July 2014**

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(Available for Final Public Review Draft in September 2014)

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EXECUTIVE SUMMARY

[AVAILABLE AT FINAL DRAFT STAGE]

1. INTRODUCTION

A. STATE LAW REQUIREMENTS

California law requires that jurisdictions identify existing and projected housing needs and create a housing program that states the City's housing policy goals, objectives and summary of financial resources for preserving, improving, and developing new housing units. The City of Oakland's Housing Element encapsulates this effort. The contents of this document reflect a combination of local issues, priorities, and state law requirements. California law (Government Code Section 65583) requires, in part, that each city and county adopt a housing element that contains:

- (a) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs;
- (b) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;
- (c) an inventory of developable sites capable of accommodating development of housing for a range of income types to meet the City's share of the regional housing need; and
- (d) a program which sets forth a schedule of actions through January 31, 2023 to implement the policies and achieve the goals and objectives of the housing element.

B. REGIONAL HOUSING NEEDS ALLOCATION

An important part of the Housing Element is the determination of the City's new housing construction need. Under California law (California Government Code Section 65584), new housing construction need is determined, at a minimum, through a regional housing needs allocation (RHNA) process. In the RHNA process, the California Department of Housing and Community Development (HCD) determines the amount of housing needed for all income groups in each region, based on existing housing need and expected population growth. In February 2012, HCD determined that, at a minimum, the nine-county Bay Area should plan for 187,990 units between 2014 to 2022 to satisfy regional demand.

Each City's share of regional housing demand is based on a plan prepared by the Association of Bay Area Governments (ABAG), the *Regional Housing Needs Allocation* that was adopted in July, 2012. Oakland (along with all other cities and counties in the state) must plan to accommodate its share of the housing need of persons at all income levels. Under the ABAG plan, Oakland must accommodate 14,765 new housing units between 2014 and 2022 to meet its "fair share" of the state's housing need. Of these housing units, 2,059 should be affordable to households earning no more than 50 percent of median income, 2,075 to households earning between 50 percent and 80 percent of median income, 2,815 to households earning between 80 percent and 120 percent of median income, and 7,816 to households earning more than 120 percent of median income.

The City's responsibility under state law in accommodating its regional housing allocation is to identify adequate sites that will be made available through appropriate zoning and development standards and with services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells to encourage the development of a variety of types of housing for all income levels,

including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing.

Actual Housing Production to Date Compared to Housing Needs

The planning and production of housing has been strong in Oakland since 1998. As a result, the City has not only demonstrated its capability to adequately meet Oakland's housing allocation set forth under ABAG's RHNA, but also its ability to surpass the formulated requirement. At the same time, Oakland has also been successful in addressing the specific needs for affordable housing development. As of March 2014, the following statistics were accurate:

- a total of 61 units were constructed, with building permits "finaled"
- between January 2014 and March 2014, 4,191 market-rate units had Planning Bureau approvals, and 229-231 affordable units were funded, but neither group had started construction
- 3,289 market rate units and 218 affordable units are in a stage of pre-development, either with a formal Zoning pre-application on file with the Planning Bureau, or, in the case of the affordable housing units, with preliminary funding commitments or site acquisition assistance from the City.

Chapter 4 provides a full analysis of these projects as well as an inventory of "opportunity sites" capable of accommodating 16,162 additional housing units, using the current allowable densities permitted by the City's General Plan and Planning Code.

C. OAKLAND'S POLICY CONTEXT

While the Oakland Housing Element addresses the State requirements described above, it also incorporates a number of important local strategies that have been adopted by the City in recent years.

Numerous factors contributed to the changes in the City's policy context, including a change in the City's leadership and administration, the dissolution of the City's Redevelopment Agency and resulting changes in the City's approach to providing (particularly funding) housing programs. Among these are:

10K-Two Housing Initiative

The City's current administration, in place since January 2011, has unveiled a 10K Two housing initiative intended to attract 10,000 residents throughout the City, particularly along transit corridors. This has taken place against the backdrop of the dissolution of Redevelopment Agencies in the State of California. Prior to dissolution, Redevelopment Agency tax-increment financing was the most significant source of funding for neighborhood improvement programs including affordable housing and small business loans in Oakland. It is within this context that the City is addressing new policies and funding sources for its housing programs.

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.

Comprehensive Citywide Housing Strategy

Additionally, through the community outreach process undertaken as part of the 2015-2023 Housing Element, the City has received valuable feedback which has informed the development of new policies relating to limiting displacement of long-time residents, providing community benefits, setting targets for affordable housing for new development and promoting market rate housing. In response, the City has identified the following initiatives: aligning opportunity sites with Priority Development Areas, fostering a market rate housing strategy by implementing Specific Plans, modifying its housing policies to address the displacement of long-time residents, addressing the foreclosure fall out, capturing the value of recent public investment by incentivizing developers to provide community benefits through a housing overlay zoning approach, and exploring the feasibility of an affordable housing impact fee program.

The modified policy framework is included in Chapter 7 of the 2015-2023 Housing Element.

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

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.

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. 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.

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.

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 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 (and to be updated for submittal to HUD in 2015). 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 property tax “boomerang funds” (formerly Redevelopment Tax-increment). The City also provides funding to nonprofit developers for certain predevelopment expenses.

The City is also engaging in new innovative strategies to transform its abandoned properties into new affordable rental housing through the Community Buying Program that in launched in 2014.

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 affordable ownership housing remains affordable for at least 45 years.

The City is also engaging in new innovative strategies to transform its abandoned properties into new affordable ownership housing through the Community Buying Program that in launched in 2014.

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.

Develop housing with supportive services for seniors and persons with special needs.

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.

Prevent Foreclosures and Stabilize Neighborhoods

In contrast to the height of the subprime mortgage crisis in about 2008, the majority of Oakland’s homeowners who face foreclosures today have owned their homes for over 6 years, including many who have owned for several decades. In partnership with community groups and financial institutions, the City has been engaging in new innovative strategies to prevent foreclosures including the development of a comprehensive model integrating door-to-door outreach with housing counseling and legal services with advocacy and bank escalation. The City partnership also developed a new loan fund to reset mortgages to today’s current market value, as well as new funds to help homeowners and renters with affordability gap needs.

Additionally, the City’s new Housing Assistance Center assists vulnerable Oakland residents through a one-stop model program. In 2014, the City launched a new one-stop housing services center that provided referrals for residents regarding their housing needs as well as dedicated and private rooms for City staff to meeting with residents regarding available housing services. This one-stop model allows vulnerable residents to go to one place to address their housing needs and questions.

Remove impediments to fair housing (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.

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.

Housing Equity Road Map

The City's Department of Housing and Community Development staff, along with Urban Strategies Council and Policy Link are developing a Housing Equity Roadmap to provide a concrete set of policy and program recommendations for City implementation in the next 5 to 10 years. The Housing Equity Roadmap will include information about demographic changes, including at a neighborhood level, that are critical to policy development, as well as best practice research of effective efforts from other jurisdictions. The housing problems that will be addressed through the Housing Equity Roadmap include the following:

- Housing habitability,
- New affordable housing production,
- Preservation of existing non-subsidized affordable housing stock, and
- Transforming abandoned properties into new affordable housing.

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 performance¹. 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.

¹ See Sustainlane, <http://www.sustainlane.com/us-city-rankings/>

D. PUBLIC PARTICIPATION AND POLICY DEVELOPMENT

Public Participation as an Ongoing Process

State law (California Government Code section 65583(c)(8)) requires the City to make “a diligent effort...to achieve public participation of all economic segments of the community in the development of the housing element....”

Public participation in Oakland has been an ongoing process since the adoption of the previous Housing Element. In particular, the identification of housing issues, needs, and strategies has been part of the following City’s planning processes and ongoing public dialogue on housing issues:

- The City’s Strategic Planning Division initiated five Specific and Area Plans including the Central Estuary Area Plan, Lake Merritt Station Area Plan, Broadway Valdez Specific Plan, West Oakland Specific Plan and the Coliseum Specific Plan. These plans have been geographically dispersed throughout the City, have included extensive community outreach processes and have resulted in long lists of community desires, including housing needs. All public participation efforts are captured on the Strategic Planning Division’s website (<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/index.htm>).
- The City’s Strategic Initiatives Division of the Department of Housing and Community Development is developing the Oakland Housing Equity Roadmap—an action plan of possible City policies, programs, and investments to address Oakland’s current housing crisis. The recommendations are based upon new demographic data analysis identifying priority housing problems and best practice research. For this effort, staff will be convening meetings with stakeholder groups to develop any policy recommendations.

Efforts to Achieve Public Participation in the Housing Element 2015-2023 Update

The ongoing identification of housing issues through these separate processes folded into the needs assessment and development of goals and policies for the Housing Element update. The City prepared an outreach plan specific to the Housing Element update process. A combination of internet/social media and public meetings were used to better understand Oakland’s community housing needs and issues. Each of these methods is described below.

I. Internet and Social Media

The City used a variety of internet and social media tools to engage the community in the housing element conversation. “Engage Oakland” is a community online forum where a series of housing related questions have been posed, on which Oakland residents, business owners, developers, activists and others have provided ideas and feedback. This input continued to be taken into account by City staff when refining proposals about housing policy. Following is the link to this website:

<http://www.engageoakland.com/>

The *2015-2023 Housing Element* had an up-to-date webpage where useful links, announcements and reports can be viewed. The project also has a dedicated email account for receiving feedback. Further, the City sent emails via its “GovDelivery” distribution system. This system allows interested parties to sign-up to receive email updates about the Housing Element update. The Housing Element website address is:

<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>

City staff compiled an email list of just under 450 email addresses that was used to broadcast *Housing Element 2015-2023* meetings and requests for public comments. The first email was sent in early February 2014 and subsequent emails were sent approximately bi-weekly up until the date of the publication of the draft document sent to California Department of Housing and Community Development. The email list was compiled from interested parties email lists from: Central Estuary Specific Planning Area, Lake Merritt BART Station Area Planning, Broadway Valdez District Specific Planning, Neighborhood Associations, Design Guidelines Planning, requests from people who staff met at various meetings, participants in CDBG’s 7 Community Development Districts, participants in the former Redevelopment Agency’s Project Area Committees, City Staff, City Council Members and their staff, and Planning Commissioners.

City staff also publicized *Housing Element 2015-2023* update efforts on local and regional housing organization’s (East Bay Housing Organizations and Non Profit Housing Association of Northern California) email listserve mailings.

II. Public Meetings

Staff has presented informational reports and solicited feedback as part of the outreach process at the Mayor’s Commission on Persons with Disabilities, Commission on Aging, Planning Commission, and Community and Economic Development Committee of the City Council. In addition, staff has incorporated comments on housing development from the five specific and area planning processes over the last several years. The community has been invited to attend these meetings and participate in the discussion and voice their opinion. Many of these meetings occurred during the data and needs collection phase, as well as at the present time, during the presentation of the draft Housing Element Update. Comments received at all phases will be reviewed and incorporated into the final 2015-2023 Housing Element.

Additionally, Federal funding sources used by the City require public participation in the development of funding applications and programs, annual performance evaluations open to public comment, and annual action plan updates that set priorities for the coming year with participation by the public. Those documents are the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) for the City’s Five Year Consolidated Plan for Housing and Community Development. These documents require extensive public notification, and the funding sources strongly encourage community outreach and participation.

To ensure that all segments of the population can participate in public meetings, the City selected locations that are accessible to persons with disabilities and attempts to hold public forums in locations that are accessible to those without private vehicles.

III. Distribution of Draft Document and Request for Public Comment

An announcement of the preparation of the Draft *2015-2023 Housing Element* was presented to the public to gain feedback about the housing issues in Oakland and the effectiveness of existing housing policies. The Draft *2015-2023 Housing Element* was also presented to the public, as outlined below

- I. The preparation of the Draft *2015-2023 Housing Element* was presented at the following advisory board meetings and public hearings:
 - February 19, 2014, City Planning Commission
 - March 5, 2014, Mayor’s Commission on Aging
 - March 25, 2014, CED Committee
 - April 14, 2014, Mayor’s Commission on Persons with Disabilities
- II. The Draft *2015-2023 Housing Element* was presented to City Planning Commission on May 7, 2014.
- III. Affordable Housing Focus Group to discuss the Draft *2015-2023 Housing Element* on June 11, 2014.
- IV. A survey on the constraints to developing housing in Oakland was sent to market rate housing developers.
- V. A request for public comment was circulated via email and postings in newspapers and on the internet.
- VI. A discussion thread has been posted on the City’s social media site, “Engage Oakland” since March, 2014.

The draft Housing Element was published May 2, 2014 and was made available in both hard copy at the City Planning Department public counter, at the City Clerk’s Office, at the main branch of the Oakland Public Library, and on the City’s web site. Additionally, a Notice to Request Public Comment was emailed to the City’s interested parties email list on May 19, 2014 which requested comments by June 16, 2014.

E. ORGANIZATION OF THE HOUSING ELEMENT

The Oakland Housing Element, a part of the General Plan, is a comprehensive statement of the City’s housing needs and strategies. The City has adopted other housing policies and plans that focus on specific topics (such as fair housing, homelessness, and the use of federal funds for low-income housing). The Housing Element addresses a broader range of issues than these other planning documents, including economic, social, planning, and regulatory issues.

The Housing Element provides the guiding principles and over-arching policies that define the City’s housing strategy although much of the implementation for the Element is defined through the following other planning documents:

- General Plan Land Use and Transportation Element,
- Oakland Planning Code,
- Consolidated Plan,
- PATH Plan, and
- Fair Housing Plan (Analysis of Impediments to Fair Housing).

The Housing Element incorporates strategies and implementing actions from these other plans and has been reviewed for consistency with these plans.

This Housing Element is divided into the following chapters:

Executive Summary. The executive summary provides an overview and road map of the City’s findings and conclusions on housing issues and needs; land, funding, and other resources to meet those needs; and goals, policies, actions, and quantified objectives.

1. Introduction provides an overview of State requirements, a description of the public participation process, and a summary of the organization of the Housing Element.

2. Evaluation of 2007-2014 Programs summarizes the City’s achievements in implementing programs under the previous Housing Element, which was adopted in December 2010. Lessons learned from an evaluation of achievements have been considered in the development of new goals, policies, and implementing actions in this Housing Element.

3. Existing Conditions/Opportunities describes current conditions and trends related to population, housing, and employment. Topics covered in this chapter include population and household characteristics, income and poverty, housing cost and condition, publicly assisted housing and housing programs, the status of subsidized rental housing that could convert to market-rate rental housing, and employment characteristics. Appendix A describes the methodology used for the housing condition survey. Appendix B contains a list of privately-owned subsidized rental housing to support the analysis of subsidized housing at risk of being converted to market-rate housing.

4. Land Inventory describes the availability and characteristics of land on which to develop housing to meet the City’s future needs. Among the issues covered in this chapter are the number, types, and affordability of housing units constructed since the beginning of the period covered by the Housing Element; the City’s ability to accommodate its remaining share of the region’s housing needs under the ABAG RHNA; and potential constraints that could affect development potential on housing opportunity sites. Appendix C contains a detailed inventory of sites discussed in this chapter.

5. Housing Program Resources summarizes programs and funding resources available in the City of Oakland to assist in the development, rehabilitation, and conservation of housing affordable to low- and moderate-income households. Appendix D contains a directory with details on City housing programs.

6. Analysis of Constraints to Housing describes potential governmental and non-governmental factors that could affect the availability and cost of housing, particularly for low- and moderate-income households and population groups with special needs.

7. Goals, Policies, and Actions contains the City’s housing goals, policies, and implementation actions—the heart of the City’s strategy for addressing its housing needs. The goals adopted in this Element address the provision of adequate sites for the development of housing (especially for low- and moderate-income households), constraints to the availability and affordability of housing, conservation and improvement of older housing and neighborhoods, preservation of affordable rental housing, equal housing opportunity, sustainable development, and public access to information through technology. Also included in this chapter is an implementation schedule that specifies responsible agencies, timeframes, potential funding sources, and objectives for each implementing action.

8. Quantified Objectives contains a summary of the City’s quantified objectives for housing development, rehabilitation, and conservation (preservation of affordable rental housing).

9. Other Requirements 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. The chapter also identifies opportunities for energy conservation in residential developments.

F. GENERAL PLAN CONSISTENCY

State law requires the *Housing Element* to contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583(c)(7)). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements (See Chapter 9).

1. Other General Plan goals, policies and programs

The City revised the *Land Use and Transportation Element* of the Oakland General Plan in 1998. This element 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 Policy Framework and Strategy Diagram contained in that document shows areas that will be maintained and enhanced and those that are targeted for growth and change. In particular, higher density development is encouraged in the Downtown, along major corridors, at the waterfront, and near BART stations.

Fifteen broad classifications are depicted on the Land Use Diagram, grouped into five major categories, to graphically depict the type and intensity of allowable future development in various parts of the City. These classifications are the key to understanding the diagram and the City’s land use pattern. They are intended to take into account the existing and historical patterns of development in Oakland. The Land Use Diagram graphically represents the intentions of the Policy Framework and Strategy Diagram reflecting areas of growth, enhancement, and conservation; it provides a basis for evaluating future

development and future demand for services. The two diagrams satisfy State requirements that the General Plan designate the general distribution, location and extent of land uses and establish standards for population density and building intensity.

The General Plan element with the closest relationship to the Housing Element is the *Land Use and Transportation Element*, which contains both the policies that direct the location, density, and types of residential uses throughout the City, and the circulation system to support that development. The *Noise, Open Space and Recreation*, and *Historic Preservation* Elements of the General Plan also contain goals, policies and programs relevant to building and rehabilitating housing in the City, but these identified actions do not effect implementation of the Housing Element (see Chapter 9 “Other Requirements”).

2. Ensuring Consistency between Housing Element and General Plan

The vision and specific policies contained in the *Land Use and Transportation Element* 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. 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 policies 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.

2. EVALUATION OF 2007-2014 PROGRAMS

A. FINDINGS AND CONCLUSIONS

State law (California Government Code Section 65588 (a)) requires cities and counties to review their housing elements to evaluate:

- the appropriateness of housing goals, objectives, and policies;
- the effectiveness of the housing element in the attainment of the community's housing goals and objectives; and
- the progress in implementation of the housing element.

The City's previous Housing Element was adopted December 21, 2010 and covered the period January 1, 2007 to June 30, 2014.

During the 2007-2014 Housing Element period, Oakland's Regional Housing Need Determination was 14,629 housing units. City staff identified opportunity sites to accommodate 8,672 to 10,759 housing units based on low and high estimates. The low estimates were most likely number of housing units, based on average densities for comparable recent developments (such as those for housing projects recently completed, under construction, approved, and planned), while the high estimates were the maximum allowable number of units that were calculated based on the maximum residential densities allowable under the General Plan. The City was unable to meet the overall housing production goals and fell short of those production requirements. Unfortunately, the City cannot control the housing market conditions to encourage housing development. In addition, subsidies available to develop affordable housing units can only stretch so far given the high land and development costs during this planning period. The City permitted the development of 1,664 very low-, low-, and moderate-income housing units with a grand total of 3,697 housing units permitted (Table 2-1).

The 2007-2014 Housing Element lists eight housing goals with policies and policy actions to be taken to achieve those goals. Six of those goals are dictated by California statute. Seven of the eight policy goals identified in the 2007-2014 Housing Element will continue into the next planning period. (See Chapter 7 Goals, Policies and Actions.)

As anticipated, the City encountered some difficulty in achieving very low-, low- and moderate-income housing production goals in the 2007-2014 planning period. The increasing gap between housing costs that very low-income household can afford and the cost of producing very low-income housing units, combined with the limited amount of subsidies to produce such housing, continues to challenge the City's ability to meet ABAG's regional housing allocation for the City for these households. City staff will continue its work on regulatory incentives and finding new sources of financial assistance to address as much of the very low-income housing need as possible.

The City continues to encourage affordable housing development by issuing the annual Notice of Funding Availability. This competitive funding process has created a consistent and well-defined process for prioritizing and selecting housing projects from a pool of applicants that submit proposals. The City's Department of Housing and Community Development continues to improve coordination of housing assistance programs, regulatory incentives, and other actions to achieve the City's housing goals.

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, 2007-2013; 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

The City adopted a variety of policies to encourage housing development. Highlights of these policies include housing programs targeted at the Downtown and major corridors of the City, updating and adopting Citywide zoning that include updating residential and commercial zones implementing the General Plan Land Use and Transportation Element designations and revised development standards for multi-family buildings, and increasing residential densities in downtown as part of Central Business District zoning update. The City is currently in the process of evaluating and revising all of its parking regulations including those for secondary units, which is scheduled for adoption in 2014. The City, in compliance with SB2, also recently adopted, amends the Planning Code by identifying a zone or zones where emergency shelters can be permitted outright. The city continues its work to encourage inclusion of mobile and manufactured housing in appropriate locations and re-use of industrial and commercial buildings for joint living quarters and working spaces.

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

The City has employed a combination of financial assistance and regulatory measures to stimulate the production of housing and preserve affordable housing opportunities. The City sponsors programs that supports renters and promotes homeownership.

The City continued with an annual Notice of Funding Availability (NOFA) process whereby interested developers can submit proposals when city funds are available. These funds are allocated through a competitive application process. The City advertised the availability of funds, program guidelines, and application requirement through its web site and mailed notices to housing providers. During the Housing Element 2007 - 2014 planning period, the City of Oakland awarded \$84,624,251 for new construction of housing for Senior and Special Needs populations and \$45,838,781 for rehabilitation/preservation projects including units for Senior and Special Needs populations.

Housing Development Services provided \$489,209 in pre-development loan and grant funding from 2007-2014. The allocation of these pre-development funds resulted in project assessment and feasibility studies for 10 projects. About half of those projects proceeded from concept to a viable affordable housing project. This program achieved its goals as planned and as stated in the Housing Element's policy guidance.

The City in partnership with other organizations has developed and promoted a number of programs to expand opportunities for lower-income households to become homeowners. Housing Development Services' first time homebuyer program provided approximately 372 loans totaling \$22,459,765 from 2007-2014. Working together with the Oakland Housing Authority, the City of Oakland leveraged Section 8 home ownership vouchers to Section 8 and public housing clients through the OHA Homeownership program. Since 2007, 80 participants have purchased homes through the OHA Homeownership Program. OHA achieved the goal of expanding the pool of Section 8 vouchers by growing its program nearly 25% since the last Housing Element. OHA also was awarded 265 Veteran's Affairs Supportive Housing Vouchers, which expands the Section 8 program to chronically homeless veterans. The City has worked with the Oakland Community Land Trust to implement the Neighborhood Stabilization Program to rehabilitate foreclosed properties. By the middle of 2014, the status of Oakland Community Land Trust's activities was 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, 13 are for sale and 3 of them have been sold.

The City adopted a revised density bonus ordinance in June 2014 with the intent of permitting 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 seniors.

The City's Redevelopment Agency was dissolved as of February 1, 2012. Although there is great need for continued support of affordable housing development, the City's Low/Mod housing fund supported by Redevelopment Agency tax-increment is no longer available. Other affordable funding sources include the City's Jobs/Housing impact fee. The Jobs/Housing Impact fee is an important effort to link affordable housing development with the development of commercial development and resultant housing demand. During the 2007-14 Housing Element Planning period \$1,085,509 in Jobs/Housing Impact Fee funds had been deposited into the Affordable Housing Trust Fund for use toward affordable housing development. These funds were all allocated for affordable housing developments in FY 2013-14 NOFA awards.

Oakland's Permanent Access to Housing (PATH) Strategy is an Oakland-specific companion to Alameda County's EveryOne Home Plan, a countywide plan to be used as a roadmap for ending homelessness in the county over the next fifteen years. EveryOne Home is a comprehensive plan for providing housing and wrap around support services to homeless people in Alameda County and to those people living with serious mental health illness and HIV/AIDS. Both EveryOne Home and PATH are based on a "Housing First" program model that emphasizes rapid client access to permanent housing rather than prolonged stays in shelters and transitional housing. The City services in this strategy included the development of the pipeline process for permanent supportive housing, capacity building for homeless services providers and housing developers, the redesign of the homeless service delivery system and the expansion of street action teams and outreach services.

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

Straightforward permitting, flexible zoning regulations, and generous density requirements are some of the methods Oakland uses to remove potential regulatory constraints to housing. 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, expanded. A total of 115 multi-family structures were completed within the planning period, 14 of which were affordable. Special needs housing is conditionally permitted in many residential and commercial zones throughout the City; furthermore, a Reasonable Accommodations policy was adopted in July 2014 providing flexibility in the application of the Planning Code for persons with disabilities. Also in July 2014, the City adopted zones to permit emergency shelters by-right. Other efforts to improve permitting include implementing discretionary permit processes that include objective approval criteria and assigning priority to affordable housing projects. CEQA exemptions are also 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 2011.

The City continues the use of alternative accommodation and equivalent facilitation of the California Building Codes to address the special housing needs of people with disabilities and to facilitate the rehabilitation of older dwelling units and maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less flexible. In 2011, City staff began the parking study and are anticipating revising the parking regulations of the 1965 zoning code during the 2015-2023 Housing Element cycle. The new Central Business District

regulations, including open space regulations, were adopted in 2009 with the intent of increasing the residential density and to reduce per-unit development costs.

Citizen opposition is a significant obstacle to the development of affordable housing. The City actively supports East Bay Housing Organizations and other entities in community outreach efforts and educational campaigns to gain community support for affordable housing.

Goal 4: Conserve and Improve Older Housing and Neighborhoods

To improve housing and neighborhood conditions, the City combined public investment, code enforcement, financial assistance for commercial revitalization, and financial assistance to improve the condition of residential properties. The City funded loans for owner-occupied housing in single-family neighborhoods for minor home repair, emergency home repair, and lead hazard control and painting. In addition, the City funded rehabilitation loans for both owner-occupied and rental buildings. In order to reduce the number of substandard vacant housing units, the City created a new vacant housing program to target acquisition and rehabilitation of these underutilized structures.

Code enforcement is also an important aspect of multifamily property rehabilitation. The City continued to implement several code enforcement strategies, including tenant habitability inspections, graffiti abatement, blight and unsecured property inspections, imminent hazard abatement and tenant relocation inspections, and certificate of occupancy inspections for vacated units that have been rehabilitated. The City targeted funding and code enforcement activities in designated neighborhoods to concentrate and increase the effectiveness these actions.

The Foreclosed and Vacant Building Registration Program for bank-owned properties (REOs) was implemented in 2010 and amended in 2012 to include properties with a recorded Notice of Default (NOD) and occupied properties that were either NOD or REO. An on-line registry was developed to administer the Program more efficiently. If a property is in default but determined to be vacant and abandoned by the owner, the lender is required to maintain the property. Since the amendment of this ordinance in September 2012, over 2,300 properties have been registered. As of March 2014, there were 1,167 properties with active registrations, of which 188 were bank owned. In addition, a new ordinance was adopted and a new registry was implemented in March 2013 for non-owner occupied purchases of formerly defaulted properties. This ordinance requires an inspection to confirm building code compliance. There have been 42 investor registrations to date. The Foreclosed and Vacant Building Registry enables building services to respond quickly and effectively to complaints regarding blight and property conditions and monitor monthly inspection reports completed by property managers. Despite the decrease in the number of foreclosures that end up in bank ownership, defaults persist. The inclusion of defaulted properties in the registry has become a critical part of the program's success. The non-owner occupied NOD/REO properties registration program helps to prevent building health and safety issues from persisting for new occupants of formerly distressed homes. Proactive spot inspections of 1,073 properties were completed in 2012, over 500 inspections in 2013, and 100 inspections in the first quarter of 2014. As a result of the new systems put into place, efforts to track all abandoned properties in the City are under discussion, as is restoring the receivership program to help facilitate abandoned properties back to productive use.

The City continues its efforts for preservation and rehabilitation of existing housing stock with an emphasis on housing occupied by senior citizens, people with disabilities, and low-income population. The City continued implementation of Mills Act contracts to stimulate the restoration of historic properties. 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. As of 2013, the sixth year of the program, 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

The City assisted in the rehabilitation of low-income rental housing owned and operated by affordable housing organizations, while the Oakland Housing Authority (OHA) focused on the maintenance and improvement of public housing. Over a seven year period, OHA awarded 1,497 project-based Section 8 vouchers, 1,093 of which are under contract.

A gap in the City's strategy related to substandard housing conditions has been the development of adequate incentives and funding in support of rental housing rehabilitation for profit-motivated property owners. The traditional sources of state and federal funding are no longer available: the Federal Rental Rehabilitation Program has been eliminated, and HOME requires long-term rent and income restrictions. Profit-motivated property owners of market rate units are reluctant to restrict the rents they may charge in exchange for low-interest loans making these funding sources difficult to use.

The Oakland Housing Authority continues its efforts to rehabilitate and preserve units in the Oakland Affordable Housing Preservation Initiatives portfolio, extending their long-term viability as an affordable housing resource. OHA has reduced the number of public housing units in its portfolio to 1,605 units. Tassafaronga was a former 87-unit public housing site and was replaced with project-based Section 8 and Tax Credit units. Tassafaronga is completed and has 150 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 designated for Senior citizens, and no public housing. All public housing at Lion Creek Crossing have been rebuilt. Lion Creek Crossings has 4 of 5 phases completed resulting in 439 units, 157 of which are public housing. These formerly public housing sites now are mixed-income. There is no new HOPE VI financing available for redevelopment of large sites. OHA will explore other options, as needed, and will invest Federal Moving to Work funds as available to operate and maintain high quality units.

OHA completed disposition of 1,615 scattered site units and has an ongoing rehabilitation program for these units. In 2010, OHA submitted an application to HUD for disposition of 383 units in five senior properties. HUD continues to review this application in 2014. An important element of affordable rental housing preservation is the support of capital needs improvements of existing structures. The City worked with local non-profit owners of affordable housing to advocate for more State and Federal financing. In addition, the Housing Development Services circulated a NOFA each year from 2007-2014 for the rehabilitation/preservation of existing affordable housing. During that time period the City of Oakland awarded \$45,838,781 for rehabilitation/preservation projects.

Staff support and implementation of City ordinances protecting existing affordable housing is another method for preserving affordable rental housing. Existing City ordinances include Rent Adjustment, Residential Property Conversion, and Condominium Conversion.

Goal 6: Promote Equal Housing Opportunity

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 accommodation for fair housing for the disabled. Planning staff and City Attorney's office reviewed the proposed program in 2012, and public hearings and adoption is expected in 2014.

In addition, the City promoted equal housing opportunities by supporting local non-profit organizations that provide services such as support for fair housing and reasonable accommodations. City staff also worked to promote fair lending practices throughout the City.

Goal 7: Promote Sustainable Development and Sustainable Communities

As Americans become more conscious of the threats of global warming, and the green movement gains momentum nationally, the City of Oakland continues to be a leader in implementing sustainable development practices. 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. 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. The ordinance removes barriers to green building techniques and requires new housing construction to follow Build it Green or LEED for Homes guidelines. With the intent of minimizing environmental impacts from new housing, the ordinance has provisions to improve indoor air quality, reduce water consumption, use of building materials with recycled content and 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. The City further 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. The City continues to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance.

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.

City staff worked with ABAG and MTC from 2011 to 2013 to develop the region's Sustainable Communities Strategy, required by SB 375. The result of these regional stakeholder meetings is a coordinated plan for accommodating the region's housing need while reducing greenhouse gas emissions called the One Bay Area Plan. The plan was adopted in July 2013. More details on this plan can be found at the following website: <http://onebayarea.org/plan-bay-area.html>.

In an attempt to foster low-carbon emissions and development, 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. The property development standards also conform to the Land Use and Transportation Element, and in some cases, increased densities on sites near transit stops. Mixed use developments are permitted 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.

Oakland is at the forefront of the smart growth movement since it is virtually built-out, and infill development represents the majority of development potential. The City assists developers of infill lots to devise creative solutions to challenging sites. Vertical buildings with structured and underground parking are encouraged by design review at the staff and Planning Commission level. Variances are supported for reduced parking and compact parking spaces to achieve density. Furthermore, Oakland's General Plan contains policies that encourage dense housing along the City's major thoroughfares, in the downtown and certain areas of Oakland's waterfront, especially the Jack London Square area. These areas are easily accessible to transit, jobs, shopping and services. The City has made development of large mixed-use transit oriented developments a high priority through efforts by the Planning, Public Works, City Administrator (Project Implementation) and Housing Departments. These efforts have resulted in Transit Village plans for the areas surrounding the Fruitvale, West Oakland, MacArthur, and Coliseum BART stations. Multi-family construction at MacArthur BART began in 2011, specifically Phase 1, the new BART parking lot and infrastructure improvements completed in 2014; Phase 2 is the Bridge Housing development began in 2014; the Lake Merritt BART Station Specific Plan continued the public planning process in 2014. City of Oakland-funded new affordable housing developments are required to achieve a minimum of 50 points on the GreenPoints checklist. Additional points are allocated to developments with a commitment to achieving higher green building standards.

Goal 8: Increase Public Access to Information Through Technology

Technical advances have enabled both City staff and the public easy access to planning related information. The City's website has become an efficient tool to inform the public about current and past planning projects. Meeting notices, agendas, reports and minutes for Planning Commission, subcommittees, and City Council meetings are available online. Over 50,000 records have been scanned from the Bureau of Planning; and over 200,000 records in the Bureau of Building. In 2011, this information is available only to City staff; during the 2015-2023 Housing Element cycle, it is intended to be made available to the public. The City redesigned the Bureau of Planning website in 2010, for clarity and better accessibility for the disabled. Planning Commission agenda staff reports are now more convenient to view. The City's public interactive GIS system was updated to provide developers and the public access to detailed information about parcels and neighborhood characteristics. In 2012, the City's GIS team updated the Alameda County Parcel database twice. Starting in fall of 2013 the GIS Unit configured the county parcel database to auto update parcel geometry monthly and owner info weekly. A revised, web-based interactive GIS program was 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 in 2015, with the launch of the Accela software system.

Some of the basic building permit application forms are currently available online. In 2014, the City replaced its outdated Permit Tracking System with Accela software. In an attempt to improve the customer relationship management, the City continues to develop and test the technology to make payments and service requests online.

B. REVIEW OF THE EXISTING HOUSING ELEMENT

Table 2-3 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 progress of implementation for that goal, the effectiveness of that goal, an analysis of the appropriateness of the goals, objectives, policies and

programs, 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.

Multi-Family, Market Rate housing 2007-2014

As requested in a California HCD letter dated December 21, 2010, City staff evaluated all the market-rate ("above moderate income") multifamily developments built between 2007-2013. The analysis showed that of the 691 market rate multi-family units built in Oakland during the planning period, 188 units were built in Residential zones, and 503 units were built in non-residential zones. There were also 710 single family homes built in Oakland during the planning period, for a total of 1,401 residential units. The following Table 2-2, shows a yearly tally of new market-rate housing in Oakland, and the number of units built inside and outside of Residential zones. Note that in Oakland, all Commercial zones permit multi-family housing outright, and so it is a matter of terminology than regulation to differentiate between "residential" and "commercial" zones.

**Table 2-2
Market Rate Housing Developments (2007-2013)**

Housing Type	YEAR							Total Number of Units
	2007	2008	2009	2010	2011	2012	2013	
Multi-Family Units	341	153	16	22	0	61	98	691
Single Family/Two-Family Units	209	100	100	152	50	44	55	710
TOTAL	550	253	116	174	50	105	153	1,401
Number of Multi-Family Units in Residential Zoning Districts								188
Number of Multi-Family Units in Non-Residential Zoning Districts								503
<i>Number of Multi-Family Units in Commercial Zoning Districts</i>								409
<i>Number of Multi-Family Units in Industrial Zoning Districts</i>								94

Source: City of Oakland, Department of Housing and Community Development and Department of Planning & Building, 2014

Also, as requested in the California HCD letter dated December 21, 2010, City staff evaluated the percentage of the housing built on identified opportunity sites during the planning period. Of the 188 opportunity sites, during the planning period of 2007-2014, 16 sites (eight percent of the total) had applications for future development; twelve of these applications were for residential development, and one² was built and occupied by the end of December 31, 2013.

² "The Bond" condominiums—105 units at 311 2nd Street.

Table 2-3
Assessment of 2007-14 Housing Element Implementation

Program Implementation Status

<p>Program Description</p> <p>(By Housing Element Program Names)</p>	<p>Housing Programs Progress Report - Government Code Section 65583.</p> <p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>	
<p>Name of Program</p>	<p>Objective</p>	<p>--Progress in Implementation</p> <p>--Effectiveness of Policy/Program</p> <p>--Appropriateness of Goals/Objectives/Policy/Program</p>
<p>Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups</p>		
<p>Policy 1.1 Downtown and Major Corridors Housing Program</p>	<p>1.1.1 Site Identification</p>	<p><u>Implementation:</u> Completed as part of 2007-2014 Housing Element adoption; available on City's Housing Element website.</p> <p><u>Effectiveness:</u> Planning staff believes that identifying opportunity sites to developers of affordable and market rate housing is an effective tool to aid in future housing production.</p> <p><u>Appropriateness:</u> City staff will continue to post on the City website the list and maps of opportunity sites for the Housing Element period of 2015-2023.</p>

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	1.1.2 Assistance with Site Assembly	<p><u>Implementation:</u> The Owner Participation Agreement with MacArthur Transit Community Partners for the MacArthur Transit Village (“OPA”) is now considered a recognized obligation of the Oakland Redevelopment Successor Agency. Now that the State Legislature has dissolved Redevelopment (effective February 1, 2012), the City’s ability to provide this kind of assistance in the future will be severely limited.</p> <p><u>Effectiveness:</u> The Macarthur OPA commits the City and former Successor Agency to assist with the site assembly and infrastructure. Most of the site assembly is complete, although relocation and other activities continue. The replacement parking garage is nearly complete. The infrastructure is under construction as is the first phase of housing, a 90 unit 100% affordable housing development. The overall Macarthur project will include a development of approximately 624 residential rental and ownership units (516 market rate units and 108 below-market rated units). Site assembly on behalf of development teams will be curtailed, if not eliminated, as a supportive development tool offered by the City for the foreseeable future, due to the loss of Redevelopment.</p> <p><u>Appropriateness:</u> Site assembly is no longer an action of the City in the 2015-2023 Housing Element.</p>
	1.1.3 Expedited Review in the Downtown	<p><u>Implementation:</u> Senior 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.</p> <p><u>Effectiveness:</u> Very few new multi-family units were built during the 2007-2014 Housing Element period, due to the downturn in the economy; however, as of June, 2014, there are at least five multi-family projects proposed for downtown Oakland, with 1,400 units, in pre-development discussions with the Planning division, which will</p>

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		<p>be tracked for the 2015-2023 Housing Element.</p> <p><u>Appropriateness:</u> Staff determines this is an effective procedure for new multi-family housing in downtown Oakland.</p>
	1.1.4 Sale of Agency-Owned Property in the Downtown	<p><u>Implementation:</u> The State Legislature dissolved Redevelopment 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. The RFP seeking a developer for this land is currently on hold due to housing market conditions.</p> <p><u>Effectiveness:</u> Because of the economic situation, especially in the housing market, there have been no sales of Agency-owned property for development. More recently, the dissolution of redevelopment has tied up all of the Agency-owned land since 2011. But as part of the dissolution of Redevelopment the Oakland Redevelopment Successor Agency has now approved a Long Range Property Management Plan to dispose of former Redevelopment Agency property. This plan identified 25 sites for future development that are being transferred to the City to implement projects, including six sites in the downtown that may accommodate multi-family housing.</p> <p><u>Appropriateness:</u> This action was in line with the Housing Element's goal of encouraging more residential construction in downtown Oakland.</p>

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	1.1.5 Homeless and Supportive Shelters	<p><u>Implementation:</u> Planning staff convened stakeholders, including Shelter operators and City of Oakland housing staff, to present a proposal in 2014 which would permit outright the placement of emergency homeless shelters in several neighborhoods throughout the City. Adoption of the new zoning is expected in summer, 2014.</p> <p><u>Effectiveness:</u> The proposal would permit emergency homeless shelters by right in limited locations throughout the City thus addressing the need to shelter the approximately 1,400 homeless households.</p> <p><u>Appropriateness:</u> The proposal would permit emergency homeless shelters in limited locations throughout the city. Locations have been identified in commercial, industrial and residential zones.</p>
	1.1.6 Streamline Environmental Review	<p><u>Implementation:</u> (1) Staff continued to update 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. A comprehensive update is expected to be completed in 2014. (2) Staff participated with the State Office of Planning and Research to develop more modern methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and attended workshops, for a streamlined approach to the review of transportation impacts. (3) By 2014, Staff had substantially completed, the Specific Plans for Lake Merritt, West Oakland, and Broadway-Valdez, which provide EIR analysis and CEQA coverage for future development in those neighborhoods.</p> <p><u>Effectiveness:</u> The City is continually evaluating its standards, procedures and permit processes to allow development of multi-family, market rate and affordable housing, within the restrictions of CEQA.</p>

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		<p><u>Appropriateness:</u> City staff considers streamlined environmental review, within the restrictions of CEQA, to be an appropriate ongoing project for staff.</p>
Policy 1.2 Availability of Land	1.2.1 Update the Planning Code and Map	<p><u>Implementation:</u> In April 2011, the City enacted new residential and commercial zones, replacing previous zoning adopted in 1965.</p> <p><u>Effectiveness:</u> These new zones implement the General Plan Land Use and Transportation Element designations, and encourage mixed use housing on the commercial corridors of the City.</p> <p><u>Appropriateness:</u> The Citywide Zoning Update was the appropriate action for the City to take, to bring its Planning Code into conformance with the policies and goals of the Oakland General Plan.</p>
	1.2.2 Interim Development Guidelines	<p><u>Implementation:</u> Interim Development Guidelines (known as the "Guidelines for General Plan Conformity") were adopted in the late 1990's, and renewed periodically. They are predominantly superceded, now that the Citywide Zoning Update is complete.</p> <p><u>Effectiveness:</u> The Guidelines provided direction in those instances where the Zoning Code and the General Plan were in conflict (e.g. residential density), and were effective for this purpose.</p> <p><u>Appropriateness:</u> The Guidelines are no longer needed, with the adoption of the new</p>

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		residential and commercial zones, and with the adoption of the Central Estuary Plan.
	1.2.3 Land Inventory (Opportunity Sites)	<p><u>Implementation:</u> The site inventory of opportunity sites (Appendix C, Table C-9 of the 2007-2014 Housing Element), both the table and the files in GIS, have been posted to the City's Housing Element website.</p> <p><u>Effectiveness:</u> Planning staff believes that identifying opportunity sites to developers of affordable and market rate housing is an effective tool to aid in future housing production.</p> <p><u>Appropriateness:</u> City staff will continue to post on the City website the list and maps of opportunity sites for the Housing Element period of 2015-2023.</p>
Policy 1.3 Appropriate Locations and Densities for Housing	1.3.1 Increase Residential Densities	<p><u>Implementation:</u> 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).</p> <p><u>Effectiveness:</u> Some pre-application developments in downtown Oakland are for tower construction, with 300+ units, within walking distance to BART stations, which supports Oakland's transit-oriented housing development goals.</p> <p><u>Appropriateness:</u> Staff considers higher- density housing appropriate in downtown</p>

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		Oakland, and the zoning regulations which encourage it continues to be City policy.
	1.3.2 Mixed Use Development	<p><u>Implementation:</u> Mixed-use development was encouraged on the commercial corridors of Oakland, such as San Pablo Avenue, Telegraph Ave., Macarthur Blvd., International Blvd., among others, during the adoption of the April 2011 Zoning Code update.</p> <p><u>Effectiveness:</u> There were 400 market rate units built in the commercial zones of the City in the 2007-2014 planning period (See Table 2-2).</p> <p><u>Appropriateness:</u> Oakland's commercial transportation corridors have always had a mixed-use character, typically residential with ground floor commercial activities, and the City will has no plan to amend the mixed-use zones (CN-1, CN-2, CC-1, CC-2, UR-4 and UR-5), adopted in 2011.</p>
	1.3.3 High Density Residential Development Standards	<p><u>Implementation:</u> The Citywide Zoning update (effective in April, 2011) revised development standards for multi-family buildings. Further, staff, with assistance from a technical advisory group, prepared new design guidelines for multifamily buildings, which were adopted by the Planning Commission in July 2013 ("Design Guidelines for Corridors and Commercial areas"). Staff began work with stakeholders on revising the City's off-street parking standards in 2011-2012, and work will continue on that review in 2015.</p> <p><u>Effectiveness:</u> The combination of new zoning regulations and new design guidelines give clear intentions for how new multi-family development should look in the City in</p>

		<p>the years to come.</p> <p><u>Appropriateness:</u> It is appropriate for the City of Oakland to have regulations and standards for higher-density housing.</p>
	1.3.4 Transit Oriented Development	<p><u>Implementation:</u> The S-15 "transit oriented development" zone is mapped on the parking lots at several BART stations: 1) multi-family construction at MacArthur BART began in in 2012 ("Macarthur Station") -- Phase 1 was the new BART parking lot and infrastructure improvements and Phase 2 is the Bridge Housing affordable development under construction in 2014; 2) through the West Oakland Specific Plan, S-15 regulations were revised to create a new "S-15-W" zone that will allow for higher density and height at the parking lots at West Oakland BART than would have been otherwise allowed; 3) the Coliseum Area Specific Plan is underway in 2014 which is evaluating whether changes to the S-15 zone around the Coliseum BART are necessary.</p> <p><u>Effectiveness:</u> Through the Specific Plan process for West Oakland and Coliseum area, the S-15 zone is being reconsidered for the year 2014 and beyond, so that the zone is an effective tool to incentivize the construction of high density housing near transit.</p> <p><u>Appropriateness:</u> This review of the S-15 zone is appropriate, given the large amount of land in Oakland currently devoted to surface parking around BART stations, which could, as is being done at Macarthur BART, be utilized for high-density development.</p>
	1.3.5 Promote new housing opportunities in the Estuary Area	<p><u>Implementation:</u> The Central Estuary Area Plan was adopted in 2013. The plan includes approximately 400 residential units. The Brooklyn Basin development (formerly known as "Oak to Ninth") is in the pre-construction stage as of 2013 for a total of 3,100 units approved.</p>

		<p><u>Effectiveness:</u> The units planned in the Central Estuary Area Plan plus the units approved for the Brooklyn Basin project will add significant new housing units to the City's supply.</p> <p><u>Appropriateness:</u> The intensive planning efforts conducted for each of the projects, plus the environmental clearance processed (which included mitigation measures for significant environmental impacts) have laid the foundation for appropriate reuse and infill development of Oakland's valuable waterfront.</p>
Policy 1.4 Secondary Units	1.4.1 Secondary Unit -Parking Solutions	<p><u>Implementation:</u> Staff began a comprehensive review of the off-street parking regulations in the Oakland Planning Code, starting in 2011, which included the current provision of one additional parking space for secondary units. That review will continue in 2014. Separately, the new zoning proposed for the West Oakland Specific Plan does give flexibility in the location of the additional parking space for Secondary units--there would be no square foot limitation on when tandem parking is permitted (currently it is limited to Secondary units of 500 square feet or less). Note: as of July 7, 2014 the new zoning for West Oakland has not yet been adopted.</p> <p><u>Effectiveness:</u> Staff continues to monitor the parking regulations for secondary units. When the citywide Parking study is revived, secondary unit parking regulations will be studied.</p> <p><u>Appropriateness:</u> As the current one-parking space per secondary unit regulation in the Oakland Planning Code may limit the construction of secondary units on constrained sites (such as in the Oakland Hills), it is appropriate for staff to review the current regulations.</p>

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Policy 1.5 Manufactured Housing	1.5.1 Mobile Homes and Factory Built Housing	<p><u>Implementation:</u> Manufactured housing is permitted in the City of Oakland, in residentially zoned areas, as long as the unit is built to California Building Code standards.</p> <p><u>Effectiveness:</u> It is not known how many manufactured homes were permitted and built in Oakland during the years 2007-2014.</p> <p><u>Appropriateness:</u> When manufactured homes meet California Building Code, it is appropriate to allow their construction in any zone where single-family residences are permitted.</p>
Policy 1.6 Adaptive Reuse	1.6.1 Live/Work Conversions	<p><u>Implementation:</u> The Oakland Planning Code permits the conversion, with a Conditional Use Permit, of formerly industrial and commercial buildings, into joint living and working quarters (known as "live/work" units). In zoning districts which permit outright residential development, existing buildings are permitted to be converted live/work units.</p> <p><u>Effectiveness:</u> Live/work conversions continue to be permitted in Oakland.</p> <p><u>Appropriateness:</u> Given Oakland's extensive stock of formerly industrial and commercial buildings, live/work conversions are appropriate, and continue as a goal in the 2015-2023 Housing Element.</p>
Policy 1.7 Regional Housing Needs	1.7.1 Accommodate 14,629 New Housing Units	<p><u>Implementation:</u> In addition to housing developments which are under construction, approved, or in pre-approval, the Housing Element identified nearly 200 different sites with the capacity and the zoning regulations to allow more units than the Regional Housing Needs Allocation for Oakland.</p>

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		<p><u>Effectiveness:</u> Most of the opportunity sites in the 2007-2014 planning period were not built upon, and return as opportunity sites in the 2015-2023 Housing Element.</p> <p><u>Appropriateness:</u> Oakland will continue to meet its RHNA obligations to provide sites for the development of market-rate, and affordable housing units in 2015-2023.</p>
Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households		
<p>Policy 2.1 Affordable Housing Development Programs</p>	<p>2.1.1 New Construction and Substantial Rehab Housing Development Program</p>	<p><u>Implementation:</u> Housing Development Services circulated a NOFA each year from 2007-2014 for both affordable housing new construction and rehabilitation/preservation of existing affordable housing. During that time period the City of Oakland awarded \$84,624,251 for new construction and \$45,838,781 for rehabilitation/preservation projects. Of the new construction, \$12,152,614 (approximately 14%) was dedicated to new affordable (regulated) ownership housing development (of this funding \$8,050,000 was the site acquisition of the Wood Street Mixed Use parcel).</p> <p><u>Effectiveness:</u> The NOFA was circulated annually as planned and achieved what it set out to do as stated in the Housing Element's policy guidance.</p> <p><u>Appropriateness:</u> City staff has determined that this program is effective and will continue to circulate annual NOFAs as funding is available.</p>

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	2.1.2 Housing Predevelopment Loan and Grant Program	<p><u>Implementation:</u> Housing Development Services' provided \$489,209 in pre-development loan and grant funding from 2007-2014.</p> <p><u>Effectiveness:</u> The allocation of these pre-development funds resulted in project assessment and feasibility studies for 10 projects. About half of those projects proceeded from concept to a viable affordable housing project. This program achieved its goals as planned and as stated in the Housing Element's policy guidance.</p> <p><u>Appropriateness:</u> City staff has determined that this program is effective and will continue to fund pre-development loans and grants on an ad-hoc basis and as funding is available.</p>
Policy 2.2 Affordable Homeownership Opportunities	2.2.1 First Time Homebuyer Programs	<p><u>Implementation:</u> Housing Development Services' first time homebuyer program provided approximately 372 loans totaling \$22,459,765 from 2007-2014.</p> <p><u>Effectiveness:</u> The allocation of these first time homebuyer loans was in alignment with this program's goals as planned and as stated in the Housing Element's policy guidance.</p> <p><u>Appropriateness:</u> City staff has determined that this program is effective and will continue to fund first time homebuyer loans as funds are available.</p>
	2.2.2 Section 8 Homeownership	<p><u>Implementation:</u> OHA has a homeownership program to assist residents in becoming first-time homeowners. The Authority 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 2007, 80 participants have purchased homes through the OHA Homeownership Program.</p>

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		<p><u>Effectiveness:</u> Since March 2004, the Homeownership Program has assisted a total of 91 households. While the market has presented some challenges, OHA assisted an average of 11 households per year in purchasing a home.</p> <p><u>Appropriateness:</u> OHA will continue this homeownership program to the extent that it meets the agency's Moving to Work program policy goals.</p>
	2.2.3 Scattered-Site Single-Family Acquisition and Rehabilitation Program (Neighborhood Stabilization Program)	<p><u>Implementation:</u> The City has worked with the Oakland Community Land Trust (OCLT) to implement the Neighborhood Stabilization Program to rehabilitate foreclosed properties. By the middle of 2014, the status of OCLT activities was 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, 13 are for sale and 3 of them have been sold.</p> <p><u>Effectiveness:</u> DHCD staff believe that this program is effective in promoting homeownership opportunities for very low-income homebuyers.</p> <p><u>Appropriateness:</u> DHCD will continue to support the efforts of the OCLT as resources are available and if programming is feasible.</p>
Policy 2.3 Density Bonus Program	2.3.1 Density Bonus Ordinance	<p><u>Implementation:</u> The City's Density Bonus Ordinance was brought up to state code with the passage of Ordinance 13224 adopted by the Oakland City Council in April, 2014.</p> <p><u>Effectiveness:</u> Since the adoption of the ordinance, City staff have received several applications for projects wishing to utilize the new density bonus program, therefore,</p>

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		<p>staff feels the revised rules are effective at incentivizing affordable housing.</p> <p><u>Appropriateness:</u> Allowing exceptions to the density and development standards is a good mechanism for producing new affordable housing.</p>
Policy 2.4 Comprehensive Housing Policy	2.4.1 Inclusionary Zoning	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> Given the limitations due to State court rulings, the City has not been able to implement an Inclusionary Zoning Ordinance.</p> <p><u>Appropriateness:</u> The City will not have Inclusionary Zoning as a policy goal in the next Housing Element 2015-23 planning period. In 2014, the City will hire a consultant to prepare a "nexus study," which may consider a policy of "market rate set-aside of ownership units" in Oakland.</p>
	2.4.2 Revision of Condominium Conversion Ordinance	<p><u>Implementation:</u> Housing advocates and owner representatives continue to debate various proposals for updates to the current condominium conversion ordinance.</p>

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		<p><u>Effectiveness:</u> Although there has been much discussion about a revision to this ordinance, no proposals for updates were brought to the City Council for a vote during the 2007-14 Housing Element planning period.</p> <p><u>Appropriateness:</u> City staff will continue to keep this policy as a goal under the preservation of affordable rental properties.</p>
	2.4.3 Revision of Other Existing Housing Programs	<p><u>Implementation:</u> Due to the dissolution of the City's Redevelopment agency and the resultant elimination of Low/Mod Housing funds, staff had to cut back on many of the programs targeted for modifications with this policy goal: first time homebuyer programs, residential owner-occupied rehabilitation programs, and resources for affordable housing and homeless housing programs. There were significant changes to the Rent Adjustment Program. Those changes are covered in policy goal 5.3.</p> <p><u>Effectiveness:</u> Although there is great need for these programs, there was no funding available to implement any increases or changes to these programs.</p> <p><u>Appropriateness:</u> City staff will not continue to keep this policy as a goal as it is no longer feasible due to lack of funding and therefore will not be carried into the next Housing Element 2015-23 planning period.</p>
Policy 2.5 Permanently Affordable Homeownership	2.5.1 Community Land Trust Program	<p><u>Implementation:</u> The City has worked with the Oakland Community Land Trust (OCLT) to implement the Neighborhood Stabilization Program to rehabilitate foreclosed properties. By the middle of 2014, the status of OCLT activities was: 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, 13 are for sale and 3 of them have been sold.</p>

		<p><u>Effectiveness:</u> DHCD staff believe that this program is effective in promoting homeownership opportunities for very low-income homebuyers.</p> <p><u>Appropriateness:</u> DHCD will continue to support the efforts of the OCLT as resources are available and if programming is feasible.</p>
	2.5.2 Resale Controls	<p><u>Implementation:</u> There were 8 new affordable ownership developments constructed in the City of Oakland during the 2007-14 Housing Element implementation period.</p> <p><u>Effectiveness:</u> City staff believe that this is an effective tool to house families and maintain affordability for units subsidized by the City of Oakland.</p> <p><u>Appropriateness:</u> City staff will continue to consider regulated affordable homeownership developments in the annual NOFA.</p>
Policy 2.6 Seniors and Other Persons with Special Needs	2.6.1 Housing Development Program	<p><u>Implementation:</u> Housing Development Services circulated a NOFA each year from 2007-2013 for both affordable housing new construction and rehabilitation/preservation of existing affordable housing. During that time period the City of Oakland awarded \$9,809,637 for new construction of housing for Senior and Special Needs populations and \$11,155,750 for rehabilitation/preservation projects for Senior and Special Needs populations.</p> <p><u>Effectiveness:</u> The NOFA was circulated annually as planned and achieved what it set</p>

		<p>out to do as stated in the Housing Element's policy guidance.</p> <p><u>Appropriateness:</u> City staff has determined that this program is effective and will continue to circulate annual NOFAs as funding is available.</p>
	2.6.2 Housing for Persons with AIDS/HIV	<p><u>Implementation:</u> The Department of Human Services set a goal to provide services to 2,500 persons living with a diagnosis of HIV/AIDS. To date 2,333 persons living with a diagnosis of HIV/AIDS have received services through the Housing Opportunities for Persons with AIDS (HOPWA) program. Through acquisition, rehabilitation and development, a total of 271 HOPWA units are currently available to people living with HIV/AIDS.</p> <p><u>Effectiveness:</u> Department of Human Services Staff believe that this program is effective given its accomplishments during this planning period.</p> <p><u>Appropriateness:</u> The Department will continue to serve this population through HOPWA funding.</p>
	2.6.3 Accessible Units in New Federally-Assisted Housing	<p><u>Implementation:</u> Housing Development Services circulated a NOFA each year from 2007-2014 for both affordable housing new construction and rehabilitation/preservation of existing affordable housing. Many of the units funded by the City's NOFA include accessible units though they are not currently tracked by DHCD.</p> <p><u>Effectiveness:</u> City staff acknowledges that importance of tracking this data though it was not done during this Housing Element's planning period. The NOFA was circulated</p>

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		<p>annually as planned and achieved what it set out to do as stated in the Housing Element's policy guidance.</p> <p><u>Appropriateness:</u> City staff has determined that it wants to continue with this policy action and will institute systems to track accessible units in the next Housing Element planning period.</p>
Policy 2.7 Large Families	2.7.1 Housing Development Program - Large Families	<p><u>Implementation:</u> Housing Development Services circulated a NOFA each year from 2007-2014 for both affordable housing new construction and rehabilitation/preservation of existing affordable housing. During that time period the City of Oakland-funded new developments included 49 large units.</p> <p><u>Effectiveness:</u> The NOFA was circulated annually as planned and achieved what it set out to do as stated in the Housing Element's policy guidance.</p> <p><u>Appropriateness:</u> City staff has determined that this program is effective and will continue to circulate annual NOFAs as funding is available.</p>
Policy 2.8 Expand Local Funding Sources	2.8.1 Consider Increase in Redevelopment Housing Set-Aside	<p><u>Implementation:</u> Due to the dissolution of the City's Redevelopment agency and the resultant elimination of Low/Mod Housing funds, there is no opportunity to increase the Low/Mod housing fund set-aside.</p> <p><u>Effectiveness:</u> Although there is great need for an increase in Low/Mod housing funds, given the elimination of this program there was no funding available to implement any increase in set-aside.</p> <p><u>Appropriateness:</u> City staff will not continue to keep this policy as a goal as it is no</p>

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		longer feasible due to lack of funding and therefore will not be carried into the next Housing Element 2015-2023 planning period.
	2.8.2 Jobs/Housing Impact Fee	<p><u>Implementation:</u> During the 2007-14 Housing Element Planning period \$1,085,509 in jobs/housing impact fee funds had been collected in the Affordable Housing Trust Fund for use toward affordable housing development. These funds were all allocated for affordable housing developments in FY 2013-14 NOFA awards.</p> <p><u>Effectiveness:</u> City staff believe that this impact fee is important in its efforts to link affordable housing development with the development of commercial development and resultant housing demand.</p> <p><u>Appropriateness:</u> This policy program will remain a policy goal in the Housing Element 2015-2023 planning period.</p>
Policy 2.9: Rental Assistance	2.9.1 Expansion of Section 8 Vouchers	<p><u>Implementation:</u> OHA expanded its Section 8 voucher program significantly during this period by 3,223 households by taking advantage of available vouchers as a result of disposition, conversions, and other program opportunities. Currently, OHA is authorized for 12,805 voucher households to be served through the traditional Housing Choice Voucher program and through Project-Based Section 8.</p> <p><u>Effectiveness:</u> OHA achieved the goal of expanding the pool of Section 8 vouchers by growing its program nearly 25% since the last Housing Element. OHA also was awarded 265 Veteran's Affairs Supportive Housing Vouchers, which expands the</p>

		<p>Section 8 program to chronically homeless veterans.</p> <p><u>Appropriateness:</u> As federal funding permits, OHA will continue to expand its voucher pool and use its Making Transitions Work authorities to provide housing assistance to as many households as possible.</p>
Policy 2.10: PATH Strategy for the Homeless	2.10.1 Homeless Outreach Programs	<p><u>Implementation:</u> Through the Oakland PATH Strategy, over 4,000 homeless and those at risk of homelessness received access to permanent housing, temporary shelter, hotel vouchers, support services. The transitional housing inventory has increased to include 540 beds for singles and 595 beds for families for a total of 1,135 beds.</p> <p><u>Effectiveness:</u> Department of Human Services staff believe that this program is effective given its accomplishments during this planning period.</p> <p><u>Appropriateness:</u> The PATH Strategy will continue to operate to serve the homeless population in Oakland.</p>
	2.10.2 Support Programs to Help Renters and Homeowners From Becoming Homeless	<p><u>Implementation:</u> Through the Homeless Prevention and Rapid Rehousing Program (HPRP), approximately 1,884 people were served. Over 850 renters were prevented from becoming homeless through rental assistance and housing stabilization & relocation services and 1,675 clients utilized case management, outreach, housing locators, legal, and credit repair services under HPRP.</p> <p><u>Effectiveness:</u> Department of Human Services Staff believe that this program is effective given its accomplishments during this planning period.</p>

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		<p><u>Appropriateness:</u> The three year program ended in 2012. DHS staff will continue to provide this service as resources are available.</p>
	2.10.3 Shelter Programs	<p><u>Implementation:</u> There has been a shift in focus in recent years from shelters to rapid placement in long term housing. The City continues to support shelters but does so with the goal to quickly exit participants into housing through collaborative efforts, such as The Oakland Permanent Access to Housing (PATH) Rehousing Initiative (OPRI).</p> <p><u>Effectiveness:</u> Department of Human Services Staff believe that this program is effective given its accomplishments during this planning period.</p> <p><u>Appropriateness:</u> The City continues to operate the Winter Shelter Program from November to April for homeless individuals. The shelter is filled to capacity most nights and has accommodated over 3,000 people during the cold season. DHS staff will continue to provide this service as resources are available.</p>
	2.10.4 Transitional Housing Programs	<p><u>Implementation:</u> The City continues to partner with transitional housing agencies who serve families and youth. Since 2007, contract agencies have served over 2,330 youth and families.</p> <p><u>Effectiveness:</u> Department of Human Services Staff believe that this program is effective given its accomplishments during this planning period.</p> <p><u>Appropriateness:</u> Department of Human Services will continue to support transitional</p>

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		housing programs while working to help families and individuals gain access to permanent housing. This program will continue as resources are available.
	2.10.5 Development of Permanent Housing for Extremely Low Income	<p><u>Implementation:</u> Housing Development Services circulated a NOFA each year from 2007-2014 for both affordable housing new construction and rehabilitation/preservation of existing affordable housing. During that time period the City of Oakland-funded new construction there were 237 extremely low-income units.</p> <p><u>Effectiveness:</u> The NOFA was circulated annually as planned and achieved what it set out to do as stated in the Housing Element's policy guidance.</p> <p><u>Appropriateness:</u> City staff has determined that this program is effective and will continue to circulate annual NOFAs as funding is available.</p>
	2.10.6 Coordinate Actions and Policies for the Extremely Low Income	<p><u>Implementation:</u> The City of Oakland's Department of Human Services (DHS) and Department of Housing and Community Development (DHCD) continues to be involved with Alameda County-wide collaboration on seeking ways to provide housing affordable to extremely low income households. Additionally, it is an ongoing goal of the City to increase income opportunities and prevent homelessness. Collectively DHS and DHCD maintained memberships and/or supported the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; EveryOneHome and other federal and state initiatives to end homelessness.</p> <p><u>Effectiveness:</u> DHS and DHCD Staff believe that this policy goal is effective to publicly state the City's involvement and support of regional efforts.</p>

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		<p><u>Appropriateness:</u> DHS and DHCD will continue to support collaboration among City Departments and other regional, state and federal efforts.</p>
	<p>2.10.7 Advocate Policies for the Extremely Low Income and the Homeless</p>	<p><u>Implementation:</u> The City of Oakland's Department of Human Services continues to be an active participant in the goal to end homelessness. In collaboration with the EveryOne Home Plan and County-Wide Agencies, the City advocates and helps to develop policies to assist individuals experiencing homelessness in the City.</p> <p><u>Effectiveness:</u> DHS Staff believe that this policy goal is effective to publicly state the City's involvement and support of Citywide efforts.</p> <p><u>Appropriateness:</u> DHS will continue to support collaboration among City Departments and with other City agencies including the Oakland Housing Authority.</p>
<p>Policy 2.11: Promote an Equitable Distribution of Affordable Housing Throughout the Community</p>	<p>2.11.1 Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty</p>	<p><u>Implementation:</u> Housing Development Services circulated a NOFA each year from 2007-2014 for both affordable housing new construction and rehabilitation/preservation of existing affordable housing. During that time period the City of Oakland-funded new construction of housing include 271 units that were located in areas with a low concentration of poverty.</p> <p><u>Effectiveness:</u> The NOFA was circulated annually as planned and achieved what it set out to do as stated in the Housing Element's policy guidance.</p>

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		<p><u>Appropriateness:</u> City staff has determined that this program is effective and will continue to circulate annual NOFAs as funding is available.</p>
	2.11.2 Reduce Concentrations of Poverty in Large Public Housing Developments	<p><u>Implementation:</u> OHA has reduced the number of public housing units in its portfolio to 1,605 units. During the 2007-2014 period, Tassafaronga, a former 87-unit public housing site, 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 public housing. All public housing units at Lion Creek Crossings have been rebuilt.</p> <p><u>Effectiveness:</u> Tassafaronga is completed and has 150 units. Lion Creek Crossings has 4 of 5 phases completed resulting in 439 units, 157 of which are public housing. These formerly public housing sites now are mixed-income.</p> <p><u>Appropriateness:</u> There is 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. Given the lack of federal funding to redevelop public housing sites, OHA will focus on operating and maintaining high quality public housing at the remaining large developments in its portfolio.</p>
	2.11.3 Continue to Use Section 8 Vouchers to Assist Very Low Income Families Obtain Housing In a Wider Range of Neighborhoods	<p><u>Implementation:</u> OHA strengthened 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. The Authority 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.</p>

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		<p><u>Effectiveness:</u> OHA employs a variety of methods to encourage families to obtain housing in all areas of Oakland. Mapping data is not available at this time.</p> <p><u>Appropriateness:</u> OHA will continue to research methods of expanding housing choice for families in Oakland.</p>
Policy 2.12: Affordable Housing Preference for Oakland Residents and Workers	2.12.1 Oakland Resident and Worker Housing Preference Policy Resolution	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u></p> <p><u>Appropriateness:</u></p>
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	<p><u>Implementation:</u> 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, expanded.</p> <p><u>Effectiveness:</u> Oakland's Planning Code has permitted multi-family housing, particularly on certain commercial streets, for decades. The zoning is effective: there</p>

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		<p>have been numerous multi-family developments built in Oakland.</p> <p><u>Appropriateness:</u> Multi-family housing development is a long-standing policy of the City of Oakland, and that is an appropriate policy to enact the Oakland General Plan's policy of concentrating new multi-family housing on the commercial streets and corridors.</p>
	3.1.2 Special Needs Housing	<p><u>Implementation:</u> In 2013, staff prepared a Reasonable Accommodations ordinance (to permit flexibility in the application of development standards for people with disabilities) that is expected to be adopted in July, 2014. Additionally, staff prepared an ordinance to clarify that the City regulates transitional and supportive housing (with under six occupants) in the same manner as permanent residential uses and also proposed locations for emergency shelters, along with objective development standards, that are anticipated to be adopted in July, 2014.</p> <p><u>Effectiveness:</u> The Reasonable Accommodations policy and procedure will formalize the process for persons with disabilities to seek exceptions to the zoning rules to promote equal access to housing. The zoning text amendments to the definitions for transitional and supportive housing will facilitate clarity around these types of activities. Finally, permitting emergency shelters by right will assist with providing housing opportunities for Oakland's homeless population.</p> <p><u>Appropriateness:</u> The Reasonable Accommodations policy, modified definitions for transitional and supportive housing and changes to the zoning rules to permit emergency shelters by-right will assist with providing housing opportunities for all Oakland residents.</p>

	3.1.3 Discretionary Permits	<p><u>Implementation:</u> In the years 2007-2014, the City's Planning division continued to use standard checklists for design review of all new housing (and other discretionary permit processes). In 2014, at the time of this writing, the Oakland City Council was considering text amendments to the Oakland Planning Code which would clarify that supportive and transitional housing for less than six residents is considered a residential use, and not subject to a conditional use permit.</p> <p><u>Effectiveness:</u> Planning staff routinely uses the design review and other checklists when approving projects, and will continue to do so. These checklists are given to the public in advance of a project application, so they are also a tool for informing applicants about the standards and expectations of the City Planning division. If the City Council adopts the proposed ordinance to clarify that transitional and supportive housing (for six people or fewer) is a residential use, then applicants for transitional and supportive housing would not be required to obtain a conditional use permit, if their facility houses less than six people.</p> <p><u>Appropriateness:</u> To ensure a consistent set of design principles which apply to new residential development citywide, it is appropriate to have standard checklists for staff to review projects. It is appropriate to amend the Oakland Planning Code to specifically clarify that the provisions of SB2 with regards to transitional and supportive housing apply to the Oakland Planning Code.</p>
	3.1.4 "One-Stop" Permit Process	<p><u>Implementation:</u> The City provided the coordinated review of residential development applications across permitting departments, such as Planning and Building Services.</p> <p><u>Effectiveness:</u> The production of new multi-family housing decreased during the years 2007-2014, as compared to the previous Housing Element; this reduced production meant coordination between the permitting departments could be maintained.</p>

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		<p><u>Appropriateness:</u> It is appropriate for Planning and Building staff to coordinate permitting on multi-family developments, and the City will continue to do so in the 2015-2023 Housing Element period.</p>
	3.1.5 Assign Priority to Affordable Housing	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> Planning staff coordinates with the City's Housing staff on design review and land use permitting details for affordable housing projects.</p> <p><u>Appropriateness:</u> Planning staff is appropriately assigning priority to affordable housing projects, when they are submitted for entitlements.</p>
	3.1.6 Expedite Environmental Review	<p><u>Implementation:</u> (1) Staff continued to update 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. A comprehensive update is expected to be completed in 2014. (2) Staff participated with the State Office of Planning and Research to develop more modern methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and attended workshops, for a streamlined approach to the review of transportation impacts. (3) By 2014, Staff had substantially completed, the Specific Plans for Lake Merritt, West Oakland, and Broadway-Valdez, which provide EIR analysis and CEQA coverage for future development in those neighborhoods.</p> <p><u>Effectiveness:</u> The City is continually evaluating its standards, procedures and permit</p>

		<p>processes to allow development of multi-family, market rate and affordable housing, within the restrictions of CEQA.</p> <p><u>Appropriateness:</u> City staff considers streamlined environmental review, within the restrictions of CEQA, to be an appropriate ongoing project for staff.</p>
	3.1.7 Secondary Units	<p><u>Implementation:</u> The City expedites the creation of legal, secondary units ("in-law apartments") by relaxing parking standards for units which are 500 sf or less, and making the permitting process easier (with over-the counter review).</p> <p><u>Effectiveness:</u> Some single-family houses are constrained by lot size or configuration and can't meet the Planning code requirement of one additional parking space for secondary units. The City is considering further relaxing this parking requirement from current code requirements in the West Oakland Specific Plan. After a period of review (should that provision be adopted as a Planning Code Amendment), the City will consider altering the parking provisions for secondary units citywide.</p> <p><u>Appropriateness:</u> It is appropriate for staff to review planning and building regulations to continue to permit and to legalize secondary units in Oakland.</p>

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Policy 3.2: Flexible Zoning Standards	3.2.1 Alternative Building Code Standards	<p><u>Implementation:</u> During the 2007-2014 Housing Element planning period, the City continued 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. Separately, Strategic Planning staff worked with stakeholders to create a reasonable accommodations procedure for the Planning Code, which is likely to be adopted in July, 2014.</p> <p><u>Effectiveness:</u> No analysis has been done to date to evaluate whether persons with disabilities are successful in gaining alternative accommodations from provisions of the California Building Code for accommodation.</p> <p><u>Appropriateness:</u> The City will continue to review processes and procedures to assist persons with disabilities.</p>
	3.2.2 Planned Unit Development Zoning	<p><u>Implementation:</u> During the 2007-2014 Housing Element period, the City continued to review applications for PUD developments (see Section 17.142.020 of the Oakland Planning Code), which permits "large, integrated development adhering to a comprehensive plan and located on a single tract of land of sixty thousand (60,000) square feet or more, or on two (2) or more tracts of land equaling sixty thousand (60,000) square feet or more in total which may be separated only by a street or other right-of-way." No changes were made to the lot size provision of the PUD regulation, and no study of whether such a change would be effective was begun.</p> <p><u>Effectiveness:</u> PUD applications are rare and uncommon in Oakland, due to the changing economy and relative lack of large parcel(s) which could take advantage of these PUD regulations.</p> <p><u>Appropriateness:</u> It is appropriate for the Oakland Planning Code to have PUD</p>

		provisions, to allow for flexibility on the largest residential developments in the City. Whether those regulations are in need of amendment or revision will have to be considered during the 2015-2023 planning period.
	3.2.3 Flexible Parking Standards	<p><u>Implementation:</u> In 2011, City staff began the parking regulations study, which continued in 2012 with stakeholder interviews and area-wide best practices review; by June, 2014, staff had yet to finalize the study, and did not yet have recommendations for revising the parking regulations of the 1965 Planning Code.</p> <p><u>Effectiveness:</u> The parking study is not complete, but will be given priority in the 2015 staff workload for the Strategic Planning Division.</p> <p><u>Appropriateness:</u> Because Oakland's parking regulations have not been comprehensively updated since 1965, it is appropriate for staff to review best-practices, hear from stakeholders, and consider whether to make amendments to the Oakland Planning Code. This action will be kept in the 2015 Housing Element.</p>
	3.2.4 Flexible Open Space Standards	<p><u>Implementation:</u> This revision was completed in the 2009 Central Business District zoning, an amendment to the Oakland Planning Code which created four new zones for downtown Oakland, which included changes to the open space regulations.</p> <p><u>Effectiveness:</u> Because of the changing economy, few new multi-family residential buildings in downtown Oakland were entitled since 2009, and this provision (which</p>

		<p>allows more flexibility in where open space can be built) has not been evaluated by staff with developers applying for entitlements in downtown Oakland, to rate its effectiveness.</p> <p><u>Appropriateness:</u> This action is not being included in the 2015 Housing Element, as it is considered accomplished, through the 2009 Central Business District zoning.</p>
Policy 3.3: Development Fees and Site Improvement Requirements	3.3.1 Project Review Process and Development Agreements	<p><u>Implementation:</u> Individual development applications are routinely reviewed by Planning staff for CEQA and other neighborhood impacts, and in addition to any project-specific conditions, the City's Standard Conditions of Approval are imposed on all projects.</p> <p><u>Effectiveness:</u> In 2014, the City is reviewing the Standard Conditions of Approval, and might consider changes to those conditions after studying their effectiveness in reducing neighborhood and citywide impacts from new construction.</p> <p><u>Appropriateness:</u> This action is still appropriate for the 2015-2023 Housing Element period.</p>
	3.3.2 Development Fees	<p><u>Implementation:</u> During the 2007-2014 Housing Element planning period, no Housing Impact fees were studied (in a "nexus study"), or were adopted.</p> <p><u>Effectiveness:</u> In June, 2013, the City Council authorized budget for a "nexus study" to be completed for Oakland, which would be the precursor for any possible impact fee (including a fee for affordable housing production). The Request for Proposals, seeking a developer for that study, was expected to be issued as of July, 2014.</p>

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		<p><u>Appropriateness:</u> City Council has directed staff to prepare a "nexus study" for impact fees on new development in Oakland, and staff will do so; this will be kept as an action for the 2015 Housing Element.</p>
<p>Policy 3.4 Intergovernmental Coordination</p>	<p>3.4.1 Multiple Agency Reviews</p>	<p><u>Implementation:</u> When necessary, the City provided the coordinated review of residential development applications across different governmental agencies. In several of the Specific Plans, such as West Oakland, and Lake Merritt, numerous public agencies participated in the planning processes, such as BART, East Bay Municipal Utility District, and AC Transit.</p> <p><u>Effectiveness:</u> The Planning and Zoning division has generally been effective coordinating among different governmental agencies on complex new residential developments.</p> <p><u>Appropriateness:</u> It is appropriate for Planning and Building staff to coordinate permitting among different governmental agencies on multi-family developments, and to include public agencies in the Specific Planning processes, and the City will continue to do so in the 2015-2023 Housing Element period.</p>
<p>Policy 3.5: Financing Costs</p>	<p>3.5.1 Access to Low-Cost Financing for Development</p>	<p><u>Implementation:</u> See affordable housing programs under Goal 2, Policy 2.1. Department of Housing and Community Development staff collect data on funds leveraged by the developments that are supported by the City's annual NOFA but that data is incomplete and hard to analyze.</p> <p><u>Effectiveness:</u> This policy was relatively ineffective in that data was not collected to the extent that was sufficient to understand DHCD's NOFA program's impact in leveraging</p>

		<p>other sources of funding.</p> <p><u>Appropriateness:</u> DHCD staff will keep this policy in the next planning period and will work to implement a strategy to collect this data in a more systematic way.</p>
	3.5.2 Access to Low-Cost Financing For Home Purchase	<p><u>Implementation:</u> See affordable housing programs under Goal 2, Policy 2.2. Department of Housing and Community Development staff have not been collecting data on funds leveraged by the first-time homebuyer program lending.</p> <p><u>Effectiveness:</u> This policy was relatively ineffective in that data was not collected to the extent that was sufficient to understand DHCD's first time homebuyer program's impact in leveraging other sources of funding.</p> <p><u>Appropriateness:</u> DHCD staff will keep this policy in the next planning period and will work to implement a strategy to collect this data in a more systematic way.</p>
Policy 3.6: Environmental Constraints	3.6.1 Remediation of Soil Contamination	<p><u>Implementation:</u> The City had offered the CalReUse loan fund for environmental assessment and the Brownfield loan fund for cleanup in 2012, but no new loans were made 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.</p> <p><u>Effectiveness:</u> When funds are available, the City has staff which works with land owners and developers on site remediation and testing.</p>

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		<p><u>Appropriateness:</u> This policy will remain in the 2015-2023 Housing Element, should funds become available during the planning period, to further assist more land being remediated for housing.</p>
<p>Policy 3.7: Community Outreach and Education</p>	<p>3.7.1 Community Outreach Program</p>	<p><u>Implementation:</u> City of Oakland's Department of Housing and Community Development staff regularly attend meetings hosted by housing advocacy organizations (East Bay Housing Organizations and EveryOneHome) in support of educating the public about DHCD program and policy efforts.</p> <p><u>Effectiveness:</u> DHCD staff has a very good working relationship with these and other housing organizations.</p> <p><u>Appropriateness:</u> DHCD staff will keep this policy in the next planning period and will continue to work fostering a collegial relationship with these partner organizations.</p>
<p>Goal 4: Conserve and Improve Older Housing and Neighborhoods</p>		
<p>Policy 4.1: Housing Rehabilitation Loan Programs</p>	<p>4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing</p>	<p><u>Implementation:</u> The City's Department of Housing and Community Development continues to implement owner-occupied rehabilitation loan programs for both single family units and 2 to 4 unit buildings. For the Housing Element Program planning period from calendar years 2007 to date a total of 1,300 projects were completed. Rehabilitations include: major and minor rehabilitation, energy retrofits, and seismic retrofits access improvements for the disabled.</p> <p><u>Effectiveness:</u> Staff of the Residential Lending Section of the Department of Housing and Community Development believe that this program is effective given its</p>

		<p>accomplishments during this planning period.</p> <p><u>Appropriateness:</u> DHCD will continue to support the residential rehabilitation loan program for both owner-occupied (both for single family homes and 2-4 unit homes) as resources are available.</p>
	4.1.2 Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units	
	4.1.3 Vacant Housing Acquisition and Rehabilitation Program (West Oakland Only)	<p><u>Implementation:</u> The dissolution of the Redevelopment Agency forced the City to discontinue the implementation of the Vacant Housing Acquisition and Rehabilitation Program for West Oakland.</p> <p><u>Effectiveness:</u> There were no housing rehabilitations completed by this program.</p> <p><u>Appropriateness:</u> This program will not be present in the next Housing Element planning period for 2015-23.</p>
Policy 4.2: Blight Abatement	4.2.1 Anti-Blight Programs	<p><u>Implementation:</u> The number of complaints for blight throughout the City has been fairly consistent over the Housing Element 2007-14 program period. However, there has been a significant reduction in the number of properties that the Building Services Department has been able to clean over this period. This is due to significant reductions in staff and funding to the programs starting in 2010. The programs cannot be maintained without adequate staff and funding.</p> <p><u>Effectiveness:</u> The program is effective with the proper resources.</p> <p><u>Appropriateness:</u> The City's Building Services department will continue the programs</p>

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		and look for additional resources and the department is beginning to add more staff with help from the city's general fund.
	4.2.2 Housing Code Enforcement	<p><u>Implementation:</u> The number of housing complaints throughout the City has been fairly consistent over the program period. The City's Building Services Department responds to every complaint but due to significant reductions in staff and funding its code enforcement efforts had to be modified. Building Services staff starts the complaint process with a Courtesy Notice which has reduced the number of inspections that are performed.</p> <p><u>Effectiveness:</u> Given current methods of program execution, at the moment only the most egregious cases need enforcement efforts.</p> <p><u>Appropriateness:</u> The Building Services Department will continue this program and continue to look for more effective and efficient methods of addressing housing violations in the city.</p>

	4.2.3 Problem Properties Program	<p><u>Implementation:</u> While the City's Building Services Department continues to conduct SMART inspections under this program (Strategic Multi-Agency Response Team), there has been a significant reduction in the number of properties that the department has been able to clean over the program period. This is due to significant reductions in staff and funding that started in 2010. The program cannot be maintained without adequate staff and funding. We will continue the program and look for additional sources of funding. We are beginning to add more staff with help from the city's general fund.</p> <p><u>Effectiveness:</u> The program is effective with the proper resources.</p> <p><u>Appropriateness:</u> The City's Building Services department will continue the programs and look for additional resources and the department is beginning to add more staff with help from the city's general fund.</p>
	4.2.4 Vacant Building Registration Program	<p><u>Implementation Status:</u> The Foreclosed and Vacant Building Registration Program for bank-owned properties (REOs) was implemented in 2010 and amended in 2012 to include properties with a recorded Notice of Default (NOD) and occupied properties that were either NOD or REO. An on-line registry was developed to administer the Program more efficiently. If a property is in default but determined to be vacant and abandoned by the owner, the lender is required to maintain the property. Since the amendment of this ordinance in September 2012, over 2,300 properties have been registered. As of March 2014, there were 1,167 properties with active registrations, of which 188 were bank owned. In addition, a new ordinance was adopted and a new registry was implemented in March 2013 for non-owner occupied purchases of formerly defaulted properties. This ordinance requires an inspection to confirm building code compliance. There have been 42 investor registrations to date.</p>

		<p><u>Effectiveness:</u> The Foreclosed and Vacant Building Registry enables building services to respond quickly and effectively to complaints regarding blight and property conditions and monitor monthly inspection reports completed by property managers. Despite the decrease in the number of foreclosures that end up in bank ownership, defaults persist. The inclusion of defaulted properties in the registry has become a critical part of the program's success. The non-owner occupied NOD/REO properties registration program helps to prevent building health and safety issues from persisting for new occupants of formerly distressed homes. Proactive spot inspections of 1,073 properties were completed in 2012, over 500 inspections in 2013, and 100 inspections in the first quarter of 2014.</p> <p><u>Appropriateness:</u> The goals set forth in the previous Housing Element were critical to the development of successful foreclosure mitigation strategies that were in great need and that have been successfully implemented. The goals have been met and expanded with regard to the properties in the City that have been directly affected by foreclosure. As a result of the new systems put into place, efforts to track all abandoned properties in the City are under discussion, as is restoring the receivership program to help facilitate abandoned properties back to productive use.</p>
	4.2.5 Tax Default Foreclosure Sales Program	<p><u>Implementation:</u> Department of Planning, Building, and Neighborhood Preservation and DHCD's Strategic Initiatives Section are continuing to work with the Alameda County Tax Collector to auction properties which have been tax-defaulted for 10 years or more. Details about disposition strategies are currently being finalized between the City of Oakland and Alameda County.</p> <p><u>Effectiveness:</u> About 75 properties went to auction and 22 sold under this program during the Housing Element planning period 2007-14. The City is working to develop an affordable housing strategy on the remaining properties that did not sell in the auction. Efforts to settle long-standing questions on how to make this program work have proceeded so that Staff is confident that this program will progress in the next</p>

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		<p>Housing Element planning period.</p> <p><u>Appropriateness:</u> The City's Building Services department and DHCD's Strategic Initiatives section will continue implementing this program.</p>
Policy 4.3: Housing Preservation	4.3.1 Property Relocation Assistance	<p><u>Implementation Status:</u> The City's Planning and Building Department require a good-faith effort to move any buildings displaced by new development. Three efforts to relocate individual older houses broadly classified as "historic" were in progress at the end of 2013. Work is entirely in the private sector as there are no City funds available to support these efforts financially. The main obstacles include finding available land, purchasing that land, and approving a complicated array of permits quickly.</p> <p><u>Effectiveness:</u> In follow up to the 1999-2006 Housing Element, in 2009 a sub-committee of the Landmarks Preservation Advisory Board worked to develop property relocation procedures, design guidelines and an assistance program to implement the Policy 'Property Relocation Rather Demolition.' Efforts to adopt these new policies were put on-hold in 2011-12 and never re-started.</p> <p><u>Appropriateness:</u> Building moves occur very rarely, unless there is a major dislocation such as the 980 freeway construction that sent houses to both Preservation Park (museum and office uses) and to Oak Center (residential) under Redevelopment's auspices in the 1980s. This is an appropriate way to conserve housing stock, but will never affect a large number of units. Regardless, the City will continue to keep this policy as a program under the auspices of the Historic Preservation section in the Planning Department.</p>

	<p>4.3.2 Housing Repairs for Seniors and People with Disabilities</p> <p><u>Implementation:</u> The City CDBG contracts with a local organization to provide home repairs and safety modifications for seniors and disabled homeowners. During the Housing Element planning period from 2007-14, CDBG granted Rebuilding Together Oakland a total of \$422,692 that was used to conduct repairs on 176 housing units for low income seniors and persons with disabilities. The City of Oakland contracts with Alameda County to coordinate the Minor Home Repair Program (MHRP). 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 (AIP) has an expenditure limit of \$24,000 per property. Expenditures for the Minor Home Repair Program are only available for the years 2010-14 from the last Housing Element planning period. The Minor Home Repair Program loaned a total of \$1,016,367 that was used to conduct repairs on 594 housing units for low income seniors and persons with disabilities. During the Housing Element planning period from 2007-14, the Access Improvement Program received 198 applications, grants were approved for 153 projects and 134 projects were completed for grants totaling \$2,406,580.</p> <p><u>Effectiveness:</u> CDBG and Residential Lending Sections of the Department of Housing and Community Development believe that this program is effective given its accomplishments during this planning period.</p> <p><u>Appropriateness:</u> DHCD will continue to support the programs that provide housing repairs to seniors and people with disabilities as resources are available.</p>
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	4.3.3 Senior Counseling Programs - Home Equity Conversion	<p><u>Implementation:</u> During the 2007-14 Housing Element planning period the City's Department of Housing and Community Development Department, CDBG Section contracted with a local organization to provide counseling to seniors considering Home Equity Conversions. During this time period the CDBG Section granted a total of \$190,860 that provided in-depth counseling services to 259 senior citizens in addition to information and referral services and educational seminars on the subject. In 2013, the City's contract to provide counseling to seniors considering Home Equity Conversions lapsed and was not renewed.</p> <p><u>Effectiveness:</u> City staff is evaluating the effectiveness of this program and may move to a fee for service contract.</p> <p><u>Appropriateness:</u> DHCD has decided to remove this program as a policy goal in the next Housing Element planning period from 2015-2023.</p>
	4.3.4 Access Improvement Program	<p><u>Implementation:</u> The City's Department of Housing and Community Development continues to implement the Access Improvement Program which provides repairs for seniors and disabled persons. For the Housing Element Program planning period from calendar years 2007 to date 198 applications were received, 153 grants were approved and 134 projects were completed.</p> <p><u>Effectiveness:</u> Staff of the Residential Lending Section of the Department of Housing and Community Development believe that this program is effective given its accomplishments during this planning period.</p> <p><u>Appropriateness:</u> DHCD will continue to support the Access Improvement Program as resources are available.</p>

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	<p>4.3.5 Acquisition and Rehabilitation of Foreclosed Properties (Neighborhood Stabilization Program)</p>	<p><u>Implementation:</u> The City has worked with the Oakland Community Land Trust (OCLT) to implement the HUD Neighborhood Stabilization Program to rehabilitate foreclosed properties. By the middle of 2014, the status of OCLT activities was: 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, 13 are for sale and 3 of them have been sold.</p> <p><u>Effectiveness:</u> DHCD staff believe that this program is effective in promoting homeownership opportunities for very low-income homebuyers.</p> <p><u>Appropriateness:</u> DHCD will continue to support the efforts of the OCLT as resources are available and if programming is feasible.</p>
	<p>4.3.6 Continuing Implementation of Mills Act Contracts</p>	<p><u>Implementation:</u> 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. As of 2013, the sixth year of the program, 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.</p> <p><u>Effectiveness:</u> This program exceeded its goal of 20 Mills Act contracts for the 2007-2014 Housing Element Policy Period.</p> <p><u>Appropriateness:</u> This program is an appropriate way to conserve housing stock though it will never affect a large number of units. Program participation requires a fairly high level of planning and building/contracting sophistication and long-term commitment.</p>

Goal 5: Preserve Affordable Rental Housing		
Policy 5.1: Preservation of At-Risk Housing	5.1.1 Monitoring and Preservation	<p><u>Implementation:</u> DHCD Staff maintain a database of all affordable housing units that are at-risk of converting to market-rate housing. Staff work closely with California Housing Partnership Corporation (CHPC) to vet data that they receive from HUD and the California Tax Credit Allocation Committee. DHCD Staff provided CHPC with additional data on those units not present in their HUD and CTCAC database and are trying to understand the vulnerability of any high-risk properties (with regulatory agreements expiring in 2014).</p> <p><u>Effectiveness:</u> DHCD and CHPC staff work closely and have an effective partnership.</p> <p><u>Appropriateness:</u> DHCD will continue to monitor at-risk properties and this program will be present in the next Housing Element planning period for 2015-2023.</p>
	5.1.2 Contact With Owners of At-Risk Buildings	<p><u>Implementation:</u> DHCD staff have contacted the owners of various properties listed in Chapter 3, Table 3-54. There are a few properties where staff did not receive a response from the property owner, therefore there are three properties that DHCD staff consider possibly at-risk of being lost to the supply of affordable housing (with regulatory agreements expiring in 2014).</p> <p><u>Effectiveness:</u> DHCD staff believe that this program is important to maintain. It is not clear how effective it is given the decreased resources to support the rehabilitation of the current affordable housing stock.</p> <p><u>Appropriateness:</u> DHCD will include this program in the next Housing Element planning period for 2015-2023.</p>

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	5.1.3 Financial Assistance for Preservation Projects	<p>Implementation: Housing Development Services circulated a NOFA each year from 2007-2014 for the rehabilitation/preservation of existing affordable housing. During that time period the City of Oakland awarded \$45,838,781 for rehabilitation/preservation projects.</p> <p>Effectiveness: The NOFA was circulated annually as planned and achieved what it set out to do as stated in the Housing Element's policy guidance.</p> <p>Appropriateness: City staff has determined that this program is effective and will continue to circulate annual NOFAs as funding is available.</p>
	5.1.4 Project Based Section 8 Assistance	<p><u>Implementation:</u> Over a seven year period, OHA awarded 1,497 project-based vouchers, 1,093 of which are under contract.</p> <p><u>Effectiveness:</u> OHA effectively provided project based assistance to 37 projects.</p> <p><u>Appropriateness:</u> OHA will continue to invest MTW funds as available into its project-based voucher properties and will continue the assistance as funding permits.</p>
Policy 5.2: Support for Assisted Projects with Capital Needs	5.2.1 Advocacy for State and Federal Financing	<p><u>Implementation:</u> The City's Department of Housing and Community Development staff responds to requests for analysis on State or Federal legislative activities related to affordable housing.</p> <p><u>Effectiveness:</u> Is not clear the impact of these efforts on the outcome of various legislation related to affordable housing.</p>

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		<p><u>Appropriateness:</u> DHCD staff will continue to advocate for State and Federal financing of affordable housing. It is especially important to the City given the February 2012 dissolution of Redevelopment and the related elimination of the Redevelopment tax-increment financing for affordable housing.</p>
	5.2.2 Funding for Capital Needs	<p>Implementation: Housing Development Services circulated a NOFA each year from 2007-2014 for the rehabilitation/preservation of existing affordable housing. During that time period the City of Oakland awarded \$45,838,781 for rehabilitation/preservation projects.</p> <p>Effectiveness: The NOFA was circulated annually as planned and achieved what it set out to do as stated in the Housing Element's policy guidance.</p> <p>Appropriateness: City staff has determined that this program is effective and will continue to circulate annual NOFAs as funding is available.</p>
Policy 5.3: Rent Adjustment Program	5.3.1 Rent Adjustment Ordinance	<p><u>Implementation:</u> The Rent Adjustment Program's goal is to stabilize rents in the City of Oakland. During the Housing Element planning period of 2007-14 the program enforced the provisions of the Rent Ordinance by receiving petitions from landlords and tenants, conducting administrative hearings and meditations, and bringing appeals before the Residential Rent and Relocation Board. The Rent Adjustment Program continues to effectively resolve disputes between residential renters and property owners that arise under the Ordinance.</p> <p><u>Effectiveness:</u> The Rent Adjustment Program has a significant number of users of their services--both renters and owners--and is considered an effective program.</p>

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		<p><u>Appropriateness:</u> This program will continue into the next Housing Element planning period 2015-2023.</p>
	5.3.2 Just Cause for Eviction Ordinance	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> The Rent Adjustment Program Just Cause for Eviction program has a significant number of users of their services and is considered an effective program.</p> <p><u>Appropriateness:</u> This program will continue into the next Housing Element planning period 2015-2023.</p>
	5.3.3 Ellis Act Protections Ordinance	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> The Rent Adjustment Program Ellis Act Protections Ordinance program is considered an effective program.</p> <p><u>Appropriateness:</u> This program will continue into the next Housing Element planning period 2015-2023.</p>

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Policy 5.4: Preservation of Single Room Occupancy Hotels	5.4.1 Project Based Section 8 Assistance	<p><u>Implementation:</u> OHA does not operate a traditional SRO program. HUD approved an OHA request to create a project-based voucher program specific to SRO/residential hotel units. OHA received approval to implement the “SRO-project-based voucher” program, but did not assist any projects under this authorization.</p> <p><u>Effectiveness:</u> Due to funding challenges, OHA did not implement this policy goal so there are no measurable results at this time.</p> <p><u>Appropriateness:</u> OHA continues to examine the use of this policy in various supportive housing models.</p>
	5.4.2 Residential Hotel Conversion/Demolition Protections	<p><u>Implementation:</u> This regulation, in the Planning Code at 17.102.230, was not changed in the planning period 2007-2014. The regulation requires a conditional use permit and tenant assistance before conversions or demolitions of SRO units are permitted.</p> <p><u>Effectiveness:</u> It is not known if this regulation in the Planning Code reduced the number of converted or demolished SRO units in Oakland.</p> <p><u>Appropriateness:</u> Staff considers this regulation appropriate, and it will continue to be an action in the 2015-2023 Housing Element.</p>
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use	5.5.1 Residential Property Conversion Ordinance	<p><u>Implementation:</u> This regulation, in the Planning Code at 17.102.230, was not changed in the planning period 2007-2014. The regulation requires a conditional use permit and tenant assistance before conversions of residential units into non-residential space is permitted. In 2007-2014, the City did not review this Planning Code procedure and permit history to determine if revisions are needed to reduce the potential for</p>

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		<p>conversion of residential uses.</p> <p><u>Effectiveness:</u> It is not known if this regulation in the Planning Code reduced the number of converted residential units into non-residential space in Oakland.</p> <p><u>Appropriateness:</u> Staff considers this regulation appropriate, and it will continue to be an action in the 2015-2023 Housing Element. Strategic Planning staff will add an analysis of this Planning Code provision and the permitting history to the 2015 staff workload, to determine if the current regulation remains effective.</p>
Policy 5.6: Limitations on Conversion of Rental Property to Condominiums	5.6.1 Condominium Conversion Ordinance	<p><u>Implementation:</u> Discussions of a revision to Oakland's Condominium Conversion Ordinance has come up repeatedly during the 2007-2014 Housing Element planning period with no official proposal introduced at the City Council.</p> <p><u>Effectiveness:</u> Although this policy has not had any progress in the last Housing Element planning period, there are a number of interested parties that would like to see some negotiated changes be implemented.</p> <p><u>Appropriateness:</u> This policy will be carried into the next Housing Element planning period. Staff will seek to standardize the collection of data on any condominium conversions that happen annually.</p>
Policy 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing	5.7.1 Redevelopment of Large Public Housing Developments	<p><u>Implementation:</u> OHA has reduced the number of public housing units in its portfolio to 1,605 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 public housing. All public housing units at Lion Creek Crossing have been rebuilt.</p>

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		<p><u>Effectiveness:</u> Tassafaronga is completed and has 150 units. Lion Creek Crossings has 4 of 5 phases completed resulting in 439 units, 157 of which are public housing. These formerly public housing sites now are mixed-income.</p> <p><u>Appropriateness:</u> There is no new HOPE VI financing available for redevelopment of large sites. OHA will explore other options, as needed, and will invest MTW funds as available to operate and maintain high quality units.</p>
	5.7.2 Disposition and Rehabilitation of Scattered Site Public Housing	<p><u>Implementation:</u> OHA completed disposition of 1,615 scattered site units and has an ongoing rehabilitation program for these units. In 2010, OHA submitted an application to HUD for disposition of 383 units in five senior properties. HUD continues to review this application in 2014.</p> <p><u>Effectiveness:</u> OHA met the intent of this goal and through the rehab and preservation of the units in the Oakland Affordable Housing Preservation Initiatives portfolio, extends their long-term viability as an affordable housing resource.</p> <p><u>Appropriateness:</u> OHA will continue to invest MTW resources to rehabilitate properties.</p>
Goal 6: Promote Equal Housing Opportunity		
Policy 6.1: Fair Housing Actions	6.1.1 Funding for Fair Housing Organizations	<p><u>Implementation:</u> Until June 2013, the City funded a grant that provided funding to five organizations providing tenant/landlord counseling and fair housing services. In July 2013, that contract was renewed with four of those organizations.</p>

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		<p><u>Effectiveness:</u> Details of the Fair Housing program implementation can be found in the City's Annual Action plan that is adopted and submitted every May to the Federal Department of Housing and Urban Development.</p> <p><u>Appropriateness:</u> The City will continue to fund Fair Housing services as required by Federal regulations that dictate a portion of CDBG expenditures for the implementation of the Fair Housing Act.</p>
	6.1.2 Housing Search Assistance for People with Disabilities	<p><u>Implementation:</u> During the Housing Element planning period from 2007-14, the City maintained a contract with a local organization to provide housing search assistance and counseling for the disabled population. In 2013, the City's contract with this organization to provide housing search assistance and counseling for the disabled population was not renewed.</p> <p><u>Effectiveness:</u> Although this contract was not renewed in 2013, it was not based on performance of the contractor.</p> <p><u>Appropriateness:</u> Future funding of these services will be considered in the next 2-year CDBG contract round starting July 2015.</p>

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	6.1.3 Affirmative Fair Marketing	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> This policy is effective in that it underscores the City's compliance with Federal regulations.</p> <p><u>Appropriateness:</u> The City will revise this document in parallel with the drafting of the 5 Year Consolidated Plan to HUD in June 2015.</p>
Policy 6.2: Reasonable Accommodations	6.2.1 Incorporate Reasonable Accommodations	<p><u>Implementation:</u> The City of Oakland's ADA Programs Division continues to coordinate compliance with the Americans with Disabilities Act (ADA) Title II for State and Local Government services (excluding employment). It does 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.</p> <p><u>Effectiveness:</u> This program is considered effective.</p> <p><u>Appropriateness:</u> This program will be continued into the next Housing Element</p>

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		planning period 2015-23.
	6.2.2 Develop and Publicize Administrative Procedures (for Reasonable Accommodations)	<p><u>Implementation:</u> City Planning staff did not bring a Reasonable Accommodations ordinance to City Council until 2014, after the planning period for the 2007-2014 Housing Element.</p> <p><u>Effectiveness:</u> The Reasonable Accommodations ordinance, (adopted in July 2014) was developed with the assistance of the City's ADA Programs staff and thoroughly vetted by representatives from the Disability Rights of California organization, therefore, the ordinance is anticipated to be effective in providing people with disabilities fair access to housing.</p> <p><u>Appropriateness:</u> On July 15, 2014, the City Council is expected to adopt a Reasonable Accommodations ordinance, which, if adopted will become effective on August 15, 2014. Strategic Planning staff is preparing the public education materials for the Reasonable Accommodation application procedure, which will be available at the City's website, and at the Planning and Zoning counter.</p>

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<p>Policy 6.3: Promote Regional Efforts to Expand Housing Choice</p>	<p>6.3.1 Regional Housing Needs Allocation</p>	<p><u>Implementation:</u> The City 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 determined the allocation process for the 2015-23 Housing Element cycle. The RHNA process was completed in 2012.</p> <p><u>Effectiveness:</u> City Staff was involved in the crafting of the final methodology and was satisfied with the RHNA outcomes.</p> <p><u>Appropriateness:</u> Depending on resources and staffing availability, City Staff will participate in future Regional Housing Needs Allocation process. This policy will remain active in the next Housing Element planning period for 2015-23.</p>
<p>Policy 6.4: Fair Lending</p>	<p>6.4.1 Community Credit Needs Assessment</p>	<p><u>Implementation:</u> In 2011 three community credit needs assessments were completed by David Rosen and Associates: 1) "Foreclosure and Delinquency" that examined mortgage default and foreclosure data and risks for the City of Oakland Community Development Districts; 2) "Small Business Credit Demand Analysis" that estimated, by applying prevailing banking industry measures and ratios as published for 2010 by The Risk Management Association (RMA, formerly Robert Morris and Associates), the gross receipts tax base of Oakland as derived from City business license tax data; 3) "Single-Family Purchase Loan Demand" that estimated the aggregate community credit demand in any given year. This aggregate credit demand figure</p> <p>is then used to determine the performance of individual banks operating in the City.</p> <p><u>Effectiveness:</u> Data collected and summarized in these reports informs City Staff and City Council to better understand what the needs are of the City's 7 Community Development Districts.</p>

		<p><u>Appropriateness:</u> City ordinance requires periodic community credit needs assessments so this policy will remain in the next Housing Element planning period for 2015-2023.</p>
	6.4.2 Community Reinvestment Activities Linked to Banking	<p><u>Implementation:</u> In June 2012, the City Council adopted a resolution certifying the banks that met their Fair Share Goals and those banks that participated in the survey but did not meet those goals. Fair Share Goals is the proportional amount of loans made in the community relative to their annual deposits received from the community. These determinations of whether banks met Fair Share Lending standards 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 annual survey.</p> <p><u>Effectiveness:</u> Data collected and summarized by enforcement of the Linked Banking Ordinance informs City Staff and City Council to better understand the banking needs of the City's residents.</p> <p><u>Appropriateness:</u> City ordinance requires periodic linked banking surveys so this policy will remain in the next Housing Element planning period for 2015-23.</p>

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	6.4.3 Predatory Lending Controls	<p><u>Implementation:</u> City Staff focused on addressing the foreclosure crisis through events, outreach, counseling and partnerships with community organizations. 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.</p> <p><u>Effectiveness:</u> The Department of Housing and Community Development Strategic Initiatives Section has been effective in implementing above-noted predatory lending prevention strategies.</p> <p><u>Appropriateness:</u> This program will be continued into the next Housing Element planning period 2015-23.</p>
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	<p><u>Implementation:</u> The City's continues to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance at the Planning and Zoning counter, through the Basic Application for Design Review. The City's website continues to provide green building information to developers and home owners: www2.oaklandnet.com/GreenBuilding/index.htm</p> <p><u>Effectiveness:</u> The City's planning and buildings staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with energy efficient techniques</p>

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		<p>and materials.</p> <p><u>Appropriateness:</u> The City is committed to promoting Green Building for private development, and retains this action for the 2015 Housing Element.</p>
	7.1.2 Remove Barriers to Green Building Design for Private Development	<p><u>Implementation:</u> 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 to follow Build it Green or LEED for Homes guidelines.</p> <p><u>Effectiveness:</u> The City's planning and buildings staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with energy efficient techniques and materials.</p> <p><u>Appropriateness:</u> The City considers the adoption, and renewal of the Green Building Ordinance to have successfully accomplished this action, and it is not continued in the 2015 Housing Element.</p>
	7.1.3 Consider Requiring Green Building Design for Private Development	<p><u>Implementation:</u> 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. See website: http://www2.oaklandnet.com/GreenBuilding/index.htm</p> <p><u>Effectiveness:</u> The City's planning and buildings staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the</p>

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		<p>construction of new and largely renovated buildings with energy efficient techniques and materials.</p> <p><u>Appropriateness:</u> The City considers the adoption, and renewal of the Green Building Ordinance to have successfully accomplished this action, and it is not continued in the 2015 Housing Element.</p>
	7.1.4 Require Green Building Design requirements for City-funded Development	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> The City's planning and buildings staff enforce the Oakland Green Building Ordinance. The City's adopted Energy and Climate Action Plan encourages the construction of new and largely renovated buildings with energy efficient techniques and materials.</p> <p><u>Appropriateness:</u> This action will be continued in the 2015 Housing Element.</p>
Policy 7.2: Minimize Energy Consumption	7.2.1 Energy and Climate Action Plan	<p><u>Implementation:</u> The Oakland City Council adopted the Energy and Climate Action Plan (ECAP) in December 2012, establishing Oakland Greenhouse Gas reduction plans and target. It can be reviewed, with the implementation reports, at the City's website: http://www2.oaklandnet.com/Government/o/PWA/s/SO/OAK025294.</p> <p><u>Effectiveness:</u> Oakland has made progress on many of the 100+ actions in the ECAP.</p>

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		<p>See the implementation report for more details.</p> <p><u>Appropriateness:</u> Because the ECAP has been adopted, this action will not be in the 2015 Housing Element.</p>
	7.2.2 Alternative Energy Production	<p><u>Implementation:</u> 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 continues to permit installation of photovoltaic arrays on residential buildings (the "SE" permit through the Buildings division).</p> <p><u>Effectiveness:</u> In the 2007-2014 Housing Element planning period, there have been 1,600 permits for photovoltaic arrays in Oakland. It is not currently known what amount of alternative energy these solar panels generate (or offset from traditional electricity sources from the Grid).</p> <p><u>Appropriateness:</u> The City will continue its recognized leadership in sustainability measures, such as alternative energy production, and this action will be continued in 2015-2023.</p>
	7.2.3 Technical Assistance	<p><u>Implementation:</u> Technical assistance is available from City staff at the Green Building information center, as well as from StopWaste.org.</p> <p><u>Effectiveness:</u> Staff at the Green Building assistance center help dozens of people every week in complying with the current codes and ordinances for Green Building techniques and measures.</p>

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		<p><u>Appropriateness:</u> The Department of Planning and Building considers this to be an important service for the public, and will continue to staff this position in the Green Building information center. The action will be continued in the 2015 Housing Element.</p>
Policy 7.3: Encourage Development that reduces Carbon Emissions	7.3.1 Infill Planning Code Requirements	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> During the planning period, (2007-2014), the national economic downturn reduced the number of projects which were built. Without a sufficient number of projects to evaluate, it is difficult to measure the effectiveness of the Planning Code updates and the provision for mini-lot subdivisions in the Planning Code, in terms of increasing the ability to build on in-fill lots.</p> <p><u>Appropriateness:</u> This action will be incorporated in the 2015 Housing Element into Action 7.3.3: "Implement SB 375 provisions, direct new housing to be built in Priority Development Areas."</p>
	7.3.2 Transit Proximity	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> "MacArthur Station," a 600-unit development at the parking lots at MacArthur BART station, started construction in 2012. The first phase is "Mural", a 90-unit affordable housing development by Bridge housing, expected to open in Spring, 2015.</p>

		<p><u>Appropriateness:</u> This policy is fundamental to the Oakland General Plan and to "Plan Bay Area" regional planning efforts, and, in the 2015 Housing Element, the policy will be edited to include the Priority Development Areas.</p>
	7.3.3 Mixed Use Development Incentives	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> The effectiveness of this action is not yet known, as few new housing developments in downtown Oakland were constructed in the 2007-2014 planning period.</p> <p><u>Appropriateness:</u> In 2014, the City will conduct a "nexus study" to evaluate development impact fees and incentives. This action is continued in the 2015 Housing Element.</p>
	7.3.4 Transit-Oriented Development	<p><u>Implementation:</u> City staff worked with ABAG and MTC, developing the region's Sustainable Communities Strategy, required by SB 375, which resulted "Plan Bay Area" -- a coordinated plan for accommodating the region's housing needs, while reducing green house gas emissions.</p> <p><u>Effectiveness:</u> The City's Specific Plans underway in the 2007-2014 planning period (Lake Merritt BART, West Oakland, and Coliseum Area Specific Plan) are all located in close proximity to BART stations, and all seek to encourage higher density housing</p>

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		<p>around these stations. Each plan has proposals for new zoning, unique to the plan area, that could amend or replace the existing S-15 zoning (mapped at West Oakland and Coliseum BART stations).</p> <p><u>Appropriateness:</u> This policy is continued in the 2015 Housing Element.</p>
	7.3.5 Implement SB 375 provisions when adopted	<p><u>Implementation:</u> City staff worked with ABAG and MTC, developing the region's Sustainable Communities Strategy, required by SB 375, which resulted in "Plan Bay Area" -- a coordinated plan for accommodating the region's housing need while reducing green house gas emissions.</p> <p><u>Effectiveness:</u> "Plan Bay Area" was adopted in July, 2013.</p> <p><u>Appropriateness:</u> The City will continue to encourage new housing development in Priority Development Area (PDA's) as identified in "Plan Bay Area." This action will be continued into the 2015 Housing Element.</p>
Policy 7.4: Minimize Environmental Impacts from New Housing	7.4.1 Compact Building Design	<p><u>Implementation:</u> The new Central Business District zoning regulations include compact development requirements including tower siting regulations and the provision that parking must be structured (no surface parking allowed).</p> <p><u>Effectiveness:</u> The effectiveness of this action is not yet known, as few new housing developments in downtown Oakland were constructed in the 2007-2014 planning period.</p> <p><u>Appropriateness:</u> The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans, so it is included in</p>

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		the 2015 Housing Element.
	7.4.2 Water Conservation	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> The effectiveness of this action has not been calculated.</p> <p><u>Appropriateness:</u> The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans, so it is included in the 2015 Housing Element.</p>
	7.4.3 Waste Reduction	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> The effectiveness of this action has not been calculated.</p> <p><u>Appropriateness:</u> The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans, so it is included in the 2015 Housing Element.</p>

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	7.4.4 Foster Healthy Indoor Air Quality	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> The effectiveness of this action has not been calculated.</p> <p><u>Appropriateness:</u> The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans, so it is included in the 2015 Housing Element.</p>
	7.4.5 Recycled content of Building Materials	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> The effectiveness of this action has not been calculated.</p> <p><u>Appropriateness:</u> The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans, so it is included in the 2015 Housing Element.</p>
	7.4.6 Re-Use of Building Materials	<p><u>Implementation:</u> 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.</p>

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		<p><u>Effectiveness:</u> The effectiveness of this action has not been calculated.</p> <p><u>Appropriateness:</u> The policy is still appropriate for the types of new development envisioned by the City's Planning Code and the new Specific Plans, so it is included in the 2015 Housing Element.</p>
Policy 7.5: Promote Household Health and Wellness by Conducting Health Impact Assessments	7.5.1 Health Impact Assessments and Specific Planning Processes	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> It is not known how effective this measure has been in improving the health of the residents of these areas.</p> <p><u>Appropriateness:</u> This action is not continued in the 2015-2023 Housing Element.</p>
	7.5.2 Health Impact Assessments and the City's Standard Conditions of Approval	<p><u>Implementation:</u> 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.</p> <p><u>Effectiveness:</u> It is not known how effective this measure has been on the health of residents in these areas with new development.</p>

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		<u>Appropriateness:</u> This action is not continued in the 2015-2023 Housing Element.
	7.5.3 Health Impact Assessments and the Zoning Update	<p><u>Implementation:</u> The Citywide zoning update was completed in 2011, and did not include Health Impact Assessments. Beginning in March, 2014, a series of meetings began between the City, Alameda County and non-profit organizations representing East Bay Building Healthy Communities, to develop "healthy development guidelines." This work is ongoing through 2015.</p> <p><u>Effectiveness:</u> This measure was not adopted in the 2007-2014 planning period, and its effectiveness is not known.</p> <p><u>Appropriateness:</u> This action is not continued in the 2015-2023 Housing Element.</p>
Goal 8: Increase Public Access to Information through Technology		
Policy 8.1: Electronic Document Management System	8.1.1 Document Access	<p><u>Implementation:</u> Over 50,000 records have been scanned from the Planning and Zoning division; and over 200,000 records in Building Services. In 2011, this information is available only to City staff; at some point after 2014, it is intended to be made available to the public.</p> <p><u>Effectiveness:</u> The Department of Planning and Building is transitioning from using the software program Stellant as its document storage and retrieval system to the program Accela, which is the permit tracking and issuing program used by the Department. .</p>

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		<p><u>Appropriateness:</u> Public records should be easily accessed by the public.</p>
	8.1.2 Permit Processes and Code Enforcement	<p><u>Implementation:</u> Some basic building and planning permit application forms are currently available online. Staff tested and developed the Accela software system during 2013, which went live to Planning and Building staff in January 2014. Accela, an internet-based software program, replaces a main-frame based DOS software program in use by the City to track permits for 25 years.</p> <p><u>Effectiveness:</u> Accela software is intended to better coordinate planning, building and code enforcement staff.</p> <p><u>Appropriateness:</u> Use of Accela is an appropriate current technology for the City of Oakland's Planning and Building division.</p>
	8.1.3 E-Government Services	<p><u>Implementation:</u> Some basic building and planning permit application forms are currently available online. Staff tested and developed the Accela software system during 2013, which went live to Planning and Building staff in January 2014. Accela, an internet-based software program, replaces a main-frame based DOS software program in use by the City to track permits for 25 years.</p> <p><u>Effectiveness:</u> Accela software is intended to better coordinate planning, building and code enforcement staff. It will be more effective when, at some point after 2014, it is available to the public, for viewing with an internet connection.</p>

		<p><u>Appropriateness:</u> Use of Accela is an appropriate current technology for the City of Oakland's Planning and Building division.</p>
	8.1.4 Customer Relationship Management System	<p><u>Implementation:</u> Some basic building and planning permit application forms are currently available online. Staff tested and developed the Accela software system during 2013, which went live to Planning and Building staff in January 2014. Accela, an internet-based software program, replaces a main-frame based DOS software program in use by the City to track permits for 25 years.</p> <p><u>Effectiveness:</u> Accela software is intended to better coordinate planning, building and code enforcement staff. It will be more effective when, at some point after 2014, it is available to the public, for viewing with an internet connection.</p> <p><u>Appropriateness:</u> Use of Accela is an appropriate current technology for the City of Oakland's Planning and Building division.</p>
Policy 8.2: On-Line Access to Information	8.2.1 Public Notices and Documents	<p><u>Implementation:</u> In 2010, the City redesigned the Planning and Building Division website (along with the rest of the City's public website), to improve clarity and make it more easily accessible for people with disabilities. New and additional information, such as public notices and documents, continue to be added and updated regularly. Further, for larger planning efforts such as Specific Plans, staff use Gov Delivery email list serves to broadcast information to interested parties. The City also launched "Engage Oakland.com", a civic dialogue website, and opened a Housing policy discussion for the 2015 Housing Element.</p> <p><u>Effectiveness:</u> The City is committed to use its website, Gov Delivery, and online tools</p>

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		<p>such as Engage Oakland, to effectively disseminate information to the public.</p> <p><u>Appropriateness:</u> Staff considers the use of internet-based notifications, such as the City's website, and social media tools like Engage Oakland and Twitter.com accounts to be appropriate means to reach the public.</p>
	8.2.2 Housing & Community Development Web Site	<p><u>Implementation:</u> In 2010, the City redesigned the Department of Housing and Community Development website (along with the rest of the public website), to improve clarity and make it more easily accessibility for people with disabilities. New and additional information for the public continues to be added and updated regularly.</p> <p><u>Effectiveness:</u> The City redesign of its public website was effective in that it made access by City staff to edits and updates easier.</p> <p><u>Appropriateness:</u> The structural updates to the City's website (including DHCD's website) are complete. Given this accomplishment, this policy is no longer necessary.</p>
Policy 8.3: Geographic Information System	8.3.1 Update GIS Parcel Layer	<p><u>Implementation:</u> City GIS staff update the GIS Parcel layer from the Alameda County Tax Assessor's office twice a year.</p> <p><u>Effectiveness:</u> Staff's regular updates of this Parcel layer ensure that the City, and the public, are able to view the most current data, when using GIS programs on the website, and internally.</p>

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		<p><u>Appropriateness:</u> City staff will continue to update the Oakland GIS with new parcel data from the Alameda County Tax Assessor's office on a regular basis. It is not needed as a Housing Element policy for 2015-2023, as it will be accomplished as routine work, by staff.</p>
	8.3.2 Web-Based GIS	<p><u>Implementation:</u> A revised, web-based interactive GIS program launched on the City's website in 2012 (http://mapgis.oaklandnet.com/planmap/index.aspx). 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, through the Accela software system.</p> <p><u>Effectiveness:</u> Planning and zoning information accessible to the public, through an interactive mapping and data website, is a basic function of the Planning and Zoning division. Making information available in this way also reduces the number of phone calls and inquiries the City receives from the public about zoning and planning at specific locations.</p> <p><u>Appropriateness:</u> The Planning and Zoning division commits to making zoning, general plan, and other pertinent information available to the public through interactive internet-based tools, such as Accela. This will not be needed as a Housing Element policy for 2015-2023, as it will be accomplished as routine work, by staff.</p>

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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.³

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.

³ The current American Community Survey Census product is not used by the City of Oakland. Comparing these data to other sources used by the City (e.g.: 2000 Census, California State Department of Finance, and USPS 90-day Vacancy data), there is clear evidence that there are problems with the ACS sampling. Specifically, the ACS data in question is an under count of the population and over count of the vacancy rate. 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.

- 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.
- 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 constraints 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 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

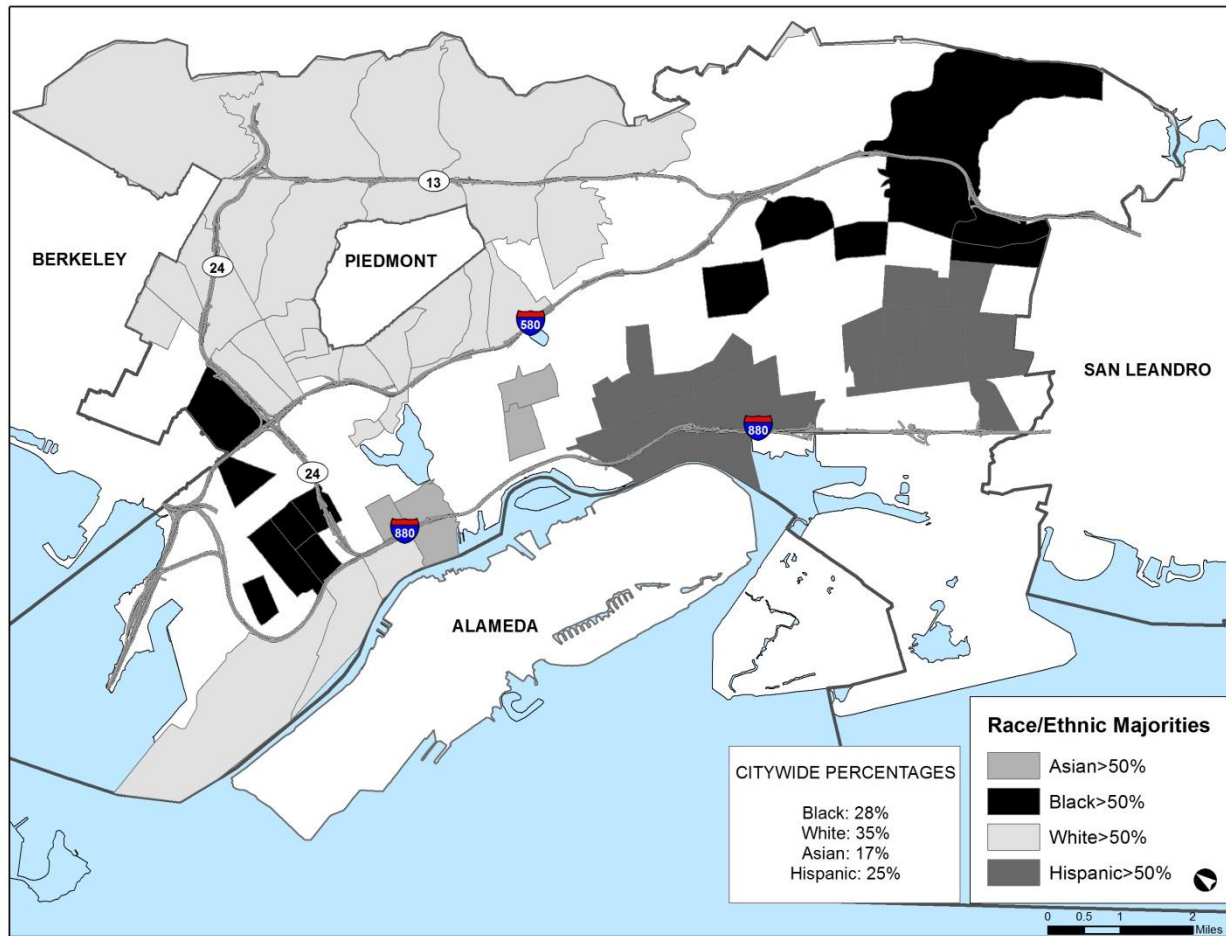


Figure 3-1 Areas of Racial/Ethnic Majorities

Source: U.S. Census 2010

December 24, 2013

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

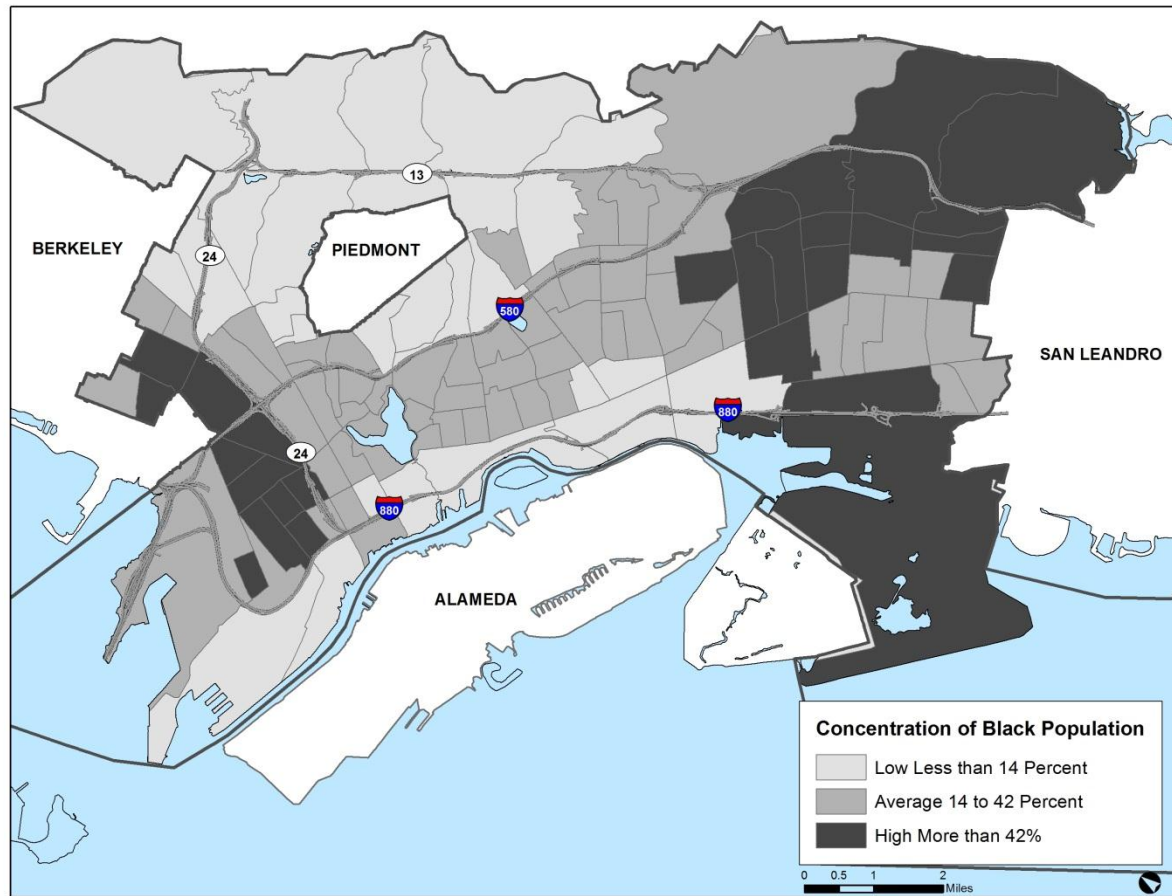


Figure 3-2 Areas of High and Low Concentration of Black Population

Source: U.S. Census 2010

December 24, 2013

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

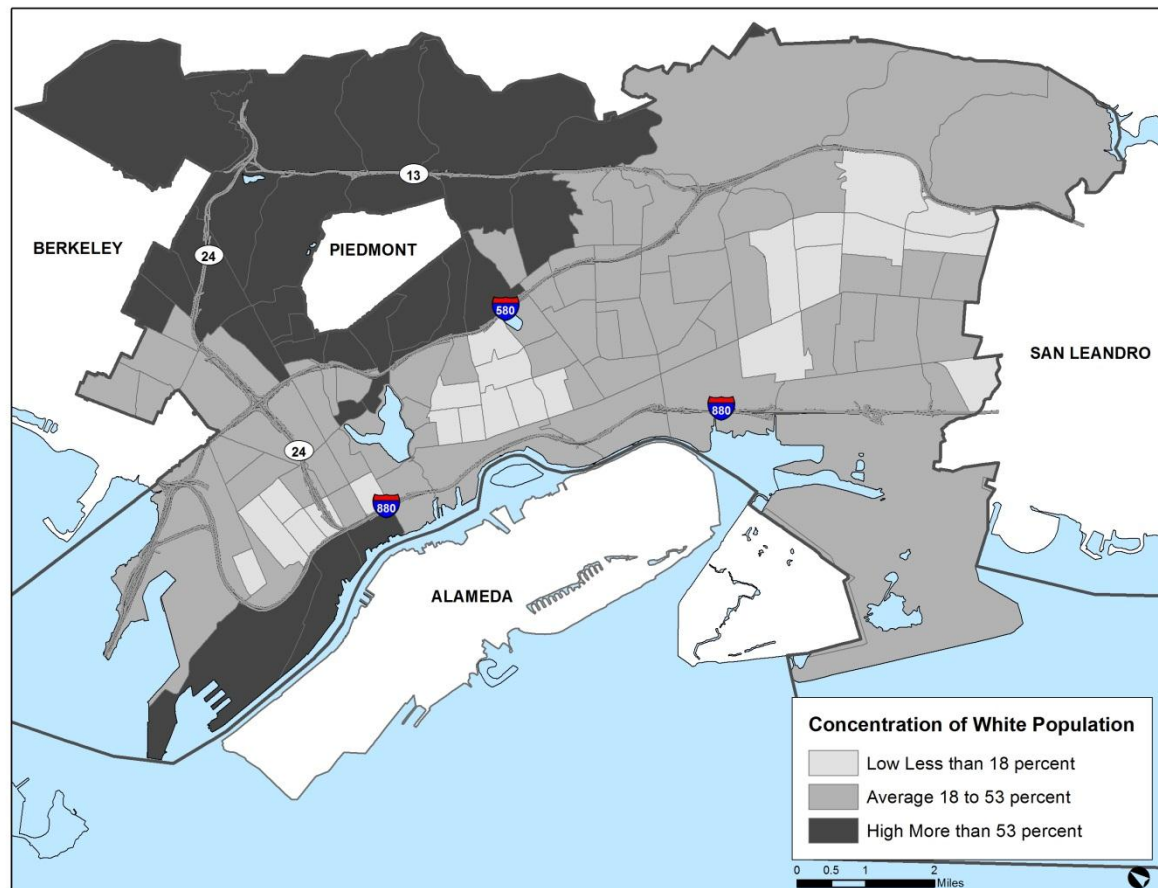


Figure 3-3 Areas of High and Low Concentration of White Population

Source: U.S. Census 2010

December 24, 2013

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

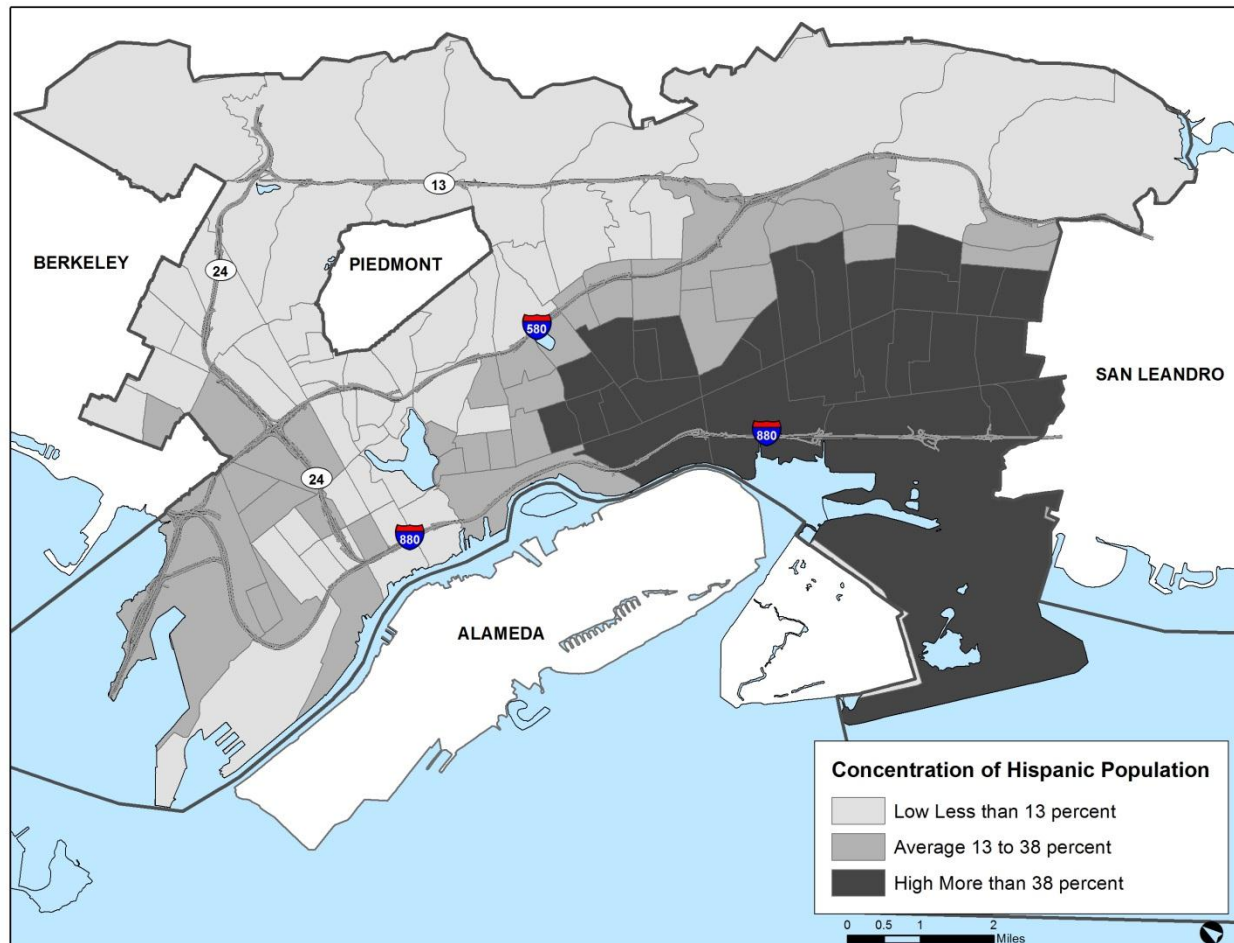


Figure 3-4 Areas of High and Low Concentration of Hispanic/Latino Population

Source: U.S. Census 2010

December 24, 2013

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

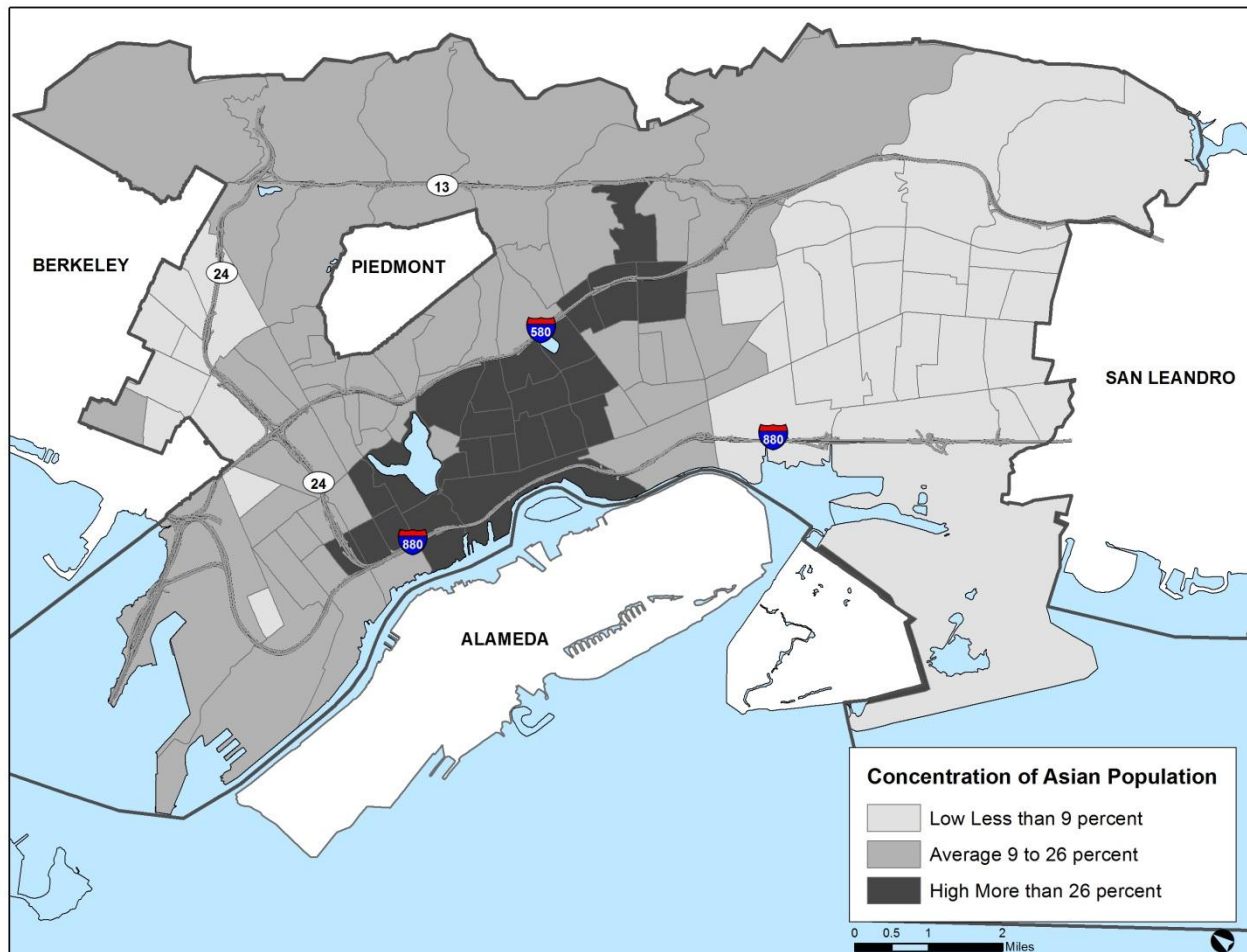


Figure 3-5 Areas of High and Low Concentration of Asian Population

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 been a 10% decline in the number of family households 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 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 G). 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 the year 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 PMSA⁴

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

⁴ Oakland MSA = Alameda and Contra Costa counties.

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).

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)

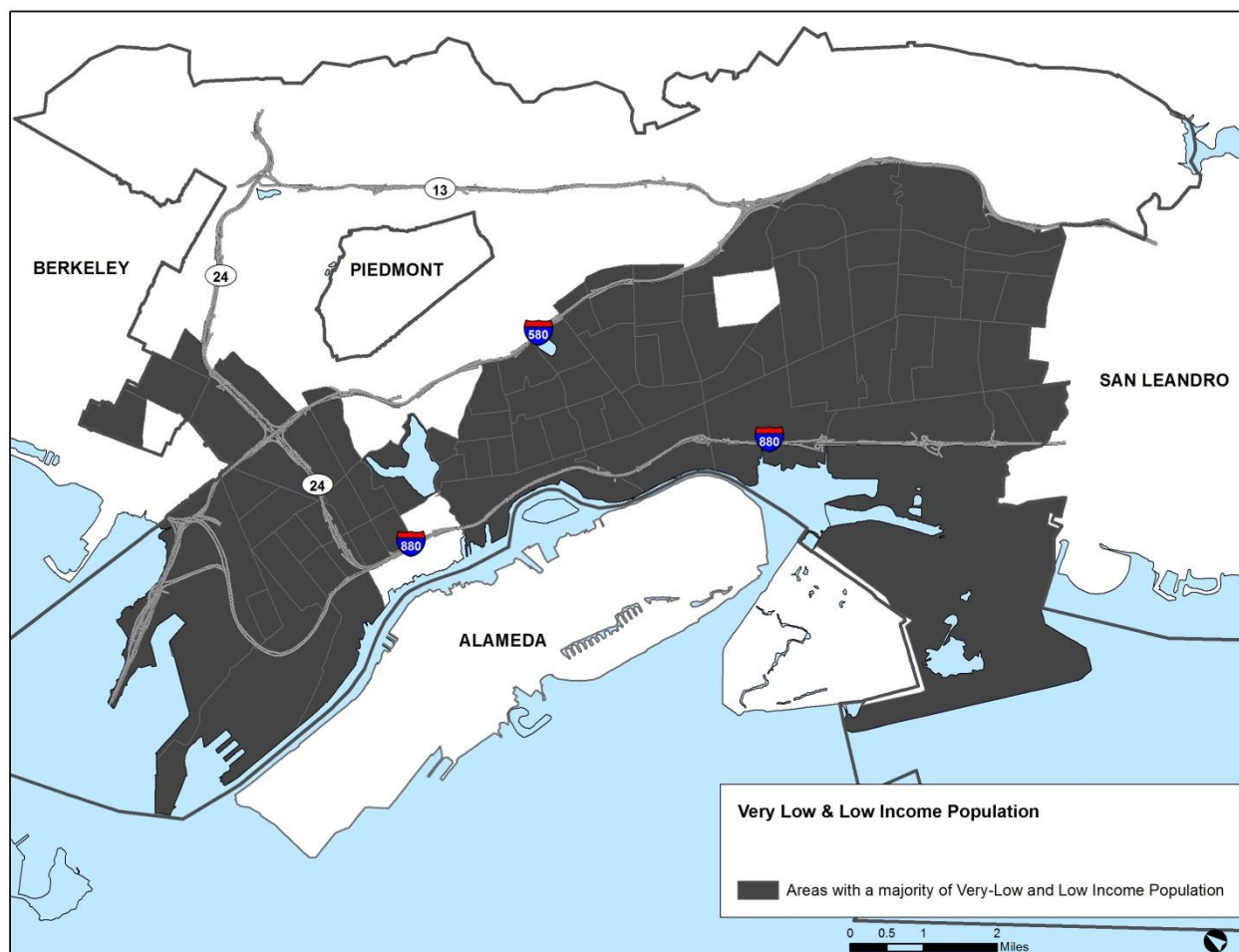


Figure 3-6 Areas with a Majority of Very Low and Low Income Persons

Source: U.S. Census 2010

December 24, 2013

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

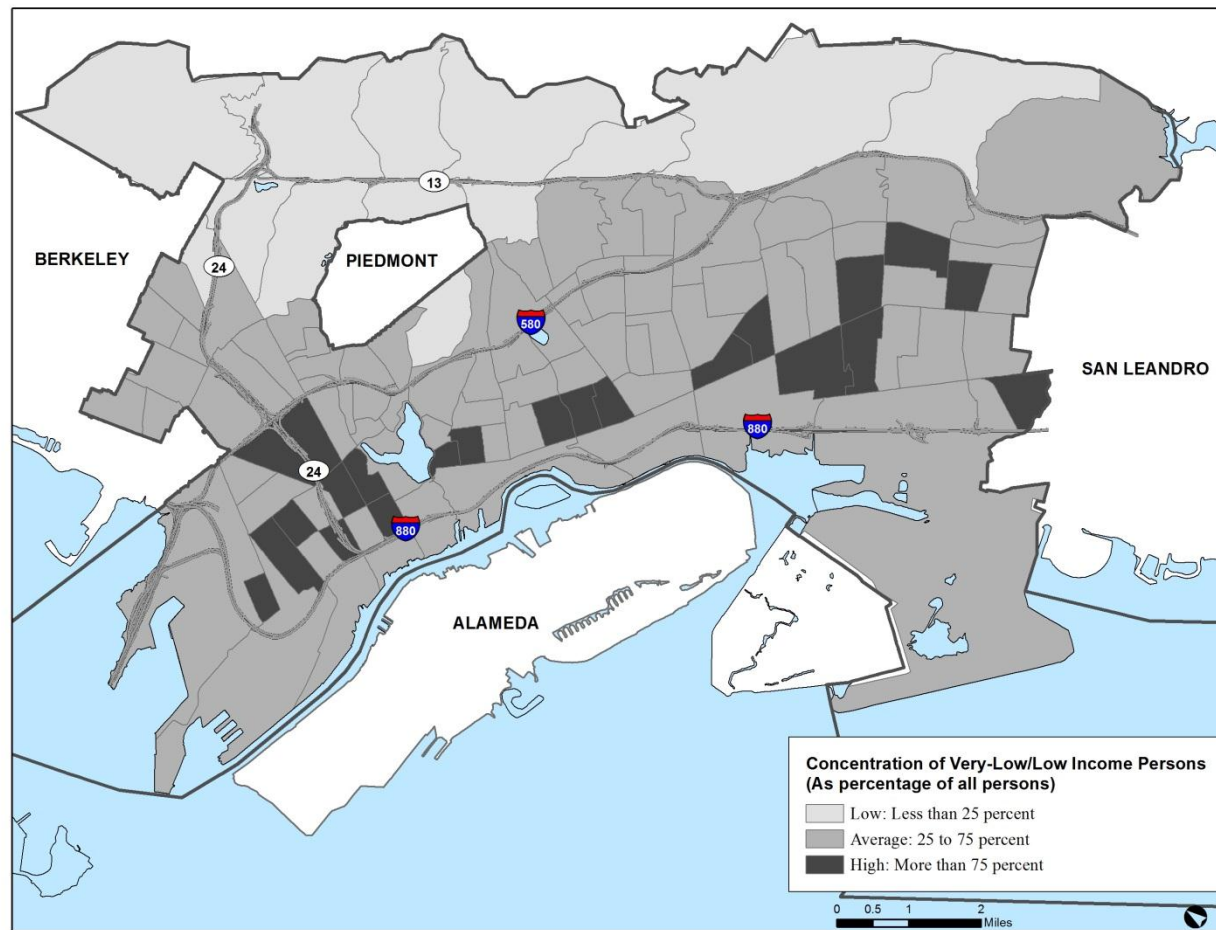


Figure 3-7 Areas of High and Low Concentration of Very Low and Low Income Persons

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

March 18, 2014

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. 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 countywide in 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 3-12a, 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 (see Table 3-12b).

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 Cost.

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-a
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

**Table 3—12-b
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 2011, 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%⁵ 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" plan⁶ 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).

⁵ City of Oakland data shows that there have been approximately 3,032 new affordable multi-unit housing developments constructed from 2000 to 2013.

⁶ 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—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

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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 to understand where Census data shows hot spots of high vacancies. See Figure 3-8 and Figure 3-9.

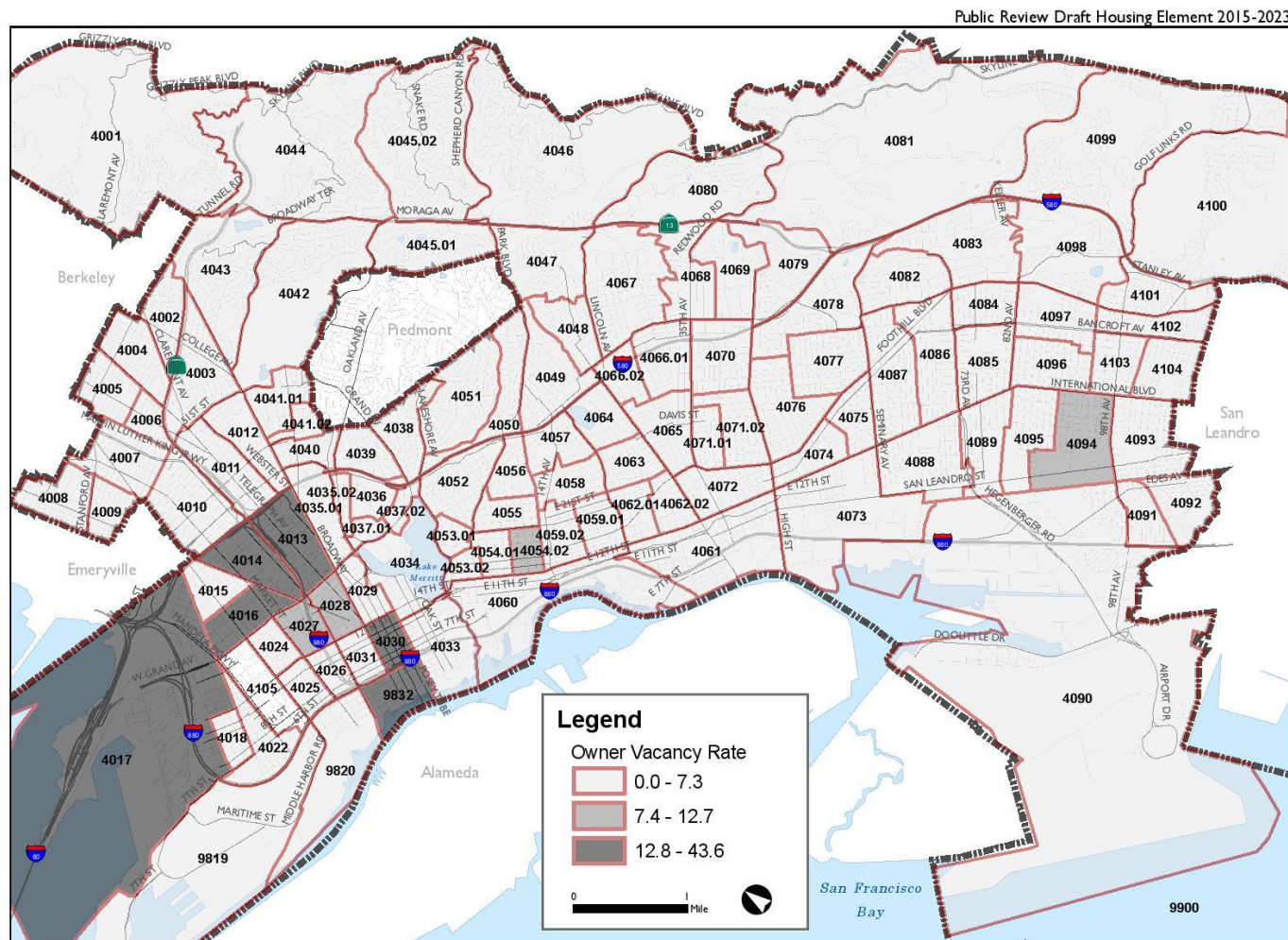
Table 3-18
Housing Occupancy (1990, 2000 and 2010)

	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	--	1.6%	--	2.0%	--	3.0%	--	1.1%	--	1.1%	--	1.8%
Renters		6.7%		3.0%		8.5%		3.8%		2.6%		6.4%

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

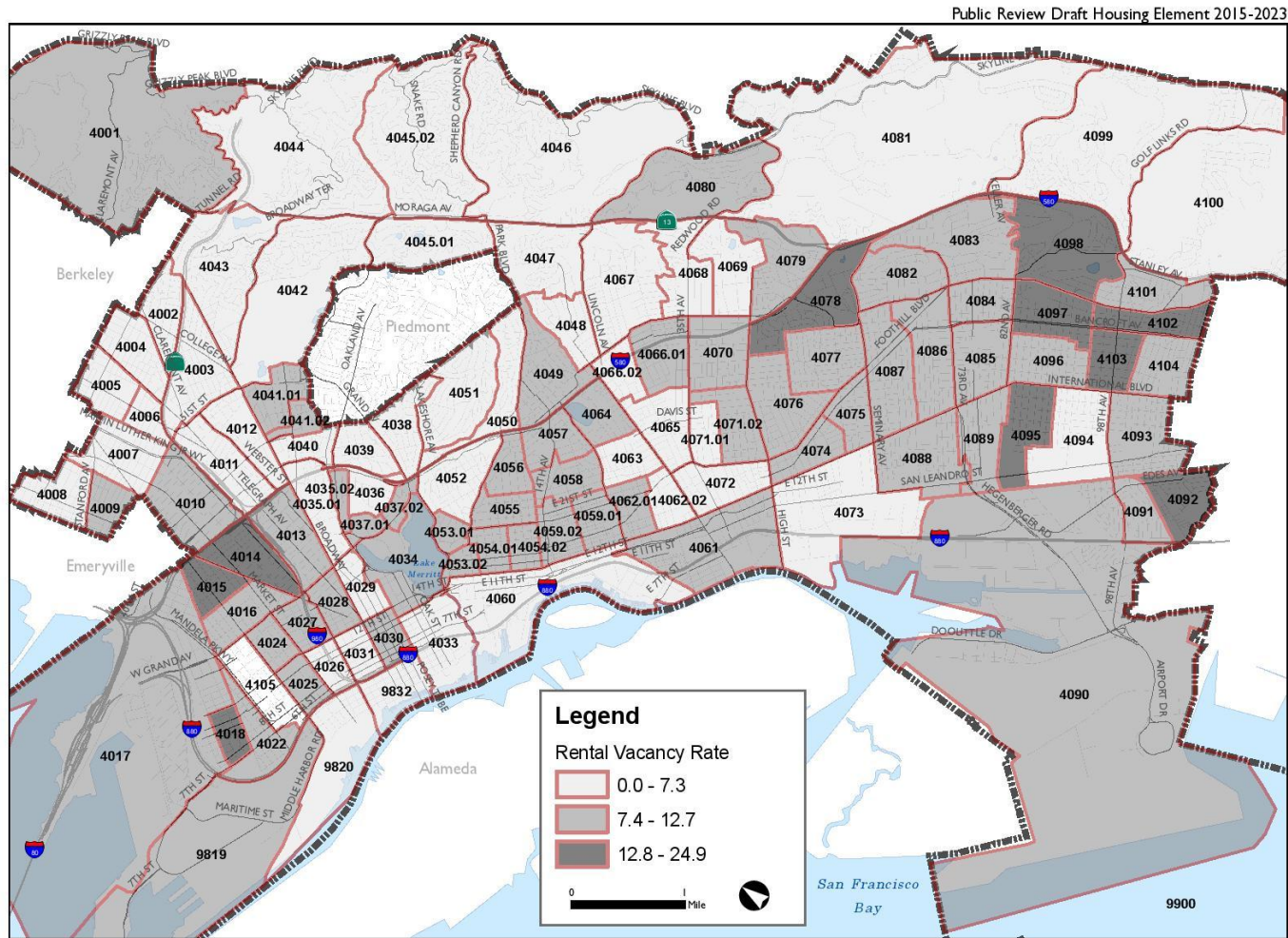
¹This is a 1990 Census category only.

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



Homeowner Vacancy Rate by 2010 Census Tract

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



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.

¹Other 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 consisted of 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 Table 3-35 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.

In 2014, the City hired BAE Urban Economics, Inc. to conduct a Housing Conditions survey for the 2015-2023 Housing Element. The survey instrument is included in Appendix A. The survey looked at approximately 1,700 residential structures in Oakland, representing about 18,000 housing units, and the findings are reported in the “Sample Survey of Housing Conditions” section, below.

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.

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 1990⁷. 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.

⁷ 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.

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. 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.

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)

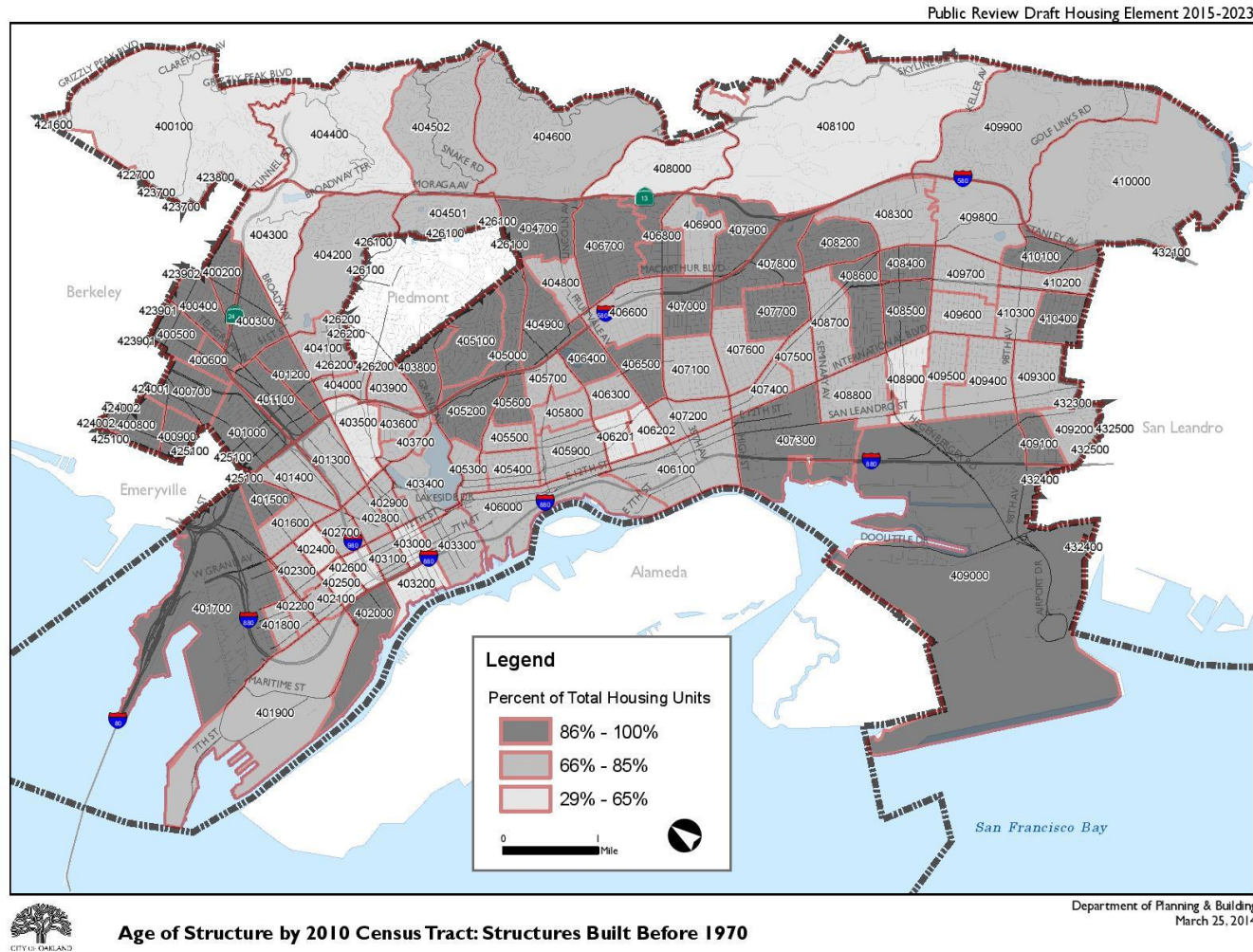
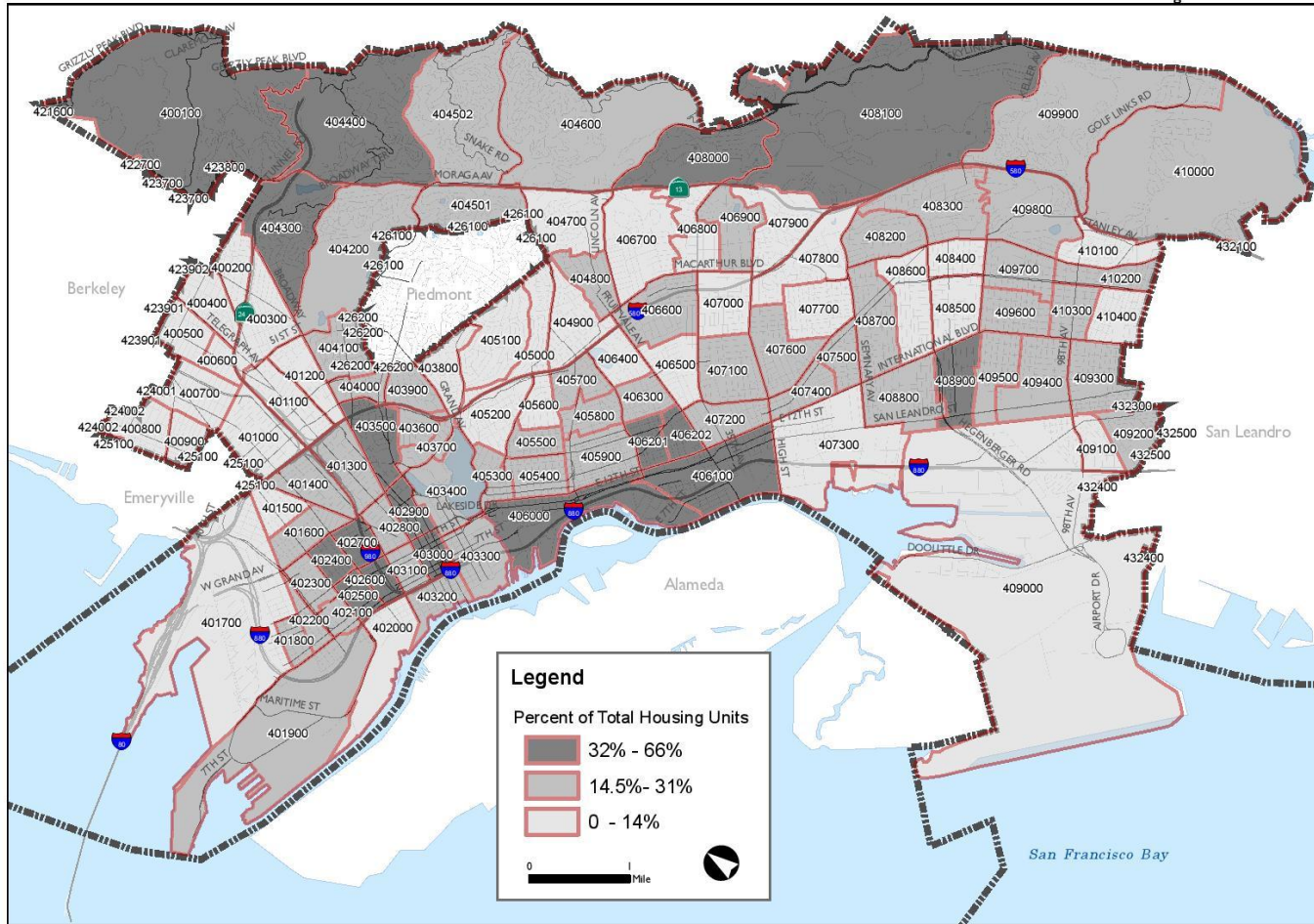


Figure 3-11
Age of Structure Built: 1970-1999 (2000 Census)

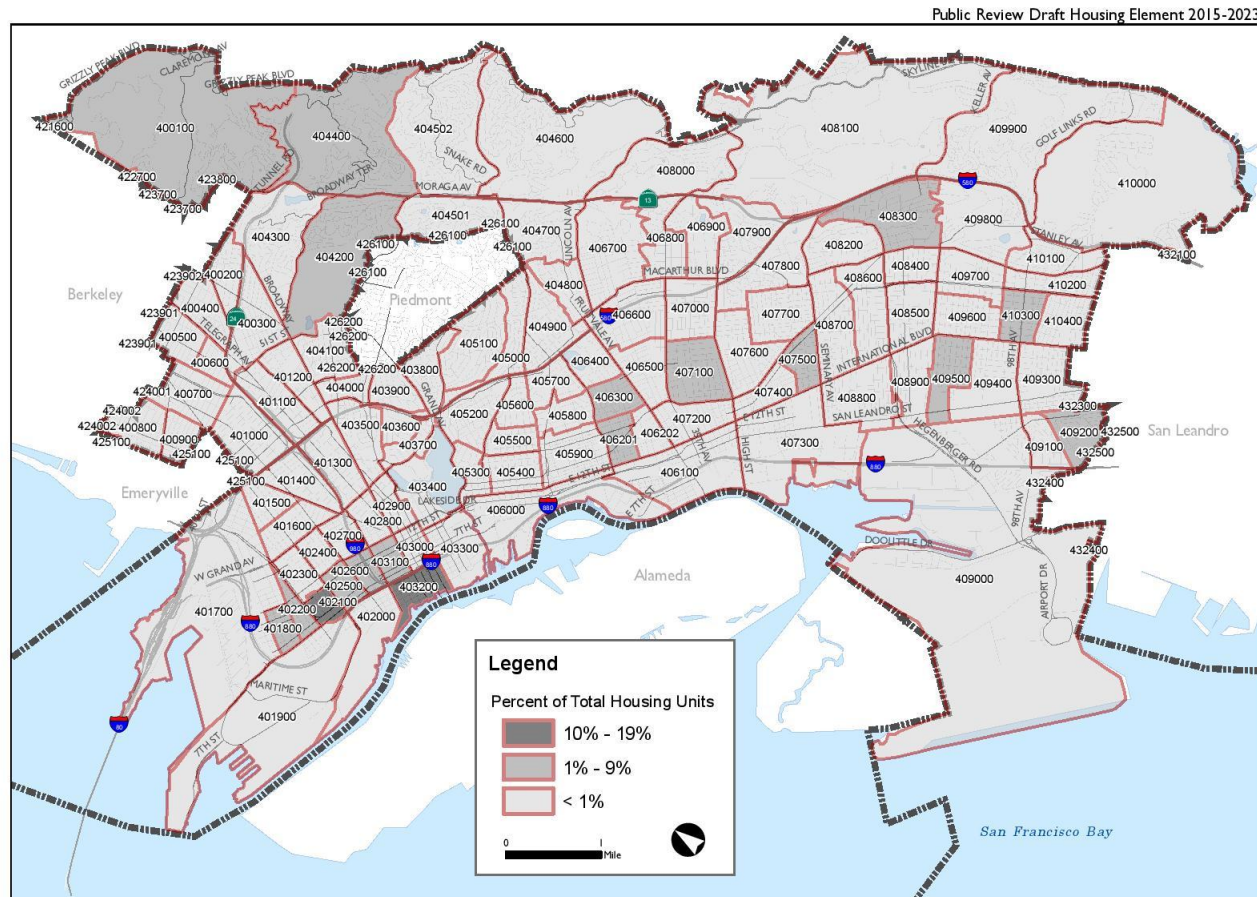
Public Review Draft Housing Element 2015-2023



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

Department of Planning & Building
March 25, 2014

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



Age of Structure by 2000 Census Tract: Structures Built 1999 to March 2000

Department of Planning & Building
March 25, 2014

2014 Sample Survey of Housing Conditions

In 2014, the City conducted a housing conditions survey for the 2015-2023 Housing Element⁸. The survey instrument is included in Appendix A⁹. The survey looked at approximately 1,700 randomly selected residential structures in Oakland, representing about 18,000 housing units. The survey evaluated a number of measures, such as structure type, windows, doors, roofing and siding. The sample size of 1,700 structures were evenly distributed across nine planning areas throughout the City.¹⁰ At a 95 percent confidence level, this means that the results of this survey are accurate with a margin of error of plus or minus seven residential units.

Based on the results of this survey of exterior housing conditions, BAE estimates the following profile of housing conditions among an estimated total of 170,825 housing units in Oakland:

- **Over three quarters (78 percent) of Oakland's housing units are estimated to be in sound condition.** These estimated 134,000 units show no signs of exterior damage or deferred maintenance on the portions of the structures visible from the public right-of-way.
- **One fifth (20 percent) of housing units in Oakland are estimated to be in need of minor rehabilitation or repair.** These estimated 34,000 units are in need of minor repairs such as partial re-painting or minor repair or replacement of a window or door.
- **Moderate to substantial rehabilitation or repair is needed for an estimated 2,600 housing units in Oakland.** These units (less than two percent of all units in Oakland) are in structures that show major damage such as missing siding, holes in the roof or a roof that is leaning, a tilted or cracked foundation, or missing windows or doors.
- **A small number of units are completely dilapidated and in need of replacement or complete rehabilitation.** In Oakland, an estimated 260 housing units show signs of excessive neglect and appear to require demolition or major rehabilitation to become habitable.

As some of these findings may conflict with previous reports and studies, staff is reviewing the results of the study closely, and will have more analysis for the final edition of the Housing Element, in the Fall of 2014.

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

⁸ The City hired BAE Urban Economics, Inc. to conduct the survey.

⁹ The full BAE report, analyzing the survey results, will be included in the final Housing Element, in Fall, 2014.

¹⁰ The Port of Oakland and Oakland International Airport are excluded from the survey.

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” (California Health & Safety 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 considerably as the housing bubble burst 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 Rents¹¹, 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.

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.

¹¹ Comparing 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.

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: Comparing 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 2013.¹² 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.

¹² 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, 2008¹³ and 2013

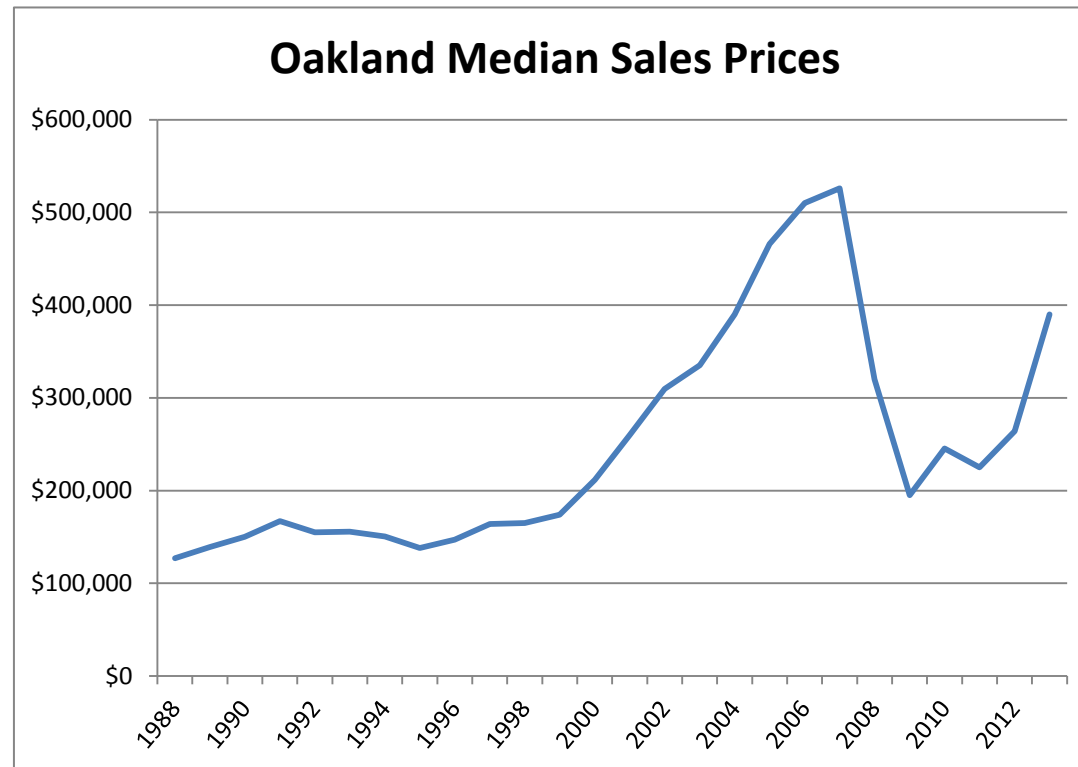
	Median Home Sales Price 2000	Median Home Sales Price 2008	Median Home Sales Price 2013	Percent Change in Price between 2000 and 2013
Alameda	\$359,000	\$625,000	\$588,000	64%
Albany	\$335,000	\$500,000	\$603,000	80%
Berkeley	\$420,000	\$735,000	\$730,000	74%
Castro Valley	\$356,500	\$518,500	\$534,500	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.).

¹³ 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 Table 3-25 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 significantly but did not result in an increase in median sales prices.¹⁴ 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, 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 greatly 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 \$80,000¹⁵ 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.

¹⁴ City of Oakland Home Sales History (1/1/2000 to 3/31/2010), HdL Coren & Cone; Data Source: Alameda County DataQuick Property Data

¹⁵ Per City of Oakland 2013 Income Limits for of moderate income household of 3 persons.

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.

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

Notes: Loan assumptions: 20% downpayment, 4.75% interest rate for a 30 year fixed mortgage, one-third of income toward principle and interest payments. Other costs that should be considered when considering purchasing a home include property taxes and insurance.

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. 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*¹⁶ 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 costs¹⁷.

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.

¹⁶ Said, Carolyn, "Rents Soaring Across Region," *San Francisco Chronicle*, October 25, 2013.

¹⁷ 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.

Gross Rents

According to the 2000 Census, the median gross rent¹⁸ 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.

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.

¹⁸ “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 3-31
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”¹⁹ and establishes the payment standard by 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.

¹⁹ “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 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.

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 ²⁰	\$ 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.

²⁰ 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 ²¹		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 ²²	\$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 ²³	72	92	105	134	116	148
hours required by each wage earner in 2 person household ²⁴	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 (see Figures 3-14 and 15). 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

²¹ Oakland's Living Wage with benefits as of July 1, 2012.

²² 50th percentile fair market rents.

²³ Based on a 40-hour work week, 52 weeks per year.

²⁴ Ibid

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 they years 2015-16. The current wait list length for all of their programs are listed in Table 3-34.

Figure 3-14
Oakland Affordable Housing Preservation Initiative North, West, and Downtown 2014

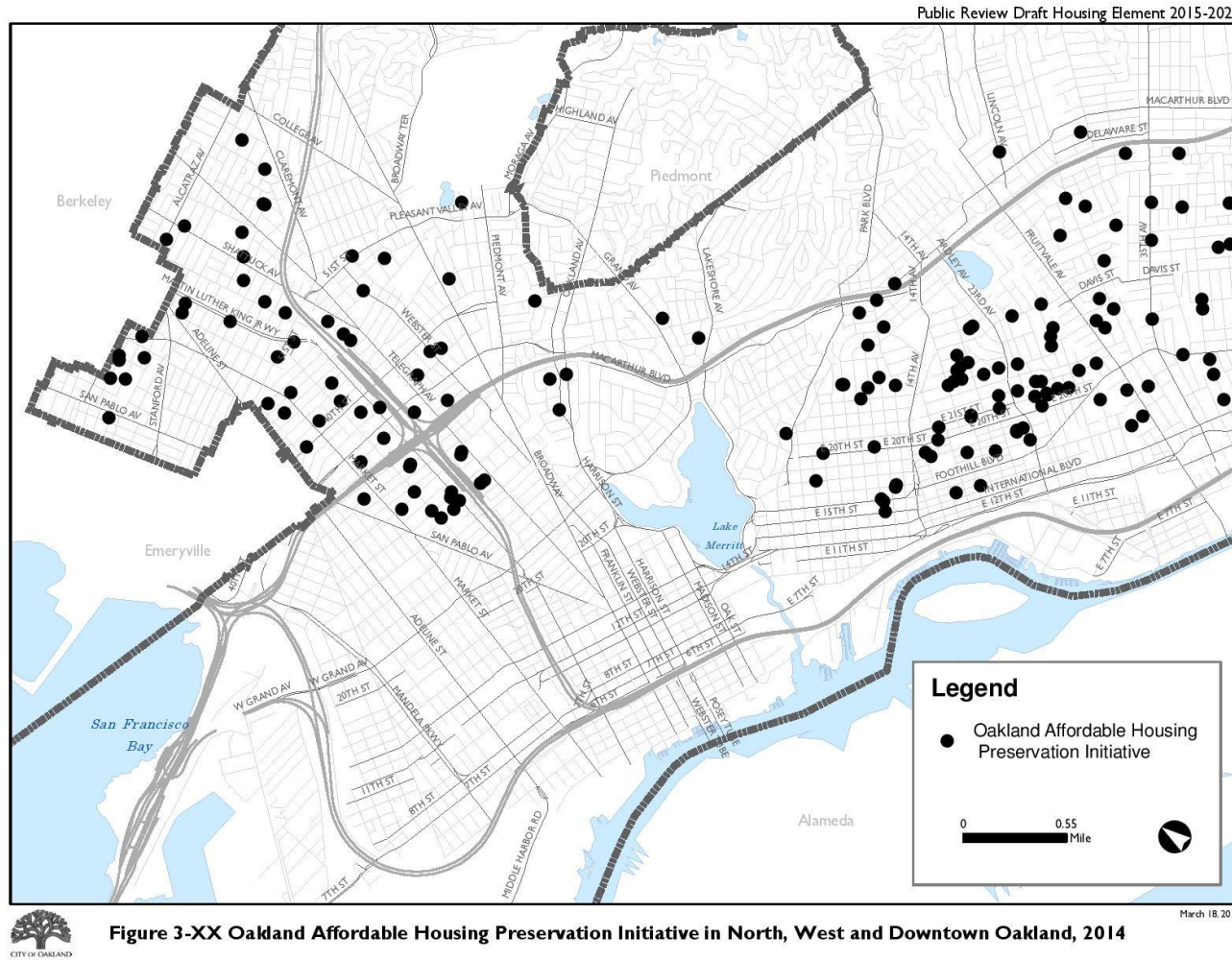


Figure 3-15
Oakland Affordable Housing Preservation Initiative East Oakland, 2014

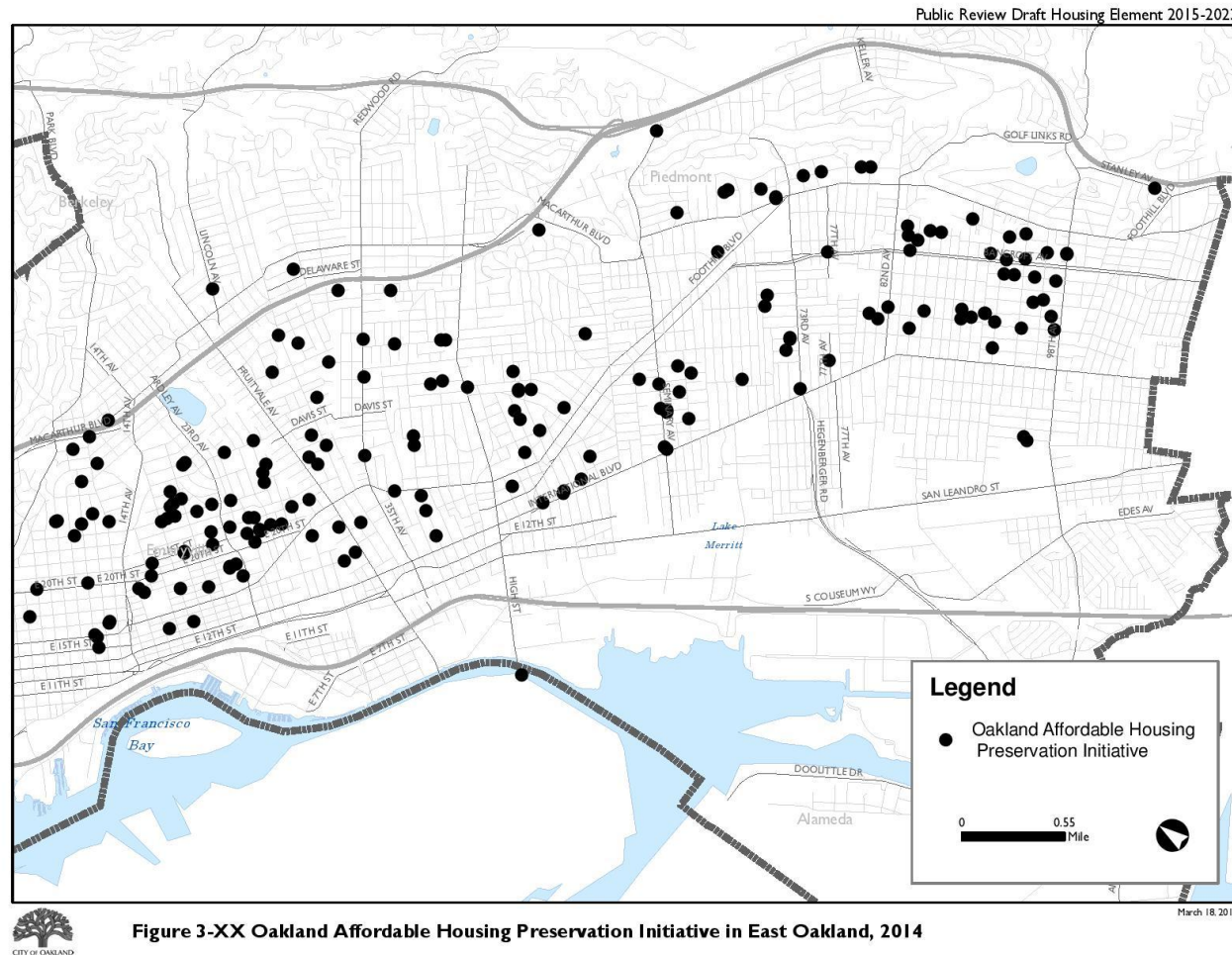


Table 3-34
Oakland Housing Authority Housing Program Wait List Summary
As of March 2014

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 markedly. 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 Rent²⁵)

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 significantly 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

²⁵ 30% of 50% of Area Median Income of \$40,150 for a 3 person household, 2 bedroom unit

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 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 2008²⁶, 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 2012, approximately 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 shown in Table 3-35 and Figure 3-16 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.²⁷

²⁶ 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.

²⁷ 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 Oakland Properties
2006 to 2012

Year	Notices of Default ²⁸	Percent of NODs with Other Outcomes ²⁹	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	<i>Data Not Available</i>	<i>Data Not Available</i>	<i>Data Not Available</i>
Total Units with a Default Recorded between 2006-2013:	17,805		Total Units Lost to Foreclosure 2006-12:	10,863

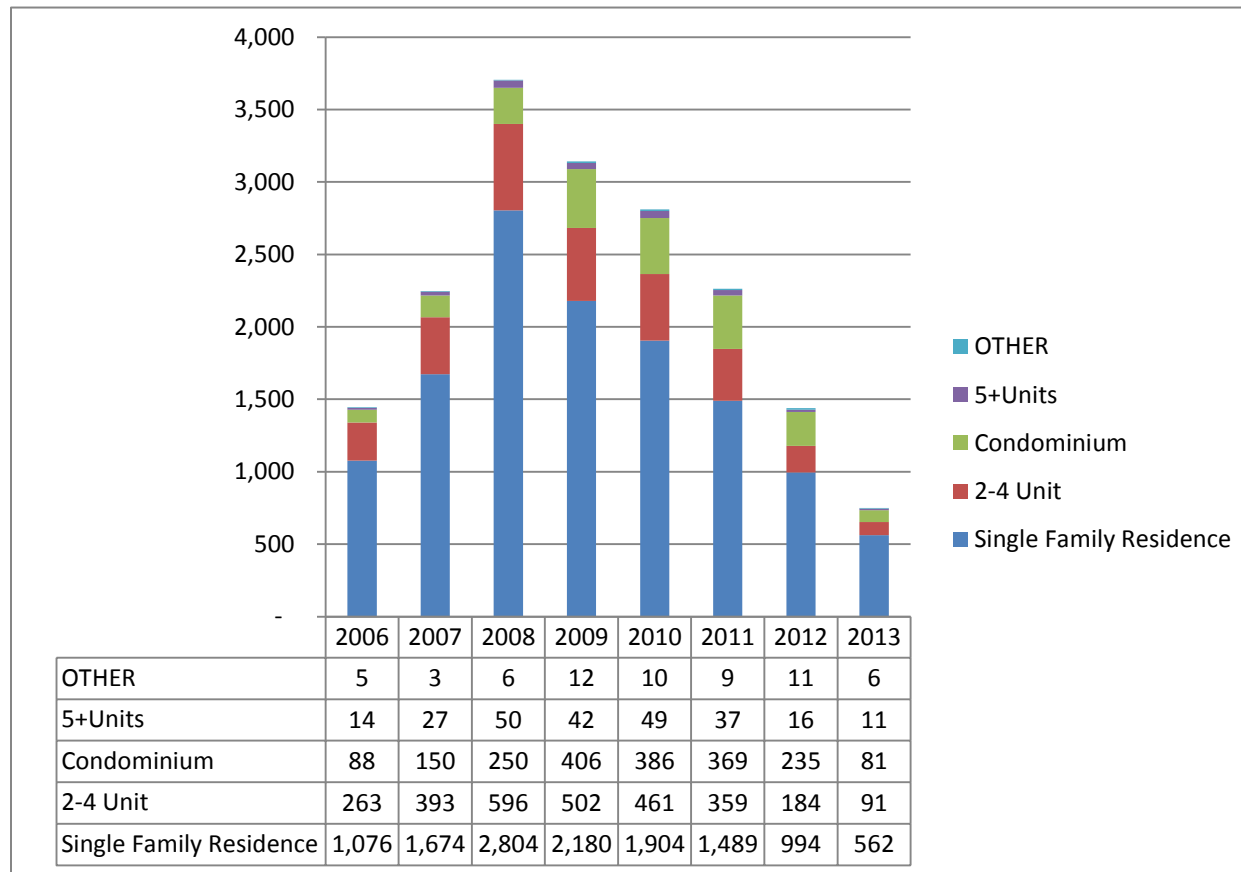
Source: Oakland Department of Housing and Community Development using data from Foreclosure Radar, 2013

²⁸ This figure reflects unduplicated addresses of all NOD filings.

²⁹ 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 3-16
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)



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 prevalence 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 Oakland³⁰, 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.

³⁰ 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)

Income	Number	Renters		Number	Owners	
		M.O.E ¹	Percent		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

Household by Type, Income, & Housing Problem	Renter Households (HHs) by Type and Number of Persons					Owner Households (HHs) by Type and Number of Persons					Total HHs
	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	
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%

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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 population³¹. 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

³¹ 2000 Census, Table P 87, SF 3

Oakland's general population declined between 2000 and 2010, the number of seniors and the number of senior households increased.

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. These factors create a high demand for affordable and alternative housing and support 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 treatment 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 developmental 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 through 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/member³².

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.

³² 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.

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-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:

¹Includes 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%

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	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%
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%

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	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							

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
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 Opportunities 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								
TH*	Tri-City FESCO	Bridgeway Apartments	Union City, Fremont, Hayward									
TH*	BOSS	Harrison House Family Services Program	West Berkeley	HC								

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*	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.

<p>KEY:</p> <p><u>Target Population:</u></p> <p>CO: couples only, no children</p> <p>DV: domestic violence</p> <p>HC: households with children</p> <p>HIV: human immunodeficiency virus (HIV) that causes the acquired immunodeficiency syndrome (AIDS)</p> <p>SF: single females</p> <p>SFHC: single females and households with children</p> <p>SM: single males</p> <p>SMHC: single males and households with children</p>	<p><u>Program Type:</u></p> <p>ES: Emergency Shelter</p> <p>TH: Transitional Shelter</p> <p>PSH: Permanent Supportive Housing</p>
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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)	

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.³³

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.

³³ 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 Medicaid funding. However, the type of services eligible for Medicaid 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.³⁴ 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 5,487 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 –³⁵

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.

³⁴ Appendix B provides a detailed list of these subsidized projects.

³⁵ 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

¹There is some overlap of information in this table given the accounting of housing units targeted to specific populations.

²The City does not have complete information on unit breakdowns for ownership units, therefore this information is not included.

³The Subsidized unit count does NOT include Project Based Section 8 Units (PBS8).

⁴Due 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 3-17
Assisted Housing in North, West and Downtown Oakland, 2014

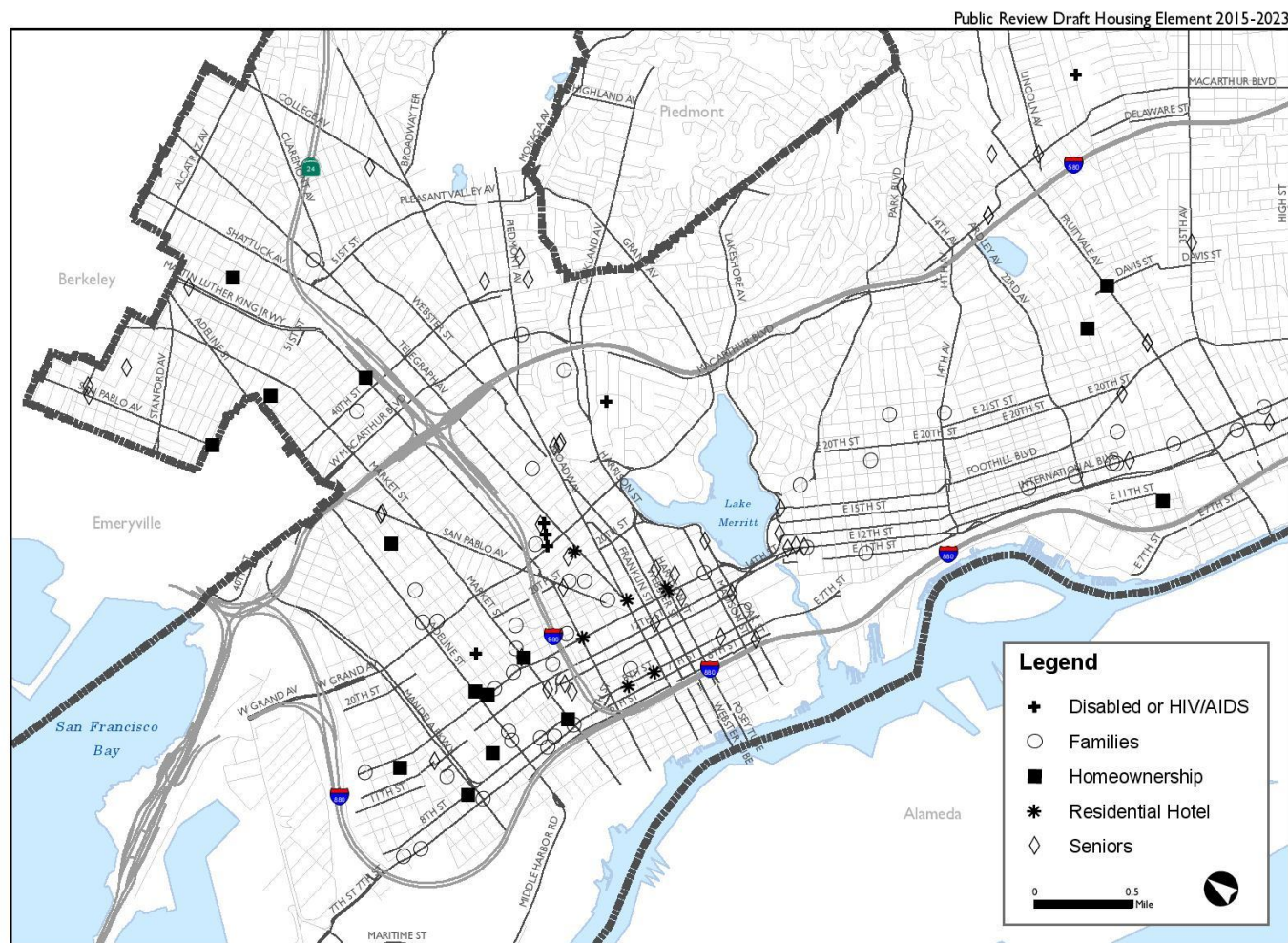


Figure 3-10 Assisted Housing in North, West and Downtown Oakland as of February 2014

Figure 3-18
Assisted Housing in East Oakland, 2014

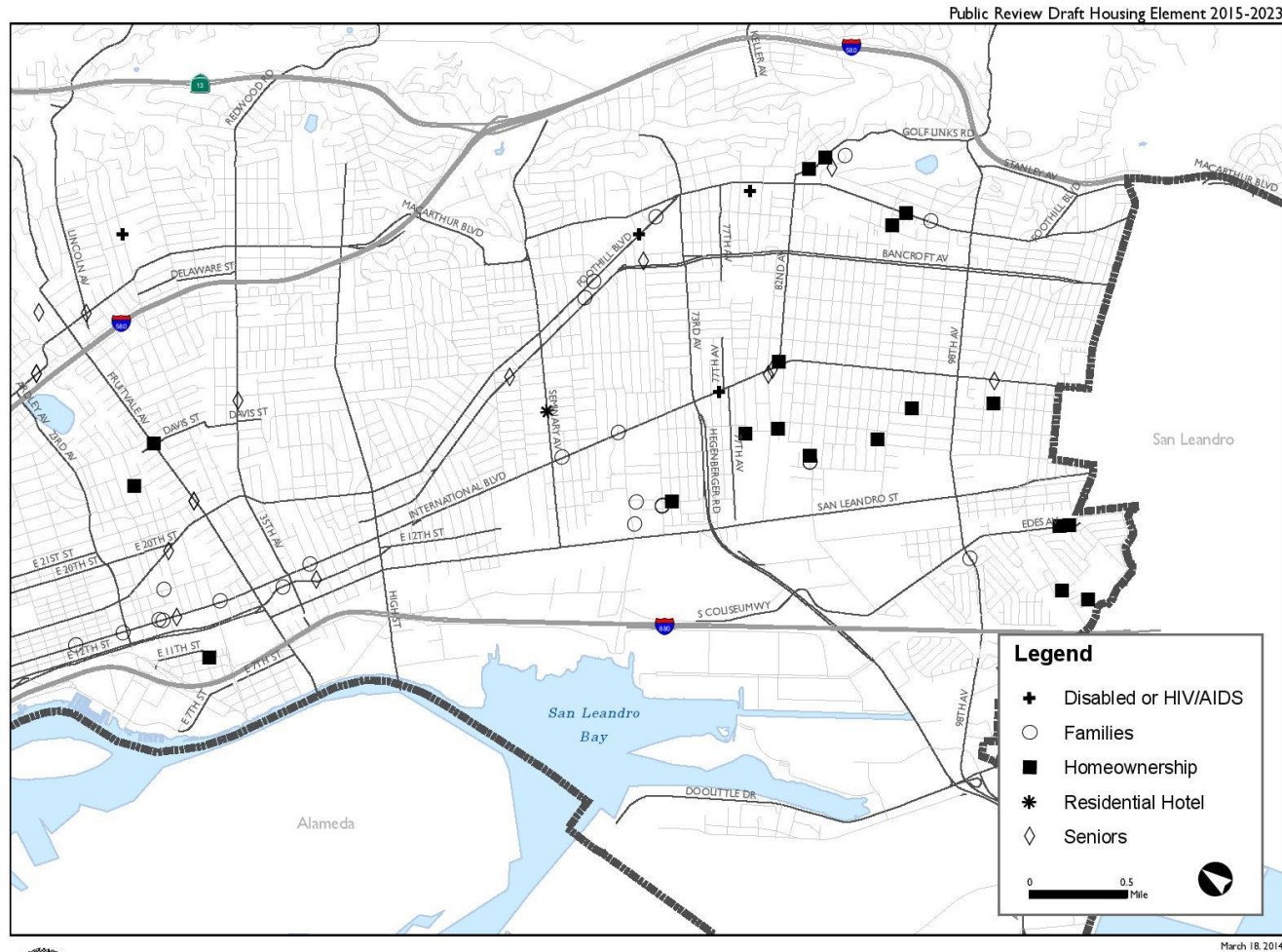


Figure 3-11 Assisted Housing in East Oakland as of February 2014

Figure 3-19
Oakland Housing Authority Units in North, West and Downtown Oakland, 2014

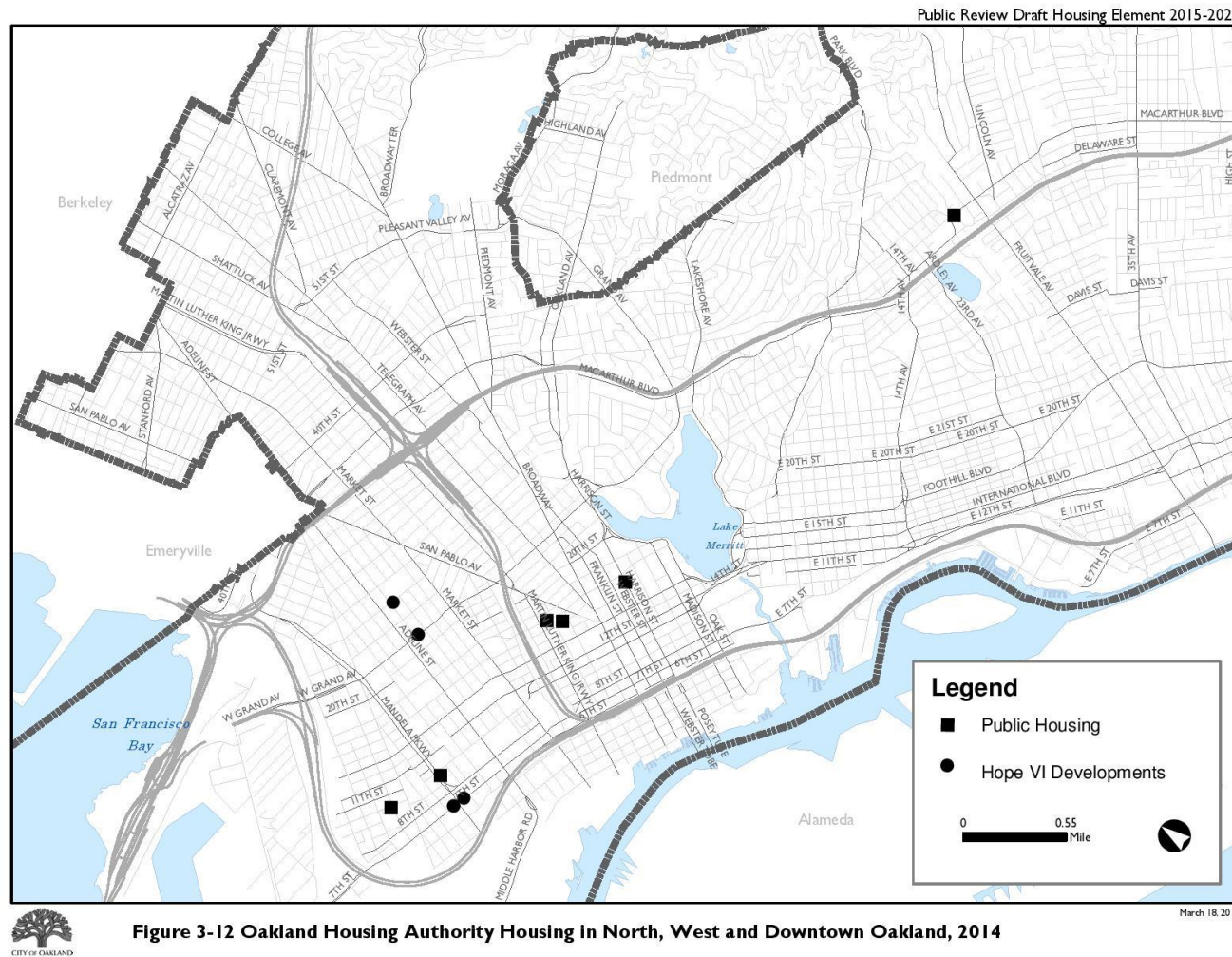
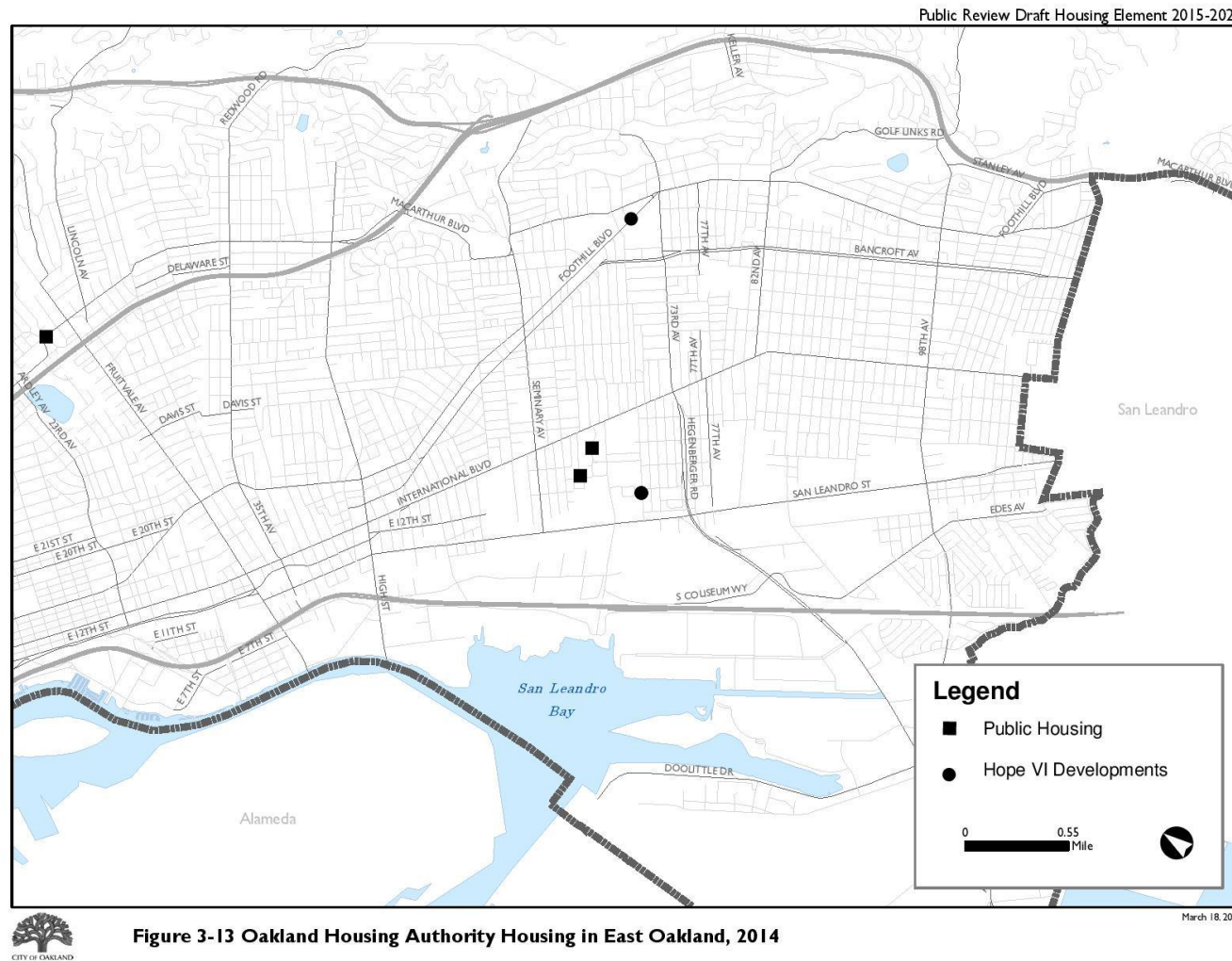


Figure 3-12 Oakland Housing Authority Housing in North, West and Downtown Oakland, 2014

Figure 3-20
Oakland Housing Authority Units 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?

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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?
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?
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

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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 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

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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 III	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

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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?
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
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

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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?
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

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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

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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?
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
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

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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?
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 Corporation	7/30/2005	Currently owned by a non-profit entity and highly likely to continue as an affordable housing development when regulatory agreement expires.	No

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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 Corporation	9/17/2003	Currently owned by a non-profit entity and highly likely to continue as an affordable housing development when regulatory agreement expires.	No

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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?
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 development when regulatory agreement expires.	No

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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 development when regulatory agreement expires.	No

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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?
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 development when regulatory agreement expires.	No

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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 development when regulatory agreement expires.	No

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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?
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 development when regulatory agreement expires.	No
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

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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?
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		

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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 development when regulatory agreement expires.	No

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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?
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 development when regulatory agreement expires.	No

**CITY OF OAKLAND
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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?
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 development 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 Costs¹			
Lottie Johnson Apartments (Family)	22		
The Claridge Hotel (SRO)	200		
Total Cost to Preserve Units	222		
Replacement Costs²			
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

¹Preservation cost comparables are based on existing developments supported by City funding or developments that currently being considered for City rehabilitation funding.

²Replacement 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. Table-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 Zinfandel 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 Best Buy Home Depot Quik Stop Market Safeway Target Walgreens Walmart Auto & truck sales Audi Mazda of Oakland Broadway Volkswagen Downtown SAAB Subaru Toyota Enterprise Commercial Truck Honda of Oakland Mercedes Benz of Oakland One Toyota of Oakland TEC Volvo, Mack & GMC Trucks	Business to Business East Bay Restaurant Supply LN Curtis & Sons One Source Supply Solutions Building Materials Economy Lumber Westside Building Material Fuel Chevron Shell/Texaco Southwest Jet Fuel Entertainment/Hospitality Aramark Entertainment Cannabis Harborside Health Center
Stores Best Buy Home Depot Quik Stop Market	Business to Business East Bay Restaurant Supply LN Curtis & Sons One Source Supply

Safeway Target Walgreens Walmart Auto & truck sales Audi Mazda of Oakland Broadway Volkswagen Downtown SAAB Subaru Toyota Enterprise Commercial Truck Honda of Oakland Mercedes Benz of Oakland One Toyota of Oakland TEC Volvo, Mack & GMC Trucks	Solutions Building Materials Economy Lumber Westside Building Material Fuel Chevron Shell/Texaco Southwest Jet Fuel Entertainment/Hospitality Aramark Entertainment Cannabis Harborside Health Center
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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% 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%). 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% 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 380% 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%. Together, the Education and Health Services sectors are forecast to grow by approximately 9% 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%, has fallen to its lowest level since 2009 (18%), 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 12% 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.

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Among industrial property in the Bay Area, the East Bay continues to have the highest rate of vacancy, at 10%, 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%--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 5%, 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, residential	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 & 19 th	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

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Safeway at Claremont & College	Retail	Under Construction		55,000 sf
Office, Institutional & Logistics				
Oakland Army Base	Industrial	Under Construction	West Oakland	1 million sf
Goodman Birtcher	Industrial	Under Construction	Airport Area	360,000 sf
Alta Bates Summit Medical 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 residentially³⁶ 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.
- 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.

³⁶ 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.

Table 3-63
Oakland's 25-Year Development Horizon
(Specific Plans)

	Broadway Valdez	Central Estuary	Coliseum Area	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	470,000	404,000	385,000	2.2 million
Office square feet	695,000	443,950	84,000	1,229,000	-	2.4 million
High Intensity Campus/Office square feet	-	-	7,400,000	-	3,460,000	10.8 million
Hotel Rooms	180	-	875	-	-	1,055
Industrial/Logistics square feet	-	374,857	285,000	-	855,000	1.5 million
Parks	-	10 acres	25 acres	-	-	35 acres

Source: City of Oakland, Strategic Planning Division

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 Employers

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

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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 follows³⁷:

- 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

³⁷ 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>

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/>

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 which yield a potential for over 23,000 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)."³⁸

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

³⁸ 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.

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 23,663 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.³⁹

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 31,653 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.

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.

³⁹ 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>).

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			72		3,289
Group 3 Subtotal	3,507		0	259	2	3,321
Total Units C-1 to C-5 (completed, under construction, approved, pre-development):	7,990	33	133	294	16	7,577
Total Sites Needed Given RHNA Requirement -- Surplus/(Deficit):	(6,775)	(997)	(897)	(1,781)	(2,799)	(239)
Sites Needed to comply with Affordable Requirements -- Surplus/(Deficit):	(6,785)					
C-6: Opportunity Sites ² (Units with > 30 du/a)	23,593					
C-6: Opportunity Sites (Units with < 30 du/a)	70					

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	<p>Table C-2 (market-rate projects with planning approvals)</p> <p>Table C-3 (affordable projects with an allocation of City funding)</p>	<p>Includes projects with planning approvals. Number of units based on number approved for market-rate projects and number funded for affordable housing projects.</p> <p>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.</p> <p>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.</p>
Group 3: Planned	<p>Table C-4 (affordable projects that used Low/Mod Housing Fund (former Redevelopment Agency funds for site acquisition).</p> <p>Table C-5 (market-rate projects in predevelopment)</p>	<p>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.</p> <p>Affordability based on restrictions and estimates by developer and City.</p> <p>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.</p>

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).	<p>Sites identified by City site inventories in the downtown, in redevelopment areas on corridors, and near rapid transit stations.</p> <p>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.</p> <p>Build-out analysis in Appendix C relies on density permitted by the residential and commercial zoning adopted in 2011.</p>

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 contains 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 23,663 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 15 percent of the balance of housing unit need identified for low-income households (449 units funded compared to 6,950 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 7,577 units planned compared to 7,816 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	Additional Housing Units
	(as of 3/27/14)	(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 (which will likely include a portion of 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-4 through C-5).

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.⁴⁰

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 34 units per acre to over 200 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.

⁴⁰ Details about the affordable housing projects referenced in this paragraph are provided as part of the site inventory in Appendix C.

**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	3	0	3
	Ownership	1	0	1
	N/A	5	7	12
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	0	0	0
	20-39 du/acre	1	0	1
	40-64 du/acre	0	0	0
	65-89 du/acre	2	0	2
	90-149 du/acre	0	0	0
	150-199 du/acre	1	0	1
	200+ du/acre	1	0	1
	N/A	4	7	11

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	N/A	166	166
	Low-income	N/A	33-35	33-35
	Moderate-income	N/A	14	14
	Above-moderate income	N/A	4	4
	With long-term affordability restrictions	N/A	N/A	N/A
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	0	0	0
	20-39 du/acre	52	0	52
	40-64 du/acre	0	0	0
	65-89 du/acre	343	0	343
	90-149 du/acre	0	0	0
	150-199 du/acre	40	0	40
	200+ du/acre	96	0	96
	N/A	3,660	229-231	3,889-3,891

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.

¹The approved projects are anticipated to include units affordable to moderate-income households as determined by the market.

²Density expressed as units per net acre of site area, exclusive of streets.

³Including 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	Additional Housing Units
	(as of 3/27/14)	(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	0	2	2
	Ownership	0	4	4
	N/A	6	4	10
Special Use	Seniors	N/A	1	1
	People with Disabilities	N/A	0	0
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	0	0	0

	20-39 du/acre	0	0	0
	40-64 du/acre	0	0	0
	65-89 du/acre	0	0	0
	90-149 du/acre	0	0	0
	150-199 du/acre	0	0	0
	200+ du/acre	0	6	6
	N/A	6	10	10

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 24 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	0	0
	Low-income	187	72	259
	Moderate-income	2	0	2
	Above-moderate income	32	1,316	1,348

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	With long-term affordability restrictions	N/A	N/A	N/A
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	0	N/A	N/A
	20-39 du/acre	0	0	0
	40-64 du/acre	0	0	0
	65-89 du/acre	0	0	0
	90-149 du/acre	0	0	0
	150-199 du/acre	0	0	0
	200+ du/acre	0	2,088	2,088
	N/A	218	1,201	1,419

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.

¹The 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.

²Density expressed as units per net acre of site area, exclusive of streets.

³Including 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 23,663 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.
5. Additional opportunity sites were identified based on sites identified in Appendix A of the Lake Merritt Station Area Plan Public Review Draft 2012. The potential development identified for each opportunity site (in terms of residential units and square feet of non-residential space) was determined based on a variety of factors, including market dynamics, building feasibility, site size and location, and conceptual Plan policies (as discussed and refined by the Community Stakeholder Group). Total development potential also takes into account regional growth projections and the market opportunity assessment.

The sites without completed projects or current building permits, approvals or preliminary applications were checked to ensure that they were 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.

6. Lastly, the properties formerly retained by the Redevelopment Agency of the City of Oakland for future development that are slated to be sold by the Oakland Redevelopment Successor Agency were evaluated and added to the list of housing opportunity sites. The sites without completed projects or current building permits, approvals or preliminary applications were checked to ensure that they were 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. Additional background on these sites is provided below.

Per the revised legislation dissolving redevelopment agencies, Assembly Bill 1484 ("AB 1484") enacted on June 27, 2012, successor agencies are given certain powers after they obtain a finding of completion from the California Department of Finance. Among them, successor agencies are required to prepare and submit a long-range property management plan addressing the disposition and use of real properties formerly owned by the dissolved redevelopment agency. The Oakland Redevelopment Successor Agency ("ORSA") has prepared the long range property management plan (the "Property Management Plan" or "Plan"). The Property Management Plan divides the properties formerly owned by the Redevelopment Agency of the City of Oakland into four categories: 1) properties retained for governmental use; 2) properties retained to fulfill an enforceable obligation; 3) properties retained for future development; and 4) properties to be sold by ORSA.

The properties retained for future development and proposed for sale by ORSA pursuant to Health and Safety Code Section 34191.5 were evaluated for identification of housing opportunity sites. Under Section 34191.5(c)(2)(A), the properties retained for future development will be transferred to the City of Oakland for eventual disposition to a developer. There are 67 parcels clustered into 25 development sites designated for future development. This includes seven sites in the Central City East project area, ten sites in the Central District project area, six sites in the Coliseum project area, one site in the Oak Knoll project area, and one site that straddles both the Coliseum and Central City East project areas. Most of the properties proposed for sale are currently owned by ORSA, though the ones that are owned by the City will be transferred to ORSA for sale. The properties will be sold for fair market value at their highest and best use. ORSA will follow the City of Oakland's rules and

procedures for disposing of surplus properties, as those rules may be modified for ORSA. The net proceeds from the sale will be distributed as property tax to each taxing entity in an amount

proportionate to its share of property tax revenues pursuant to Health and Safety Code Section

34188, to the extent permitted under bond covenants and federal law.

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, 221 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 221 opportunity sites is 23,663 units under current General Plan policies and zoning regulations.

**Table 4-11
Summary Total of Housing Opportunity Sites**

Number of Housing Opportunity Sites Identified	221 sites
Maximum Allowable Housing Units Under Zoning Code	23,663 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 forty-six (46) 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 46 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 10,053 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 44 out of 221 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 and one area plan either recently completed or 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)
- Central Estuary Area Plan (area between 19th Avenue and 54th Avenue on the Oakland waterfront)

The Housing Element identifies opportunity sites for residential uses in all of the Specific and Area Plans. Each of the planning 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 stations⁴¹. 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 5,371 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 221 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.

⁴¹ Potential housing units based on the City of Oakland Major Projects List, and Redevelopment Agency website for each BART station area as of 2014.

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 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.

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 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.

	Number of Opportunity Sites	Zoning Code Allowable Housing Units
Total Potential	221	23,663
<i>By Priority Development Area (PDA)</i>		
Coliseum BART Station Area	13	1,670
Downtown & Jack London Square	52	11,708
Eastmont Town Center	18	736
Fruitvale & Diamond Avenue	38	1,423
MacArthur Transit Village	13	497
West Oakland	18	1,825
Potential Priority Development Area	56	5,364

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.⁴²

⁴² 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 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

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. See Table 6-1 for a summary of the permitted and conditional uses in residential zones. 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. The density bonus regulations were updated in 2014 and are codified in Section 17.107 of the Oakland Planning Code. Developers may apply for incentives or concessions for the reduction in development standards including, but not limited to: (1) Required off-street parking; (2) required setbacks; (3) Maximum building height; (4) required open space; (5) maximum floor area ration; (6) minimum lot area; and (7) minimum courtyards to facilitate the development of affordable housing.

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 following 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. Floor Area Ratio provisions generally do not apply to residential development. See Table 6-2 for a summary of the permitted and conditional residential uses and facilities in commercial zones.

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. See Table 6-3 for a summary of the residential development standards.

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 after 7/15 City Council meeting] 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 after 7/15 City Council meeting] 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 after 7/15 City Council meeting] 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.

Table 6-1
Permitted and Conditional Facilities and Activities in Residential Zones

	RH-1	RH-2	RH-3	RH-4	RD-1	RD-2	RM-1	RM-2	RM-3	RM-4	RU-1	RU-2	RU-3	RU-4	RU-5
Residential Facility Types															
One-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
One-Family Dwelling with Secondary Unit ¹	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Two-Family Dwelling	-	-	-	-	-	C	C	P	P	P	P	P	P	P	P
Multifamily Dwelling	-	-	-	-	-	-	-	C	C	C	P	P	P	P	P
Rooming House	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Activity Classifications															
Permanent	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Care	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C
Service-Enriched Permanent Housing	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C
Transitional Housing	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C
Emergency Shelter	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C
Semi-Transient	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C

Note: See Oakland Planning Code for complete standards including applicable limitations

Table 6-2
Permitted and Conditional Residential Facilities and Activities in Commercial Zones

	CC-1	CC-2	CC-3	CN-1	CN-2	CN-3	CN-4	CR-1	CBD-R	CBD-P	CBD-C	CBD-X	C-40	C-45
Residential Facility Types														
One-Family Dwelling	-	-	-	-	-	-	-	-	-	-	-	-	P	
One-Family Dwelling with Secondary Unit	-	-	-	-	-	-	-	-	P	-	-	-	P	
Two-Family Dwelling	P	P	-	P	P	P	P	-	P	-	-	-	P	
Multi-Family Dwelling	P	P	-	P	P	P	P	-	P	P	P	P	P	
Rooming House	P	P	-	P	P	P	P	-	P	P	P	P	P	
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	-	-	
Residential Activities														
Permanent	P	P	C	P	P	P	P	-	P	P	P	P	P	P
Residential Care	P	P	C	P	P	P	P	-	P	P	P	P	P	P
Service—Enriched Permanent Housing	C	C	C	C	C	C	C	-	C	C	C	C	C	C
Transitional Housing	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Emergency Shelters	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Semi-Transient	-	-	-	-	-	-	-	C	C	C	C	C	P	P

Note: See Oakland Planning Code for complete standards including applicable limitations

Table 6-3
Permitted Facility Types and Development Standards in Residential Zones

Zone	Description in Code	Permitted Facility Types	Conditionally Permitted Facility Types	Min. Lot Size	Permitted Density	Conditionally Permitted Density	Lot Coverage	Max Wall Height*	Max Pitched Roof Height*	Min Parking	Required Setbacks ^{1, 2, *}			Min. Open Space/ Unit
											Front	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	1 primary unit per lot plus a secondary unit	N/A	For 1-2 units: <12,000 sf = 40% >12,000 - < 25,000 = 30% > 25,000 - < 43,560 = 20% > 43,560 = 15%	25 ft.	30 ft.	2	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			See RH-1 rule	25 ft.	30 ft.	2	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			See RH-1 rule	25 ft.	30 ft.	2	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			See RH-1 rule	25 ft.	30 ft.	2	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	1 primary unit per lot plus a secondary unit	N/A	See RH-1 rule	25 ft.	30 ft.	1	20 ft	5 ft/10%	20 ft	N/A

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RD-2	Detached, single-family with allowances for two-family structures	single-family; single-family with secondary unit	duplex	5,000 sf		2 units on lots 6,000 sf or greater	See RH-1 rule	25 ft.	30 ft.	1.5	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	1 primary unit per lot plus a secondary unit	2 units on lots 4,000 sf or greater	See RH-1 rule	25 ft.	30 ft.	1.5	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	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	See RH-1 rule; for 3 or more units = 40%	25 ft.	30 ft.	1.5 (1 for lots <4,000 sf or 45 ft in width)	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	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	See RH-1 rule; for 3 or more units = 50%	30 ft	30 ft	1	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	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	See RH-1 rule	35 ft	35 ft	1	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	1 unit per 1,100 sf	N/A	N/A	40 ft	40 ft	1	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	1 unit or rooming unit per 800 sf	N/A	N/A	50 ft	50 ft	1	10 ft	4 ft	15 ft	30 sf

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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	1 unit or rooming unit per 450 sf	N/A	N/A	60 ft	60 ft	1	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	Depends on height (ht) area: 35 ft. ht area: 550 sf 45 ft. ht area: 450 sf	N/A	N/A	Depends on height (ht) area: 35 ft. ht area: min ht. 0 ft. 45 ft. ht area: min ht. 0 ft.		1	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
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	60 ft. ht area: 375 sf 75 ft. ht area: 275 sf 90 ft. ht area: 225 sf	N/A	N/A	60 ft. ht area: min ht. 35 ft. 75 ft. ht area: min ht. 35 ft. 90 ft. ht area: min ht. 35 ft.		1	0 ft	0 ft	0/10/15 ft	60 ft. ht area: 150 sf 75 ft. ht area: 150 sf 90 ft. ht area: 100 sf
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	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	N/A	none, but max. FAR 3.50	N/A	1	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

¹Additional 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.

Building and Fire Codes

The principal regulations governing building construction and maintenance in Oakland are the Oakland Building, and Housing Codes, which are based on the 2013 California Model Codes. These Codes are administered by the Building Services Bureau of the Planning and Building Department, which is comprised of all operations related to permit processing, building plan review, construction inspection, and code enforcement.

The Oakland Fire Code is administered by the Oakland Fire Department's Fire Prevention Division, headed by the Fire Marshal, and is intended to ensure that all buildings meet minimum fire safety requirements.

Previous regulations in the Oakland Dangerous Buildings Code were rewritten and included in the Oakland Building Maintenance Code, formerly the "Housing Code", which is generally more comprehensive than the Oakland Dangerous Building Code. The Buildings Maintenance Code is used for the abatement of unsafe conditions in residential and non-residential structures. Buildings that are insanitary, unsafe and/or hazardous may be ordered vacated, and either rehabilitated or demolished by the Building Official. Actions under the Building Maintenance Code are limited to vacation and demolition of buildings determined to be hazardous. Code violations that are not hazardous are also abated under the Oakland Building Maintenance Code. The City applies these codes to address non-habitable conditions in residential structures. The City does not apply these codes in a manner that complicates the efforts of property owners to renovate, remodel, or rehabilitate their dwelling units (see below).

Building Maintenance Code and the Oakland Blight Ordinance

The Code Enforcement Section of the Building Services Bureau of the Planning and Building Department is responsible for the enforcement of OMC Chapters 15.04, Building Construction Code, 15.08, Building Maintenance Code, and OMC 8.24, the Blight Ordinance. The Building Maintenance

Code regulates the habitability of residential and maintenance of non-residential occupancies. The purpose of the Blight Ordinance is to promote the health, safety, and general welfare of the citizens by requiring a level of exterior property maintenance to protect the public from the health and safety hazards and the impairment of property values which results from the neglect and deterioration of property.

The activity/use of a property is regulated by the Zoning Regulations. There may be the use of an undocumented unit, the creation of additional space, or the alteration of existing space. Violations of this nature are investigated by Code Enforcement. Work without benefit of approvals, permits, and inspections is in violation of the Building and Fire Codes.

The Code Enforcement Section responds to complaints from a number of sources. The sources may be a tenant, a referral from another City agency, a neighbor, a sighting by an inspector or staff member, as well as anonymous sources. An inspection of the property is conducted to verify the existence of violations.

When a violation is confirmed, a Notice to Abate is sent to the property owner. This notice will cite the Ordinance that has been violated and prescribe corrective actions to be taken. Failure to comply with the order will result in the assessment of fees and liens and may also require a third party contract to effect the abatement. Corrective action may be to clean and secure the property or, in the event of a hazardous property that has been declared as a Public Nuisance, corrective action may entail demolition. The rehabilitation of the property is the priority in most cases.

Hazardous conditions must be abated immediately. Non-hazardous conditions may be abated under a scheduled compliance process. Rehabilitation of properties and the elimination of blighting conditions will improve the equity of a property and improve property values of the surrounding neighborhood. Prospective purchasers/developers are encouraged to enter into a contractual agreement with the City to provide adequate time to abate all violations, without the need for the assessment of fees.

Oakland Amendments to California Codes

Chapter 15.04 of the Oakland Municipal Code provides for local amendments to the California Building, Electrical, Mechanical and Plumbing codes. Significant amendments to these codes include the following:

1. Amendments to the C.B.C. which change administrative procedures, such as:

15.04.130 O.M.C.: In Section 105.7 of Appendix Chapter 1 of the California Building Code, replace the sentence in its entirety with the following: "In addition to the building

permit and the Inspection Record Card, it shall be the duty of the person requesting any inspections to have available, at the time of inspection, the following information (as applicable):

1. The approved plans and specifications, including copies of approvals of any changes.
2. Copies of all previous Correction Notices.
3. Land use approvals (variances, Conditional Use Permits, Design Review, etc.).
4. Other permits as may be required by the scope of work (excavation, encroachment, sidewalk, sewer, grading, etc.).
5. Any other documents as may be necessary for the performance of the inspection (Special Inspection Reports, equipment and appliance installation instructions, payment of accrued fees, etc.)."

2. Amendments to the C.B.C. which codify rules specific to Oakland building types, such as:

15.04.697 O.M.C.: "Add the following new Chapter 3B for Joint Living and Work Quarters:

USE AND OCCUPANCY Requirements for Joint Living and Work Quarters: The purpose of this division is to provide alternative building standards and minimum standards of safety for commercially/industrially-oriented and residentially-oriented Joint Living and Work Quarters (JLWQ) purposes pursuant to California State Health and Safety Code Section 17958.11...

Section 3B.1.3 Applicability of City Planning and other Criteria for Joint Living and Work Quarters. As provided in California Health and Safety Code Section 17958.11 and the Oakland Planning Code, the residential occupancy of joint living and work quarters is an accessory use to its primary use as a place of work. Accordingly, the provisions of this division shall apply only to buildings or portions of buildings that meet the following criteria:

1. The minimum floor area of an individual JLWQ shall be 660 square feet.
2. A minimum of 67% of the floor area of an individual JLWQ shall be designated as work area and the remainder shall be designated as residential area pursuant to paragraph 3 below. Up to 25% of the designated work area may be used for dual purposes such as telephoning, drawing, accounting, reading, planning, development of work projects, and sanitary facilities.

3. The areas of an individual JLWQ used for living, sleeping, eating, and cooking (habitable space) shall be designated as residential area. The residential area shall be secondary to the work area and shall not exceed 33% of the floor area of the individual JLWQ.

4. In an individual JLWQ, a designated residential area of up to 300 square feet may provide residence for no more than two persons. An additional resident can be accommodated for each additional 150 square feet of designated residential area. No individual JLWQ shall accommodate more than 10 persons regardless of the size of the designated residential area.

3. Amendments to the California Electrical Code, Mechanical Code, and Plumbing Code, which are specific to the particular trade, such as:

15.04.905 O.M.C. “In Section 505.5 of the California Plumbing Code, add the following sentence at the end of the paragraph:

“When approved by the Building Official to discharge into a sanitary sewer system, water temperature shall not exceed 160° F.”

A full list of amendments to the codes are available in section 15.04 of the Oakland Municipal Code at the website found at www.municode.com/resources/ClientCode_List.asp?cn=Oakland&sid=5&cid=3637

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.

When new development is proposed a Subdivision map is reviewed by the City Engineer, who determines the extent of public improvements required. Such improvements may include, but are not limited to, streets, sidewalks, sanitary sewer, storm drainage, curbs, gutters, and street lighting. These on and off-site improvements required by the City are standard when compared with other cities in the Bay Area and do not pose a development constraint.

The City requires street, sidewalk, water and sewer connections and improvements. Fees can vary within the City based on the location and type (single or multifamily) of the development. These fees are shown in Table 6-4.

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 range from \$12,000 for planning permits for a new single-family home to \$42,000 for planning permits for a new 40 unit condominium development). Development impact fees charged by East Bay Municipal Utility District and the Oakland Unified School District also have an impact on the cost of housing (approximately \$24,000 per dwelling unit). Building permit fees range from approximately \$32,000 for a 40 unit condominium development to \$38,000 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).

Total Fees

Two developments from Table 6-4 illustrate the total cost of City fees for planning, building and infrastructure:

- a 1,500-square-foot, low-rise town home, with a 400-square-foot garage, a per square foot cost of \$300 and with an assumed market price of \$540,000: all development fees for this property would be approximately \$50,000; representing 9% of the market price.
- a 1,125-square-foot condominium unit in a mid-rise, 40-unit development with a per square foot cost of \$390, and with an assumed market price of \$525,000: the total development fees for this project would be approximately \$74,000; this unit's share of

the entire project's development fees would be approximately \$1,850 (\$74K/40 units) representing 0.3% of the market price.

Table 6-4 below summarizes the major local permit costs that a developer would have to bear in undertaking a new residential development in the City of Oakland (This is not a complete list of all fees).

Table 6-4
Permit and Development Impact Fees

Fee Type	Fee Amount	
	Single Family	Multiple Family
Scenario	1,500 sq. ft. town home with a 400 sq. ft. garage; market value of \$540,000	1,125 sq. ft. condominium in a 40-unit subdivision; market value of \$525,000
<i>Planning Application Processing Fees</i>		
<i>Subdivisions</i>		
Tentative Parcel Map (1–4 lots)	\$6,313 (No ER)	
Tentative Tract Map (5 or more lots)		\$13,679
<i>Planned Unit Developments (PUD)</i>		
Preliminary PUD	N/A	\$10,532 (ER exempt non-infill)
Final PUD	N/A	\$9,065 (ER exempt, non-infill)
<i>Conditional Use Permits¹</i>		
(Minor)	\$5,261 (ER exempt, non-infill)	N/A
(Major)	N/A	\$9,018 (ER exempt, non-infill)
Environmental Initial Study ¹	\$1,703*	\$11,860**

*or 25% of consultant fee (case specific); fee not included in total fee calculation

**or 28% of consultant fee (case specific); fee not included in total fee calculation

Building Plan Check, Permit & Inspection Fees		
Inspection Fee ²	\$3,705	\$3,619
Processing and Plan Check (90 percent of inspection fee)	\$3,333	\$3,256
Permit Application Fee	\$71	\$71
Records Management (9.5% of subtotal of all fees)	\$1,657	\$1,502
Site Plan Review	\$917	\$917

Table 6-4
Permit and Development Impact Fees

Fee Type	Fee Amount	
	Single Family	Multiple Family
State Energy/Access Regulations (33% of inspection fee)	\$1,222	\$1,194
State Strong Motion Instrumentation Program (.01% of valuation)	\$54	\$53
Bedroom Fee (\$100 per bedroom)	\$400	\$200
Infrastructure, Impact & District Fees		
Oakland USD – School Impact Fee	\$3,492	\$4,854
EBMUD – Water Meter Connection	\$3,906	\$4,202
EBMUD – Acct Establishment Fee	\$38/meter	\$38/meter
EBMUD – System Capacity Charge	\$15,580/unit	\$9,070/unit
EBMUD – Wastewater Capacity Fee	\$1,385/unit	\$1,385/unit
City – Sewer Lateral Permit Fee (assumes no grading)	\$978.52	\$978.52
City – Sewer Connection Fee	\$782	\$782
Total	\$49,094	\$74,415

Source: City of Oakland

¹Assumes Environmental Review--Initial Study required; Initial Study fee is additional.

²Inspection fees are based on a sliding scale of construction valuation. See 2013 Master Fee Schedule, Page N-9 for details.

Permit Procedures

Permit Requirements

Some types of development proposals require discretionary actions by several adjudicatory bodies, including the Parks Commission and Landmarks Preservation Advisory Board, but primarily the Planning Commission. Such actions include issuance of variances, conditional use permits, lot reduction permits, special development permits, exceptions, and mobile home certificates of compliance (which are “legal lot” determinations made by the City Engineer). The City of Oakland administers the permit process through the Planning Building Department. The most common discretionary actions are described below, but are not necessarily considered to be constraints to the production of new housing.

Conditional Use Permits

The Planning Code allows two types of uses in each zoning district: permitted uses; and conditional uses. The Conditional Use Permit (CUP) process allows the City the flexibility to determine if a specified use (called an “activity” in the Planning Code) proposed at a certain location is compatible with its surrounding neighborhood and if special conditions of approval are needed. Conditional use

permits ensure the proper integration of uses, which, because of their special nature, and/or potential for becoming nuisances, may be suitable only in certain locations or zoning districts and then only when such uses can be controlled or designed in a particular manner. Details regarding permitted and conditional residential uses for each zone are provided in Table 6-2, and development standards within these zones are indicated in Table 6-3. Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area, and to establish special conditions to maintain harmony with the neighborhood.

The Planning Code has further regulations, in addition to general conditional use permit requirements, for residential care facilities, service-enriched permanent housing, and transitional housing, and emergency shelters. These activities must comply with the following conditions:

1. Staffing of the facility must comply with state licensing requirements.
2. For properties in residential zones:
 - the operation of buses or vans to transport residents must not generate vehicular traffic substantially greater than that normally generated by residential activities in the surrounding area.
 - on-street parking demand due to visitors must not be substantially greater than that normally generated by the surrounding residential activities, and
 - the delivery of goods must occur within hours that are compatible with and will not adversely affect the livability of the surrounding properties.
3. The facility's program does not generate noise at levels that will adversely affect the livability of the surrounding properties.
4. No such facility shall be located closer than 300 feet from any other such activity or facility.

Additionally, the City adopted development standards applicable to shelters permitted by-right as follows: [TO BE UPDATED after 7/15 City Council meeting]

Planned Unit Development (PUD)

The planned unit development (PUD) procedure encourages design flexibility and offers varying special bonuses for worthwhile projects. This process is used to review a large integrated development that is appropriately designed for a single tract of land or contiguous parcels when there is one common owner. Rezoning is the first stage in the process. The Planned Unit Development process applies to all rezone proposals, changes to the text of the Subdivision Ordinance, revisions to development control maps, or proposals affecting designated landmark or landmark site.

Variances

A variance is permission, by the Planning Commission, to waive or reduce a zoning district's specific development standards or prohibitions of uses. Variances provide the flexibility to resolve difficulties or hardships when the strict application of regulations may be inappropriate due to special or extraordinary physical or topographic circumstances that occur on the property. The variance allows the property to be used in a manner consistent with the regulation and zoning district with minor

variations so as to not adversely affect neighbors, adjacent properties, nor be contrary to adopted plans or development policy.

Variances from the development standards can be granted due to special circumstances peculiar to the subject property, including size, shape, topography, location, design constraints, or surroundings; or because of the location of Heritage or Landmark Trees, the strict application of the requirements of the Planning Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

General Plan Amendment

A change to the text and/or designation of an area or parcel on the General Plan map requires a General Plan Amendment. The proposed legislative amendment must meet criteria specified in the General Plan for the City Council to approve a General Plan Amendment.

Zoning Amendment

A proposed change in zoning classification requires an amendment to the City's Development Control Maps (zoning maps). The process begins with an application to the Planning Department for a zone change. A public hearing before the Planning Commission is required to approve a zone change. That hearing is conducted within 60 days after a completed application is submitted to the City. A change that could affect the status of a designated landmark also requires review by the Landmarks Preservation Board. A proposed rezone from open space to another use requires review by the Parks and Recreation Advisory Commission. If the Planning Commission denies the rezone request, the applicant may appeal the decision to the City Council, which must take action on the appeal within 30 days. If the Planning Commission approves the rezone request, the recommendation is forwarded to the City Council for a final decision.

Tentative Parcel and Tract Map

A tentative parcel map is a proposal to subdivide one piece of land into a maximum of four parcels or condominium units. A tentative tract map is a proposal to subdivide land into five or more parcels or condominium units. Each of these must comply with the Oakland Planning Code, the Subdivision Map Act and Zoning Regulations.

Design Review

On December 19, 2006, the Oakland City Council adopted Design Review-related amendments to the Oakland Planning Code (Title 17) which made the citywide permit review procedures more effective, streamlined, and consistent throughout the City. City staff considers the design review procedures as removing constraints to housing production.

The new design review framework reduces the number of different review procedures and uniformly applies those procedures citywide. Construction of new dwelling units, other than a secondary unit, now requires Regular Design Review citywide. Secondary Units of up to 500 square feet that meet all applicable zoning standards for parking, minimum pavement width, prohibition along dead-end streets, and architectural compatibility are exempt from design review; whereas Secondary Units between 500 and 900 square feet that meet the same applicable zoning standards require Small Project Design Review. Design review is intended to address the compatibility of new construction

and additions with surrounding development and preserve the architectural quality of Oakland's housing stock. Staff considers site characteristics, topography, neighborhood, scale, bulk, architectural context, height, material, texture, and overall character. There is now one unified residential design review program: Regular Design Review, Small Project Design Review, and Design Review Exemption. Applications for design review are processed concurrently with other planning permits.

The majority of residential addition projects are reviewed under a revised version of Oakland's Small Project Design Review program, which originally applied only to *nonresidential* projects - such as changes to storefronts, signs, and awnings. Small Project Design Review (SPDR) applies to all additions citywide of more than 10 percent, but not more than 1000 square feet or 100 percent of the total floor area or footprint on site, whichever is less.

Small Project Design Review has been designed to have a quicker turnaround time than other types of zoning permits, including Regular Design Review. A final decision on an application is usually made at the zoning counter, unless the proposal involves an upper-story addition of more than 250 square feet. For Small Project Design Review proposals involving an upper-story addition of more than 250 square feet, applicants are required to provide public notice of the project by displaying a large notice poster at the project site and by mailing notice along with a copy of the plans to all adjacent neighbors and properties directly across the street. There is no appeal of the Small Project Design Review decision.

Regular Design Review is a full review process that involves notification to all owners of property within 300 feet of the proposed project. By state law, the City has 30 days to render a determination of completeness on an application. Unlike the Small Project Design Review program, which includes no appeal process, the decision on a Regular Design Review application can be appealed to the City Planning Commission or its Residential Appeals Committee. Projects are reviewed against a set of adopted residential design criteria as well as special design review findings of the individual zoning districts.

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."

Approval Process

The Planning and Zoning Division is responsible for processing development permits and carrying out the City's long-range planning efforts. The basic steps in the approval process are described below.

Pre-Application Meeting

Proposals may involve multiple permit approvals depending on the complexity of the land use issues and the location of the proposed project. The initial step is usually a Pre-Application meeting, which involves the review of preliminary plans and photographs of a proposed project. At this time, staff will evaluate the proposal, review compliance with the General Plan and Planning Code, determine appropriate applications and fees, offer comments on the proposal to meet the General Plan objectives and Planning Code development standards, identify related non-planning issues, and describe the permit process and timeline.

Application for Development Review and Development Agreement

The Basic Application for Development Review is an application form filed to accompany all zoning permit applications, and is submitted along with site plans and/or other data to the Planning and Building Department. Significant discretionary actions are the subject of a public hearing before one of several hearing bodies, depending on the specific action. An application for a development agreement is heard by the City Planning Commission at a public hearing. The hearing is noticed at least ten days before the hearing date, in accordance with state law. The Commission forwards its recommendations to the City Council within ten days. The City Council reviews the recommendation of the Planning Commission and may approve or disapprove the proposed development agreement, or approve it with changes and/or conditions. The decision of the Council is final.

Conditional Use Permit

An application for a major conditional use permit is also considered by the Planning Commission at a noticed public hearing. The Commission decides whether the proposal is consistent with general use permit criteria, and has the authority to grant or deny the application. This decision can be appealed to the City Council within ten calendar days. In order to grant a use permit, the Planning Commission must make specific findings that the project is:

- compatible with the neighborhood,
- an asset for the neighborhood,
- enhances the area,
- meets design review standards, and
- complies with the General Plan and other adopted city plans.

An application for a minor conditional use permit is normally considered by the Director of Planning and Zoning. However, the Director can refer this decision to the Planning Commission at his or her discretion.

Planned Unit Development (PUD)

A planned unit development (PUD) permit application is reviewed and approved by the Planning Commission at a noticed public hearing. A decision of the Planning Commission can be appealed to the City Council.

Permit Processing Times

The City of Oakland meets state-required timelines for the approval of development permits, as shown below in Table 6-5. An expedited permit review could provide an additional level of certainty that the amount of time required for project approval will not adversely affect the developer's ability to access funding.

Table 6-5
Application Processing Times

Application	Timeframe
General Plan Amendment	Up to 1 year
Rezone	6 months to 1 year
Tentative Subdivision Maps	Planning Commission – 50 days maximum (if no Environmental Impact Report)
Parcel Map	50 days maximum – from completed application
Final Subdivision Map	Within 30 days
Major Conditional Use Permit	Planning Commission – 4 to 6 months (including public review)
Minor Conditional Use Permit	Zoning Administrator – 6 weeks to 3 months
Variance--Major	Planning Commission – 17 days public notice, plus up to 3 months for planner review and supervisor approval
Variance--Minor	Zoning Administrator – 17 days public notice, plus up to 8 weeks for planner review and supervisor approval.
Building Permit	1 to 6 weeks
Residential Design Review	Up to 8 weeks
Boundary Line Adjustment	3 weeks

Source: City of Oakland, 2014.

The majority of actual processing time for a use permit and/or a special development permit typically takes place during the planning staff initial project review. The planning 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, the conformance of the project to the Planning Code requirements, and the level of environmental review (e.g. Environmental Impact Report versus Negative Declaration versus CEQA exemption). This process often takes place before the formal submittal of an application and review period begins.

Factors Affecting the Development Approval Process and Efforts to Expedite

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.

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 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 6-6 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 6-6
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	\$35,125	\$72,535	\$20,763

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Cost per Unit			
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, demolition, 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.

For the 2015-2023 Housing Element, the hard costs (labor, building materials, installed components, etc.) for an average-quality wood-frame construction for multi-unit apartment buildings ranged from \$378 to \$404 per square foot, with costs at the higher end of the range applicable for four- and five-story construction over structured, above-grade parking.

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 most recently new tower construction is being explored by developers in the Broadway Valdez area, north of downtown). 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 6-7⁴³ summarizes development costs as identified by AECOM, in a November 2013 report for the City of Oakland,

Downtown Oakland Development Feasibility Study.⁴⁴ 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 6-7 includes specific addresses from the *Development Feasibility* study, and shows the building type studied for that address, and their associated hard costs, and soft costs.

⁴⁴ AECOM, *Downtown Oakland Development Feasibility Study*, November 25, 2013. See report at <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak043663.pdf>

**Table 6-7
Market Rate Housing Development Costs in Oakland (2014)**

Housing Type	Low-rise (2100 Telegraph) (9)	Low-rise (226 13 th St) (1a)	Low -rise (301 19 th St) (3a)	High-rise (2100 Telegraph) (2a)	High-rise (301 19 th St) (4a)
Size per unit	990 sf	1,017 sf	1,054 sf	1,010 sf	1,036 sf
Numbers of units	330 units	200 units	175 units	365 units	246 units
Type of Construction & Parking	Wood over concrete podium, (70 feet); parking half below grade.	Wood over concrete podium, (70 feet); parking half below grade.	Wood over concrete podium (70 feet); parking half below grade.	Tower construction; (270 feet); parking half below grade, and in garage	Tower construction (175 feet); parking half below grade and in garage
Hard costs, Construction, Demolition, and Parking	\$98,174,000	\$59,410,000	\$53,215,000	\$110,270,500	\$75,035,000
Soft Costs ¹	\$38,884,427	\$21,349,415	\$18,768,728	\$52,416,526	\$30,623,868
Land acquisition and site costs	\$4,696,870	\$3,001,985	\$2,909,925	\$3,001,985	\$2,925,925
Total Costs	\$141,755,297	\$83,761,400	\$74,893,653	\$165,689,011	\$108,584,793

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Total cost per Unit	\$429,562	\$418,807	\$427,964	\$453,942	\$441,402
Total Costs per building sq. ft.(not including parking sf)	\$404	\$378	\$378	\$428	\$404
Hard Costs per building sq. ft.(not including parking sf)	\$280	\$268	\$268	\$285	\$279

Source: "Downtown Oakland Development Feasibility Study", November 25th 2013, AECOM and City of Oakland

1. Includes costs for architecture and engineering, planning and approval, fees and permits, taxes and insurance, financing and carrying costs, and marketing.

Table 6-8
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).

¹Includes 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 6-8 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 6-8. 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 6-9 provides an example of the impact of financing costs on housing cost.

Table 6-9
Financing Costs for a Mortgage of \$347,200

Interest Rate	Required Monthly Mortgage Payment (30-year term)	Required Household Income¹
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).

¹Assumes 30% of income is spent for mortgage payment.

As shown in Table 6-9, 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 6-10 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 persons⁴⁵.

⁴⁵ For this analysis, HUD's income limits for Oakland, California effective 2013 are used.

Table 6-10
Effect of Interest Rates on Qualifying Loan Amount

(Assuming 2013 Area Median Income of \$80,300 for a Three-Person Household)

Affordable Monthly Mortgage Payment¹	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.

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. 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 performance⁴⁶. 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

⁴⁶ 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 (and to be updated for submittal to HUD in 2015). 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 property tax “boomerang funds” (formerly Redevelopment tax increment). The City also provides funding to nonprofit developers for certain predevelopment expenses.

The City is also engaging in new innovative strategies to transform its abandoned properties into new affordable rental housing through the Community Buying Program that was launched in 2014.

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.

The City is also engaging in new innovative strategies to transform its abandoned properties into new affordable ownership housing through the Community Buying Program that was launched in 2014.

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.

Develop housing with supportive services for seniors and persons with special needs.

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.

Prevent Foreclosures and Stabilize Neighborhoods

In contrast to the height of the subprime mortgage crisis in about 2008, the majority of Oakland's homeowners who face foreclosures today have owned their homes for over 6 years, including many who have owned for several decades. In partnership with community groups and financial institutions, the City has been engaging in new innovative strategies to prevent foreclosures including the development of a comprehensive model integrating door-to-door outreach with housing counseling and legal services with advocacy and bank escalation. The City partnership also developed a new loan fund to reset mortgages to today's current market value, as well as new funds to help homeowners and renters with affordability gap needs.

Additionally, the City's new Housing Assistance Center assists vulnerable Oakland residents through a one-stop model program. In 2014, the City launched a new one-stop housing services center that provides referrals for residents regarding their housing needs as well as dedicated and private rooms

for City staff to meet with residents regarding available housing services. This one-stop model allows vulnerable residents to go to one place to address their housing needs and questions.

Remove impediments to fair housing (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.

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.

Housing Equity Road Map

The City's Department of Housing and Community Development staff, along with Urban Strategies Council and Policy Link, are developing a Housing Equity Roadmap to provide a concrete set of policy and program recommendations for City implementation in the next 5 to 10 years. The Housing Equity Roadmap will include information about demographic changes, including at a neighborhood level, that are critical to policy development, as well as best practice research of effective efforts from other jurisdictions. The housing problems that will be addressed through the Housing Equity Roadmap include the following:

- Housing habitability,
- New affordable housing production,
- Preservation of existing non-subsidized affordable housing stock,
- Transforming abandoned properties into new affordable housing.

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/Diamond 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 Streamline Environmental Review

Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).

Action 1.1.4 International Boulevard Community Revitalization Without Displacement Initiative

An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations, private industry and other partners to improve International Blvd. Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies to prevent the displacement of long-time residents and small businesses. Key parts from the City's award-winning International Boulevard Transit Oriented Development Plan will be implemented.

Action 1.1.5 Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA.

Micro-living quarters are defined in the Oakland Planning Code as “a multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits.” Currently, these facilities may only be located in the Broadway Valdez Commercial Zone, D-BV-2 and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.

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. Explore the option of eliminating the existing requirement for a separate non-tandem parking space.

Action 1.4.2 Secondary Unit – Setback Solutions

Explore relaxing the current prohibition on Secondary Units in the rear setback. If these zoning changes are implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn't exceed existing size limits and can meet all the same standards that allow a garage or accessory structure in the same location.

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 live/work 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 and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Start-up funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland residents (see also Action 4.3.4).

Action 2.2.3 Foreclosure Mitigation Pilot Loan Program

Given that the City's foreclosure crisis is currently impacting long-time Oakland homeowners, the City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative

housing solutions, and then dispose of vacant properties to result in new affordable homeownership opportunities.

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. Should public funds be utilized, the city would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational capacity, including possibly local community land trusts. 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 RESOURCES FOR AFFORDABLE HOUSING

Increase local resources 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 Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing (among other areas studied—see Policy Action 3.3.2)

The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities.

The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new developments. Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones.

Action 2.7.3 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. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et seq. For those sites that are sold

without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.

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

Support a continued 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 of 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 17.103.015.

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. Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.

Action 3.2.4 Reduced Open Space Requirements

Consider expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.

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 or registration violations.

Action 4.2.5 Tax Default Properties 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 Access Improvement Program

Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.

Action 4.3.4 Scattered-Site Single Family Acquisition and Rehabilitation Program

City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Start-up funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).

Action 4.3.5 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 4.3.6 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 4.3.7 Proactive Rental Inspection Policy

Develop new policy to require registration and inspection of existing City market-rate rental units to confirm code compliance and habitability.

Action 4.3.8 Mitigate Loss of Units Demolished by Public or Private Actions

Consider developing a new policy to comply with the spirit of Government Code 65583(c)(4) that states: "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action."

Action 4.3.9 Seismic Safety Retrofit Policy

Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.

Policy 4.4 ANTI-DISPLACEMENT OF CITY OF OAKLAND RESIDENTS

The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.

Action 4.4.1: Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations

The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund

and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.

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.).

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

The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made 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 ADA Programs Division 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 regular 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 Community Outreach and 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.

Policy 6.5 ACCOUNTABILITY

Work to promote accountability by City to the policies it has slated in the Housing Element.

Action 6.5.1 Housing Element Annual Progress Report

Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the 2015-2023 *Housing Element* (as required by state law).

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. Design features, such as "green roofs", tree planting, open space devoted to food production and electric vehicle charging stations, among others, are all supported by the ECAP for private housing development.

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 codes⁴⁷.

⁴⁷ This policy is in the City's adopted Energy and Climate Action Plan (see actions BE-1, BE-2 and BE-3).

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, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program, Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.

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. Assist the public to generate renewable energy by posting information on the City website that offers content created by the City and links to web pages hosted by other organizations. Examples of materials include: a solar energy generation calculator, and a guide about proper maintenance and disposal of solar and other renewable energy generation systems. Provide information about solar and renewable energy incentives and resources in conjunction with all residential rehabilitation projects. Continue to be a municipal policy leader by providing streamlined and advanced permitting processes, and by actively sharing Oakland's solar permitting Best Practices with others.

Action 7.2.3 Facilitate a community solar program⁴⁸.

Encourage and collaborate with local partners to launch a community solar program, to increase local use of renewable energy, including solar-thermal energy to produce heat and hot water.

Action 7.2.4 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.

⁴⁸ This policy is in the City's adopted Energy and Climate Action Plan (see action BE-28).

Action 7.2.5 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 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 mortgage⁴⁹.

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 share⁵⁰.

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.)

⁴⁹ This policy is in the City's adopted Energy and Climate Action Plan (see actions BE-33, BE-35, BE-26, BE-39).

⁵⁰ This policy is in the City's adopted Energy and Climate Action Plan (see actions TLU-8 and TLU-11).

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 City⁵¹.

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 affordability⁵².

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.

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.

⁵¹ This policy is in the City's adopted Energy and Climate Action Plan (see action TLU-3).

⁵² This policy is in the City's adopted Energy and Climate Action Plan (see action TLU-9).

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 principles⁵³.

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 to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas.

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, and the divisions, departments and bureaus of the City responsible. The three-part numbers (for example, 1.1.1) in Table 7-1 correspond to the numbered actions described above.

⁵³ This policy is in the City's adopted Energy and Climate Action Plan (see action MW-20).

**Table 7-1
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	Ongoing, 2015-23	Permit Fees
1.1.3	Streamline Environmental Review	Bureau of Planning	Ongoing, 2015-23	Permit Fees
1.1.4	International Blvd Community Revitalization Without Displacement Incentive	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Policy development starting 2014-15	CDBG, California Sustainable Communities Planning Grant, California Endowment
1.1.5	Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA.	Bureau of Planning		
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 7-1
Implementation Program**

Actions¹		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 7-1
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/Strategic Initiatives	Program implementation beginning 2014-15	CDBG, Foreclosure Abatement Program Funds, Program Income
2.2.3	Foreclosure Mitigation Pilot Loan Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	CDBG, Neighborhood Stabilization Program – Program Income

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
2.2.4	Community Buying Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	CDBG, Wells Fargo Bank National Fair Housing Alliance Settlement Agreement Funds, Enterprise Community Partners
2.2.5	Home Preservation Loan Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	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 7-1
Implementation Program**

Actions¹		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

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
2.7.2	Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing	Department of Housing & Community Development (DHCD) Bureau of Planning	Complete nexus study by December 31, 2014	Permit Fees
2.7.3	Sale of City-Owned Property for Housing	TBD	Ongoing, 2015-23	Staff time
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/Strategic Initiatives	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 (DHCD) Community Housing Services (DHS)	Ongoing, 2015-23	General Fund, HCD/ESG, HUD/CDBG

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
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
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

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
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
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

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
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
3.2.4	Reduced Open Space Requirements	Bureau of Planning	Ongoing, 2015-23	Permit Fees
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

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
Policy 3.6: Environmental Constraints				
3.6.1	Remediation of Soil Contamination	Housing & Community Development	Investigate potential funding sources	
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	Ongoing, 2015 – 23	Permit Fees; fees/fines charged to property owners, state/federal grants
4.2.2	Housing Code Enforcement	Bureau of Building	Ongoing, 2015 – 23	Permit Fees; Property Liens, Fines

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
4.2.3	Problem Properties Program	Bureau of Building	Ongoing, 2015 – 23	Permit Fees
4.2.4	Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	Registration Fees, Fines
4.2.5	Tax Default Properties Program	Bureau of Building	Ongoing, 2015 – 23	Registration Fees
4.2.6	Investor-owned Property Registration, Inspection and Maintenance Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Ongoing, 2015-23	Registration 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	Access Improvement Program	Department of Housing & Community Development (DHCD) – Residential Lending Services	Ongoing, 2015-23	CDBG

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
4.3.4	Scattered-site Single Family Acquisition and Rehabilitation Program	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	CDBG, Foreclosure Abatement Program Funds
4.3.5	Continuing Implementation of Mills Act Contracts	Bureau of Planning	Ongoing, 2015-23	Application and inspection fees; property tax reduction.
4.3.6	Rehabilitating Public Housing	Oakland Housing Authority	Ongoing, 2015-23	HUD Moving to Work funds
4.3.7	Proactive Rental Inspection Policy	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	Program implementation beginning 2014-15	TBD (Proposed: Registration Fees)
4.3.8	Mitigate Loss of Units Demolished by Public or Private Actions	Department of Housing and Community Development (DHCD)	TBD	TBD
Policy 4.4:				
4.4.1	Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	TBD	TBD

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
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 24 months)	HOME
5.1.2	Contact With Owners of At-Risk Buildings	Department of Housing & Community Development (DHCD) – Policy and Programs		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

**Table 7-1
Implementation Program**

Actions ¹		Agency	Approximate Timeframe	Funding
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
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

**Table 7-1
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 7-1
Implementation Program**

Actions¹		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 & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives	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 7-1
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	Staff Costs
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	Staff Costs
6.4.3	Community Outreach and Predatory Lending Controls	Department of Housing & Community Development (DHCD) – Housing Assistance Center/Strategic Initiatives Financial Services Agency, Treasury Division	Ongoing, 2015-23	Foreclosure Abatement Program Funds, Wells Fargo Bank National Fair Housing Alliance Settlement Agreement Funds
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	Ongoing, 2015-23	Permit Fees
7.1.2	Green Building Standards	Bureau of Building	Ongoing, 2015-23	Permit Fees

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
7.1.3	Require Green Building Design requirements for City-funded Development	Bureau of Building	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	Bureau of Planning and Bureau of Building, Environmental Services (PWA),	Ongoing, 2015-23	Permit Fees; Williams Settlement
7.2.3	Technical Assistance	Bureau of Building	Ongoing, 2015-23	Permit Fees
7.2.4	Promote Water Conservation and Efficiency	Bureau of Planning and Bureau, Building, 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

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
7.3.4	Integrate Land Use and Transportation Planning in Major Residential Projects	Bureau of Planning	Ongoing 2015-23	Permit Fees
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	Ongoing, 2015-23	Permit Fees
7.4.2	Waste Reduction	Bureau of Planning , Bureau of Building	Ongoing 2015-23	Permit Fees
7.4.3	Foster Healthy Indoor Air Quality	Bureau of Planning , Bureau of Building	Ongoing 2015-23	Permit Fees
7.4.4	Recycled, Reclaimed or Renewable content of Building Materials	Bureau of Planning , Bureau of Building	Ongoing 2015-23	Permit Fees
7.4.5	Re-Use and Rehabilitation of Historic Materials	Bureau of Planning , Bureau of Building	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

**Table 7-1
Implementation Program**

Actions¹		Agency	Approximate Timeframe	Funding
7.5.2	Climate Adaptation Strategies	Bureau of Planning x, Bureau of Building, Environmental Services (PWA),	Ongoing, 2015-23	Permit Fees

¹For a complete description of each action, see the Goals and Policies section that precedes Table 7-1

8. QUANTIFIED OBJECTIVES

State law (California Government Code Section 65583[b]) requires that the City's Housing Element contain quantified objectives, relative to the maintenance, preservation, improvement, and development of housing. The California Department of Housing and Community Development's *Housing Element Update Guidance December 2012* recommends that housing elements contain three broad categories of quantified objectives: new construction, rehabilitation, and conservation. A subset of the conservation objective is the preservation of at-risk subsidized rental housing.

While the City has identified sites sufficient to meet its entire Regional Housing Needs Allocation (see Chapter 4, Table 4-2 based on the detail in tables found in Appendix C), the City does not anticipate having sufficient financial resources to ensure that the entire need for extremely low-, very low-, low- and moderate-income units will be met. A substantial portion of the City's resources are anticipated to be devoted to assisting households with the greatest needs – very-low and low income households.

Table 8-1 on the following page provides a summary of the City's quantified objectives for these broad categories by income level. **These objectives are a reasonable estimate of what the City may be able to achieve based on projects that are currently underway but not yet completed, historical rates of funding and completion, and estimates of likely funding resources over the next eight and a half years.**

**Table 8-1
City of Oakland Quantified Objectives (January 2015 – June 2023)**

Activity Type	Estimated Number of Units				
	by Affordability Level				
	Extremely Low	Very Low	Low	Moderate	Total
New Housing Construction¹					
Units Built	450	940	1,550	100	3,040
Housing Rehabilitation²					
Substantial Rehab	520	1,050	1,750	120	3,440
Moderate and Minor Home Rehab ³	1,150	2,375	1,150	--	4,675
Housing Conservation/Preservation					
At-Risk Units (See Ch. 3, Table 3-54)	200	22	--	--	222
Homebuyer Assistance					
Mortgage & Down payment Assistance	23	23	142	142	330

¹Includes units for multi-family rental, homeownership, senior, special needs, and permanent supportive housing. Estimate is based on units currently planned or approved, and funded, as well as an estimate of the number of additional units that can be completed by 2014 with present levels of local financial resources.

²Includes substantial rehabilitation of rental or public housing units.

³Includes existing City of Oakland programs such as: Emergency Home Repair, Home Maintenance and Improvement, Lead-Safe Housing, and Minor Home Repair.

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 policies 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 Coast 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 in 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 not 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(g)(2) requires cities to include analysis and policies regarding flood management and flood hazard in the General Plan's Safety Element. Cities are further required to annually review flood maps and the General Plan Land Use and Transportation Element. The City's *Safety Element* was adopted in November 2004 and Amended in 2012 to comply with more recent requirements. The City's *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 (waves in an enclosed or semi-enclosed body of water such as a lake, reservoir or Harbor) and a rise in sea level.

Oakland's creek protection, storm water management and discharge control ordinance contains several provisions to reduce flooding risks (Oakland Municipal Code, Chapter 13, section 13.16). 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 (Oakland Municipal Code, Chapter 15, section 15.04.780 and 15.04.780 respectively) 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. (Flood-related regulations pertaining to land subdivisions are found in Chapter 16, sections 16.20.010 and 16.24.070.)

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 zone to ensure the affordable housing stock with the coastal zone is being protected and provided as required by Government Code Section 65590. Following is language from the California Coastal Commission website on implementation of planning near California's Coastal Zones:

The California Coastal Commission was established by voter initiative in 1972 (Proposition 20) and later made permanent by the Legislature through adoption of the California Coastal Act of 1976.

The Coastal Commission, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone. Development activities, which are broadly defined by the Coastal Act to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a coastal permit from either the Coastal Commission or the local government...

California's coastal management program is carried out through a partnership between state and local governments. Implementation of Coastal Act policies is accomplished primarily through the preparation of local coastal programs (LCPs) that are required to be completed by each of the 15 counties and 61 cities located in whole or in part in the coastal zone.

The City of Oakland is not included in the list of Coastal Cities/Counties and therefore is not required to do an analysis of housing stock in the Coastal Zone.

D. SB 244 (DISADVANTAGED COMMUNITIES) REQUIREMENTS

Following is background and underlying purpose for Senate Bill 244 (2011)⁵⁴:

According to legislative findings in SB 244, hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing. These communities range from remote settlements throughout the state to neighborhoods that have been surrounded by, but are not part of, California's fast-growing cities. This lack of investment threatens residents' health and safety and fosters economic, social, and education inequality. Moreover, when this lack of attention and resources becomes standard practice, it can create a matrix of barriers that is difficult to overcome.

The purpose of SB 244 is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. Including these communities in the long range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and structural fire protection. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities...

SB 244 requires LAFCOs to make determinations regarding "disadvantaged unincorporated communities." A "disadvantaged community" is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income (Water Code Section 79505.5). Disadvantaged unincorporated communities (DUCs) are defined as "a territory that constitutes all or a portion of a "disadvantaged community" including 12 or more registered voters or some other standard as determined by the commission...

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.

Alameda County Local Agency Formation Commission (LAFCo), in the resolution number 2013-13, 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 there are communities in the County that experience disparities related to socio-economic,

⁵⁴ Technical Advisory on Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities by Neilia Sperka, State of California, Office of Planning and Research.

health and crime-issues. Regardless, those communities do have access to municipal services such as water, sewer, and fire protection. Given this determination by the Alameda County LAFCo, SB 244 is not applicable to the City of Oakland, which is a part of Alameda County.

E. WATER AND SEWER PRIORITY

Senate Bill 1087, Chapter 727 (2005)⁵⁵ requires that local governments, when conducting their housing element analysis consider water and sewer services for lower income households. Following is background to this statute:

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.

In compliance with SB 1087, the City of Oakland provided the East Bay Municipal Utilities District (EBMUD—water provider for Alameda and Contra Costa Counties) the final version of the 2007-14 Housing Element to _____ (contact person) on _____ (date). City of Oakland commits to providing the 2015-2023 Housing Element within a month of its adoption slated for late 2014.

Additionally, the City of Oakland consulted with its contact at EBMUD regarding its compliance with Government Code Section 65589.7(b)—its plan for provision of water services to Alameda and Contra Costa counties in light of the Regional Housing Needs Allocation for those areas. **[INSERT LANGUAGE FROM EBMUD ON THEIR PLANNING EFFORTS.]**

Finally, the City of Oakland consulted with its contact at EBMUD regarding its compliance with Government Code Section 65589.7(c)—a confirmation that EBMUD has not denied or subjected to conditions for approval, an application for services by a proposed development that includes housing units affordable to lower income households (or if they did issue a denial or condition of approval, they need to describe the findings for this denial or conditions). **[INSERT LANGUAGE FROM EBMUD ON THEIR RESPONSE TO THIS INFORMATION REQUEST.]**

⁵⁵ California Housing and Community Development Department memo dated May 22, 2006 Regarding “Senate Bill 1087, Legislation Effective January 1, 2006: Water and Sewer Service Priority for Housing Affordable to Lower-income Households (Government Code Section 65589.7).”

F. OPPORTUNITIES FOR ENERGY CONSERVATION

Government Code Section 65583(a)(8) requires local governments, when preparing a housing element, to analyze opportunities for energy conservation in affordable housing developments. Following is the language contained in this statute:

Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.

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 (GHG) emissions. 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 A: HOUSING CONDITIONS SURVEY METHODOLOGY

Oakland Housing Conditions Survey

ID: [auto fill]

APN: [auto fill]

ADDRESS: [auto fill]

STRUCTURE STATUS (all that apply): ☐ Occupied ☐ Vacant ☐ Under renovation

STRUCTURE TYPE: [auto fill]

If structure type is incorrect, what is the structure type? _____

UNITS: [auto fill]

If unit count is incorrect, how many units in structure? ☐ 1 ☐ 2 – 4 units ☐ 5 or more units

CONSTRUCTION TYPE:

- | | |
|--|---|
| <input type="checkbox"/> Wood frame (1 to 4 stories) | <input type="checkbox"/> Masonry (brick, concrete blocks) |
| <input type="checkbox"/> Steel or concrete frame (5 or more stories) | <input type="checkbox"/> Mobile home or manufactured home |
| <input type="checkbox"/> Other: _____ | |

FRONTAGE IMPROVEMENTS / ACCESSIBILITY:

- | | | | |
|------------------------|--|---|--------------------------------------|
| Curbs: | <input type="checkbox"/> Yes/good condition | <input type="checkbox"/> Yes/poor condition | <input type="checkbox"/> No curb |
| Sidewalk: | <input type="checkbox"/> Yes/good condition | <input type="checkbox"/> Yes/poor condition | <input type="checkbox"/> No sidewalk |
| Driveway: | <input type="checkbox"/> Yes/good condition | <input type="checkbox"/> Yes/poor condition | <input type="checkbox"/> No driveway |
| Access to unit: | <input type="checkbox"/> Steps <input type="checkbox"/> Ramp | <input type="checkbox"/> At grade (no steps/ramp) | |
| (check ALL that apply) | <input type="checkbox"/> Not visible from street | <input type="checkbox"/> Other: _____ | |

SIDING/STUCCO/PAINT:

- (0) Good condition / appears sound
(5) Needs re-painting (i.e. faded, peeling, flaking)
(10) Needs to be patched and/or re-painted
(15) Siding needs replacement and/or re-painting

ROOFING:

- (0) Good condition / appears sound
(10) Minor deterioration (e.g. shingles missing, damaged chimney, etc)
(15) Roof has holes or dents (e.g. tarp)
(25) Roof is listing or tilted
☐ Roof not visible from street

FOUNDATION:

- (0) Good condition / appears sound
(10) Cracked/incomplete/eroded foundation
(25) Structure is tilted or uneven
☐ Foundation not visible from street

WINDOWS / DOORS:

- (0) Good condition / appears sound
(5) One cracked/crooked window or door
(10) Multiple cracked/crooked windows/doors
(25) Missing window(s) or door(s) (e.g. boarded up)

ELECTRICAL:

- (0) Good condition / appears sound
(5) Missing or damaged meter
(15) Electrical box appears to have been removed
☐ Electrical box not visible from street

DILAPIDATED STRUCTURE

- ☐ Structure appears dilapidated (i.e. needs to be replaced)
☐ Unit appears in need of substantial repair

☐ Structure could not be surveyed; Reason: _____

Surveyor ID: _____ Date: _____ ☐ AM Shift ☐ PM Shift

APPENDIX B: LIST OF PRIVATE ASSISTED HOUSING

[AVAILABLE AT FINAL DRAFT STAGE]

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	PDA	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	Building Permit Issued	Staff	Additional staff report findings (Lot size & number of units in project)
Bakery Lofts	945 53rd Street APN: 049 - 1173-002-00	M A	Jan-14	61	61	-	-	-	-	-	-	-	61	-	61	-	42	Mixed Use/Phase III of project, 61 units and 3,161 sq. ft. of commercial	B1100683 Final on 01/07/2014; CMDV07066 approved project	Lynn Warner	62,752 sf
COMPLETED PRIVATE SECTOR PROJECTS TOTAL				61	61	0	0	0	0	0	0	0	61	0	61	0	42				

Source: City of Oakland

Methodology: Projects on this table have "B" (building) permits which were Issued and Finaled after January 1, 2014; or have Temporary Certificates of Occupancy issued after 1/1/14. Projects with Electrical, Plumbing and Mechanical permits finaled after 1/1/14 are not currently on this table.

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	PDA	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).	DJL	-	3,100	3,100	-	-	-	-	-	-	-	-	-	-	-	1 du/3000 sf (gross)	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	PDA	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	PPDA	-	70	70	-	-	-	-	-	-	-	-	-	70	-	-	CD13157; 70 micro living quarters; 1 live/work space B1303158 Accela "final check" "task status" "approved" on 2-11-2014

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	PDA	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
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	FDA	2016	275	275	-	-	-	-	-	-	-	-	-	-	-	80	The overall 275 unit project is envisioned at 80% market rate and 20% affordable. (L.Gallegos 6/16/14) 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	PDA	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	MA	-	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	MA	-	68	-	-	-	-	-	-	-	-	68	No	-	-	72	CMDV05469; 68 residential units and less than 3,000 sq.ft commercial CMDV05469 extended 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	PDA	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
Emerald Parc	2400 Filbert Street APN: 005-0433-018-04	WO	-	52	52	-	-	-	-	-	-	-	52	No	-	52	34	CU05116; 55 townhomes CU05116 extended 1/10/14
377 2nd Street	377 2nd Street APN: 001 - 0143-008-00 001 -0143-007-00 001-0143-010-00	DJL	-	96	96	-	-	-	-	-	-	-	-	-	96	-	203	CD13309; 96 unit 6 story building w/ ground floor commercial - pending approval (replaces CMD13223) CD13309-A01 (appeal of CD13309) submitted on 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	PDA	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	MA	2016	40	40	-	-	-	-	-	-	-	40	-	-	-	174	CDV06326; 40 residential units CDV06326 extended 1/8/14
"The Hive" Broadway West Grand (formerly known as Negherbon Mixed Use Project)	2345 Broadway APN: 008 – 0666-007-00	PPDA	-	367	367	-	8	-	-	-	-	-	-	-	367	-	1 du/1452 sf	CV13162; Parcel B: 367 residential units and 8,500 sq.ft. retail PUDF03553-R01 (revision) received 3/14/14)
APPROVED PRIVATE SECTOR PROJECTS TOTAL				4,188	4,000	-	8	-	-	-	-	-	160	-	533	52		

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	PDA	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	DJL	2016	71	Yes	No	Yes		40	30	0	1	Family	Yes	No	-	
1701 Martin Luther King Jr. Way	1701 Martin Luther King Jr. Way	DJL	2015	26	Yes	No	Yes	7	18			1	Special Needs	Yes	No		
94th & International	9400-9500 International Blvd	PPDA	2016	59	Yes	No	Yes		58			1	Family	Yes	No		
Civic Center 14 TOD	632 14th Street	DJL	2016	40	Yes	No	Yes	26	13			1	Family	Yes	No		
Redwood Hill	4858-68 Calaveras	PPDA	TBD	20	Yes	No	Yes		0	8	12	0	Family	Yes	No	-	
Byron Avenue Homes	10211 Byron Ave	ETC	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				Comments
Project	Location	PDA	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	
3701 Martin Luther King Jr. Way	3701 Martin Luther King Jr. Way	MA	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	MA	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	MA	TBD	8	Yes	No	8	Yes	TBD	TBD	8	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				Comments
Project	Location	PDA	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	
Peralta Gardens (aka: 7 th & Peralta)	1574-1590 7 th 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	PDA	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)	PPDA	343	343	-	-	-	-	-	-	-	-	-	343	-	264	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	DJL	294	276	18	-	-	-	-	-	-	-	-	-	-	315	Proposed 28 story residential tower w/ 294 units & 11,000 sq.ft. of commercial

Table C-5

Private Sector Market Rate-in Planning Pre-development (3/27/14)

			UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project Name	Location	PDA	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
Temescal Apartments (was 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	MA	130	130	-	-	-	-	-	-	-	130	-	-	130	-	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
1331 Harrison Project	1331 Harrison Street APN: 002- 0065-006-01	DJL	166	166	-	-	-	-	-	-	-	-	-	-	-	482	25-story, 172 residential unit building

Table C-5

Private Sector Market Rate-in Planning Pre-development (3/27/14)

			UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				
Project Name	Location	PDA	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	MA	127	-	-	-	-	-	-	-	-	-	Yes	127	-	-	6-story 174,608 (g)sqft. mixed use building with 127 assisted-living residential units, 7,743 sqft of street level retail and partial below grade parking. Application under review
Uptown Parcel 4 (Telegraph/19th Street)	Telegraph/19th Street/New Street/Williams Street	PPDA	370	370	-	-	-	-	-	-	-	-	-	-	370	385	370 units
Felton Acres	Devon Way APN: 048H-7600-007-00	OPDA	24	-	-	-	-	-	-	-	-	-	-	-	24	-	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				Comments
Project Name	Location	PDA	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	
Emerald Views (formerly 19th Street Residential Condominiums)	222 19th Street APN: 008-0634-003-00	DJL	370	370	-	-	-	-	-	-	-	370	-	-	370	370	Construction of a 42-story high-rise residential tower with approximately 370 units, a 993 sq. ft. ground floor café, 357 subterranean parking stalls, approximately 14,220 sq. ft. of public usable open space at grade and 20,850 sq. ft. of private open space located on balconies and the roof.

Table C-5

Private Sector Market Rate-in Planning Pre-development (3/27/14)

			UNIT COUNT				AFFORDABILITY*						HOUSING TYPE/TENURE/DENSITY				Comments
Project Name	Location	PDA	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	
Oak Knoll Redevelopment Project	167 acre site 8750 Mountain Blvd. APN: Multiple	OPD A	960	960	-	-	-	-	-	72	-	816	-	-	-	-	960 residential units (408 SFD, 248 townhomes, 304 condominiums) and 82,000 sq.ft. commercial
West Oakland Transit Village	5th St., 7th St., Kirkham St. and Magnolia St.	WO	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			3,347	2,615	-	-	-	-	-	72	-	1,316	-	470	894		

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	035 - 2366-018-	11,603	0.27	Detached Unit Residential	CN-3	Height Limit:75'	275	42	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		
	Blvd	00								
COL-6	6200 International Blvd	038 - 3222-019- 01	10,261	0.24	Urban Residential	RU-5	Height Limit:75 '	275	37	Surface Parking
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

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		
			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
			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/Sa n 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

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-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/We bster/Franklin)	002 - 0055-001	59,582	1.37	Central Business District	CBD-C	7	90	662	One story public parking garage
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	0.28	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	0.27	Central Business District	CBD-C	5,Speci al Area	90	130	One story 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-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
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	

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-26	Webster/Harris on/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
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,Speci al 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

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-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
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

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		
			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/Tele graph	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	
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

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-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/S-20		1 unit per 1,100 sf. of lot area	11	Vacant Land and 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

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-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
*DJL-51	250 14th St	008-0626-018-00	7,621	0.17	Central Buisness District	CBD-P	Height Area 2, Special Area	-	17	Parking Lot
*DJL-52	1225 Webster St	002-0057-004-02	12,197	0.28	Central Buisness District	CBD-C	Height Area 7	-	28	Parking
*DJL-53	1314 Franklin St	002-0055-001-00	60,984	1.40	Central Buisness District	CBD-P/CBD-C	Height Area 7	-	384	Structured Parking Lot
*DJL-54	226 13th St	002-0077-00-100	60,984	1.40	Central Buisness District	CBD-X	Height Area 2, Special Area A	-	441	Parking Lot
*DJL-55	1309 Madison St	002-0079-005	16,553	0.38	Central Buisness District	CBD-X	Height Area 2, Special Area	-	72	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		
ETC-56	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-57	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-58	6403 Foothill	039 - 3276-028- 02	16,824	0.39	Urban Residential	RU-4	Height Limit:45 ,	450	37	Restaurant and Parking Lot
ETC-59	6001 Foothill	038 - 3201-001	8,323	0.19	Urban Residential	CN-3	Height Limit:45 ,	450	18	Auto Repair Center
ETC-60	5833 Foothill	038 - 3182-023	16,509	0.38	Urban Residential	CN-3	Height Limit:45 ,	450	37	Vacant Land
ETC-60-A	-	038 - 3182-022	6,546	0.15	Urban Residential	CN-3	Height Limit:45 ,	450	15	Vacant Land
ETC-60-B	-	038 - 3182-021	2,303	0.05	Urban Residential	CN-3	Height Limit:45 ,	450	5	Vacant Land
ETC-60-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	

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	6600 Foothill Blvd	039 - 3279-015-03	13,750	0.32	Community Commercial	CC-2	Height Limit:45'	450	31	Gas Station
ETC-62	7301 Bancroft Ave	040 - 3334-015-01	11,361	0.26	Community Commercial	CC-2	Height Limit:45'	450	25	Restaurant
ETC-63	10451 MacArthur Blvd.	047-5576-007-03	22,508	0.52	Urban Residential	CN-3	Height Limit:45'	450	50	Vacant Land
ETC-64	9601 MacArthur Blvd.	046-5489-001-01	10,845	0.25	Urban Residential	RU-4	Height Limit:45'	450	24	Vacant Land
ETC-65	9439-9547 MacArthur Blvd.	046-5488-016-01	7,727	0.18	Urban Residential	RU-4	Height Limit:45'	450	17	Vacant Land
ETC-65-A	-	046-5488-013-00	4,301	0.10	Urban Residential	RU-4	Height Limit:45'	450	10	Vacant Land
ETC-65-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-66	8201-8237 MacArthur Blvd.	043-4620-001-01	15,065	0.35	Urban Residential	RU-4	Height Limit:45'	450	33	Vacant Land
ETC-66-A	-	043-4620-001-02	5,024	0.12	Urban Residential	RU-5	Height Limit:45'	450	11	Vacant Land
ETC-66-B	-	043-4621-001-00	5,023	0.12	Urban Residential	RU-4	Height Limit:45'	450	11	One Story Vacant 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		
			25,112	0.58					56	
ETC-67	7951-7985 MacArthur Blvd.	040-0340- 7001-00	6,320	0.15	Urban Residential	RU-4	Height Limit:45 '	450	14	Vacant Land
ETC-68	7823 MacArthur Blvd.	040-340- 3002-00	18,410	0.42	Housing and Business Mix	CN-3	Height Limit:45 '	450	41	Vacant Land
ETC-69	-	040A- 3409-012- 00	14,934	0.34	Housing and Business Mix	CN-3	Height Limit:45 '	450	33	Vacant Land
ETC-69-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-70	2777 Foothill Blvd.	025 - 0733-008- 02	20,634	0.47	Urban Residential	RU-5	Height Limit:45 '	450	46	Vacant Land
FDA-71	2345 International Blvd	020 - 0105-004- 00	20,592	0.47	Urban Residential	CN-3	Height Limit:60 '	375	55	Automobile Sale
FDA-72	2424 International Blvd	020 - 0154-006- 00	10,917	0.25	Urban Residential	CN-3	Height Limit:45 '	450	24	Surface Parking
FDA-73	3815 Foothill	033 - 2138-053- 01	6,094	0.14	Urban Residential	RU-5	Height Limit:45 '	450	14	Vacant Land
FDA-74	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

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-75	1750 35th Ave.	033 - 2128-003- 00	5,991	0.14	Urban Residential	RU-5	Height Limit:45 ,	450	13	Vacant Land
FDA-76	3600 Foothill Blvd.	032 - 2084-051	10,659	0.24	Urban Residential	RU-5	Height Limit:45 ,	450	24	Vacant Land
FDA-77	3755 Foothill Blvd.	033 - 2135-031- 00	8,700	0.20	Urban Residential	RU-4	Height Limit:45 ,	450	19	Auto Service
FDA-78	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-79	3009 Foothill Blvd.	025 - 0726-008- 00	7,030	0.16	Community Commercial	CN-3	Height Limit:60 ,	375	19	Auto Repair Garage
FDA-80	3002 Foothill Blvd.	026 - 0747-015- 03	2,875	0.07	Urban Residential	CN-3	Height Limit:60 ,	375	8	Two Story building
FDA-81	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-82	3053 International Blvd	025 - 0690-008- 01	12,556	0.29	Community Commercial	CC-2	Height Limit:75 ,	275	46	Surface Parking
FDA-83	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

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-84	2120 Montana St	026 - 0834-022-01	13,732	0.32	Community Commercial	CN-3	Height Limit:35'	550	25	Gas station
FDA-85	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
FDA-86	4134 Foothill Blvd	032 - 2079-018-00	12,387	0.28	Urban Residential	RU-5	Height Limit:45'	450	28	Parking Lot
FDA-87	3609 International Blvd	033 - 2177-001-01	10,979	0.25	Urban Residential	CN-2	Height Limit:75'	275	40	Service Stations
FDA-88	2055 Macarthur Blvd	026 - 0835-006-01	12,885	0.30	Urban Residential	CN-1	Height Limit:45'	450	29	Restaurant
FDA-89	4323 International Blvd	034 - 2251-002-01	17,766	0.41	Community Commercial	CC-2	Height Limit:75'	275	65	Miscellaneous improved commercial
FDA-90	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-91	5490 Foothill	035 - 2376-001	5,832	0.13	Urban Residential	RU-4	Height Limit:45'	450	13	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-92	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-92-A	-	035 - 2389-014	3,300	0.08	Urban Residential	CN-3	Height Limit:35 '	550	6	Vacant Land
FDA-92-B	-	035 - 2389-015	4,799	0.11	Urban Residential	CN-3	Height Limit:35 '	550	9	Vacant Land
FDA-92-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-93	4825 Foothill	035 - 2385-001	15,700	0.36	Urban Residential	RU-5	Height Limit:45 '	450	35	Auto Repair
FDA-94	4529 Foothill	035 - 2401-001- 01	19,634	0.45	Urban Residential	RU-5	Height Limit:45 '	450	44	Vacant Land
FDA-95	4280 Foothill Blvd	035 - 2351-005- 02	18,524	0.43	Community Commercial	CC-2	Height Limit:60 '	375	49	Gas Station
FDA-96	4265 Foothill Blvd	035 - 2352-008- 01	26,422	0.61	Community Commercial	CC-2	Height Limit:60 '	375	70	Gas Station
FDA-97	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

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-98	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-99	5130 International Blvd	035 - 2363-029-00	12,273	0.28	Urban Residential	RU-5	Height Limit:60'	375	33	Auto Service Center
FDA-100	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-101	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-102	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-103	2923 Telegraph Ave	009 - 0698-002-01	18,527	0.43	Community Commercial	CC-2	Height Limit:60'	375	49	Surface Parking
MA-104	880 W Macarthur Blvd	012 - 0959-021-01	15,997	0.37	Urban Residential	RU-5	Height Limit:60'	375	43	Vacant Lot
MA-105	731 W Macarthur Blvd	012 - 0965-024-00	17,535	0.40	Urban Residential	RU-5	Height Limit:60'	375	47	Gas station
MA-106	398 W Macarthur Blvd	012 - 0976-016-00	13,175	0.30	Urban Residential	CN-3	Height Limit:60'	375	35	Gas Station
MA-107	391 40th St	012 - 0978-002-01	11,130	0.26	Urban Residential	RU-5	Height Limit:60'	375	30	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		
MA-108	3943 Broadway	012 - 0982-002-04	20,778	0.48	Community Commercial	CC-2	Height Limit:60'	375	55	Gas Station
MA-109	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-110	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-111	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-112	3881 MLK (39th & MLK)	012 - 0963-001	6,382	0.15	Community Commercial	CN-3	Height Limit:60'	375	17	Vacant Lot
MA-113	3924 MLK (40th & MLK)	012 - 0969-029;	5,499	0.13	Community Commercial	S-15	Height Limit:60'	375	15	Vacant Lot
MA-113-A	645 40th St	012 - 0969-030;	2,500	0.06	Community Commercial	S-15	Height Limit:60'	375	7	Vacant Lot
MA-113-B	-	012 - 0969-41-02	2,310	0.05	Community Commercial	S-15	Height Limit:60'	375	6	Vacant Lot
			10,309	0.24					27	
MA-114	5131 Shattuck Ave	014 - 1216-031-02	22,395	0.51	Community Commercial	CN-4	Height Limit:45'	450	50	Gas Station

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-115	5504 Telegraph Ave	014 - 1224-010-01	26,875	0.62	Community Commercial	CC-2	Height Limit:45'	450	60	Gas Station
OPDA-116	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-117	550 29th St	009 - 0698-002-03	10,757	0.25	Urban Residential	RU-5		1 unit per 800 sf	13	Vacant Land
OPDA-118	5433 San Pablo Ave	013 - 1184-001	20,034	0.46	Community Commercial	CC-2	Height Limit:60'	375	53	Vacant Land
OPDA-119	6101 San Pablo Ave	016 - 1459-004	12,927	0.30	Community Commercial	CC-2	Height Limit:60'	375	34	Auto Service Center
OPDA-120	5714 San Pablo Ave	015 - 1305-018-01	14,130	0.32	Community Commercial	CN-3	Height Limit:60'	375	38	Surface Parking
OPDA-121	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-122	6211 San Pablo Ave	016 - 1455-020-00	13,529	0.31	Community Commercial	CC-2	Height Limit:75'	275	49	Gas station
OPDA-123	10605 Foothill Blvd	047 - 5594-001-00	13,878	0.32	Community Commercial	CC-1	Height Limit:60'	375	37	Open Space
OPDA-124	2240 Mountain Blvd	048D-7244-021-06	14,060	0.32	Community Commercial	CN-4	Height Limit:45'	450	31	Gas Station

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-125	6125 Merced Ave	048F-7352-012-01	17,968	0.41	Community Commercial	CN-1	Height Limit:45'	450	40	Surface Parking
OPDA-126	3374 Grand Ave	011 - 0836-001-01	14,809	0.34	Community Commercial	CN-2	Height Limit:45'	450	33	Gas Station
OPDA-127	100 Macarthur Blvd	010 - 0812-008-01	15,780	0.36	Urban Residential	CN-4	Height Limit:35'	550	29	Gas Station
PPDA-128	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-128-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-129	610 Oak St	001 - 0167-010-00	12,500	0.29	Central Business District	CBD-X	4	90	139	Garage and surface parking
PPDA-130	Lenox Ave	010 - 0772-020-01	14,978	0.34	Urban Residential	RU-2/S-12	-	800	19	Surface Parking Lot
PPDA-131	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

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-132	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-133	24th/Webster/ Valdez	008 - 0672-005	6,250	0.14	Community Commercial	CC- 2/DB- R	Height Limit: 120'	225	28	Surface Parking
PPDA-133-A	-	008 - 0672-006	3,125	0.07	Community Commercial	CC- 2/DB- R	Height Limit:12 0'	225	14	Duplex
PPDA-133-B	-	008 - 0672-007- 01	3,125	0.07	Community Commercial	CC-2/ DB-R	Height Limit:12 0'	225	14	Surface Parking
PPDA-133-C	-	008 - 0672-008	4,177	0.10	Community Commercial	CC-2/ DB-R	Height Limit:12 0'	225	19	Surface Parking
PPDA-133-D	2406 Webster	008 - 0672-014- 01	7,706	0.18	Community Commercial	CC-2/ DB-R	Height Limit:12 0'	225	34	One story store
PPDA-133-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-133-F	-	008 - 0672-018	6,245	0.14	Community Commercial	CC-2/ DB-R	Height Limit:12 0'	225	28	One story electronics store
PPDA-133-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	

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-134	24th/27th/Val dez	008 - 0671-024	3,000	0.07	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	13	Surface Parking
PPDA-134-A	-	008 - 0671-025	5,000	0.11	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	22	Surface Parking
PPDA-134-B	-	008 - 0671-026	7,499	0.17	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	33	Surface Parking
PPDA-134-C	-	008 - 0671-027- 02	1,900	0.04	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	8	Surface Parking
PPDA-134-D	-	008 - 0671-031- 02	3,015	0.07	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	13	Surface Parking
PPDA-134-E	-	008 - 0671-032- 02	2,988	0.07	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	13	Surface Parking
PPDA-134-F	-	008 - 0671-033- 02	4,342	0.10	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	19	Surface Parking
PPDA-134-G	-	008 - 0671-034- 02	5,170	0.12	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	23	Surface Parking
PPDA-134-H	-	008 - 0671-035- 02	3,760	0.09	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	17	Surface Parking
PPDA-134-I	-	008 - 0671-037- 03	3,232	0.07	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	14	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-134-J	-	008 - 0671-029- 02	3,120	0.07	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	14	Surface Parking
PPDA-134-K	-	008 - 0671-030- 02	3,016	0.07	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	13	Surface Parking
PPDA-134-L	-	008 - 0671-036- 02	5,630	0.13	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	25	Surface Parking
PPDA-134-M	-	008 - 0671-023- 03	43,297	0.99	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	192	Acura Car Dealership
PPDA-134-N	-	008 - 0671-004- 02	7,251	0.17	Urban Residential	RU-4/ DB-R	Height Limit:12 0'	225	32	Two story office
			102,220	2.35					454	
PPDA-135	26th/27th/Bro adway 2630 Broadway	009 - 0685-018- 06	47,686	1.09	Community Commercial	CC-2/ DB-R	Height Limit:12 0'	225	212	Car Dealership
PPDA-136	2417 Broadway	008 - 0674-003- 01	29,583	0.68	Community Commercial	CC-2/ DB-R	Height Limit:12 0'	225	131	Surface Parking and two story commercial building
PPDA-137	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-138	2710 Broadway	009 - 0685-018-	12,731	0.29	Community Commercial	CC-2/ DB-R	Height Limit:75	275	46	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		
		04								
PPDA-139	2855 Broadway	009 - 0686-003- 00	17,196	0.39	Community Commercial	CC-2/ DB-R	Height Limit:75 '	275	63	Surface Parking
PPDA-140	2910 Broadway	009 - 0702-001- 02	29,017	0.67	Community Commercial	CC-2/ DB-R	Height Limit:75 '	275	106	Surface Parking
PPDA-141	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-142	3025 Broadway	009 - 0705-006- 00	15,560	0.36	Community Commercial	CC-2/ DB-R	Height Limit:75 '	275	57	Car Dealership
PPDA-143	3401 Broadway	009 - 0733-004- 07	27,978	0.64	Community Commercial	CC-2/ DB-R	Height Limit:75 '	275	102	Surface Parking
PPDA-144	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-145	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-146	6029 College Ave	014 - 1268-002- 00	11,864	0.27	Community Commercial	CN-1	Height Limit:35 '	550	22	Gas Station
PPDA-147	6407 Telegraph Ave	016 - 1424-022- 05	13,445	0.31	Community Commercial	CN-2	Height Limit:45 '	450	30	Gas Station

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-148	6201 Claremont Ave	048A- 7070-007- 01	10,987	0.25	Community Commercial	CN-1	Height Limit:35 ,	550	20	Gas Station
PPDA-149	825 E 12th St	019 - 0034-003- 00	14,736	0.34	Urban Residential	CN-3	Height Limit:45 ,	450	33	Auto Service
PPDA-150	1035 E 12th St	019 - 0036-005- 02	10,425	0.24	Urban Residential	CN-3	Height Limit:45 ,	450	23	Vacant Land
PPDA-151	1111 E 12th St	019 - 0037-001- 01	15,625	0.36	Urban Residential	CN-3	Height Limit:45 ,	450	35	Service Station
PPDA-152	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-153	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-154	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-155	Lake Shore Ave at Boden	023 - 0415-001- 00	12,295	0.28	Urban Residential	RU-3		450	27	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		
PPDA-156	4255 Macarthur Blvd	030 - 1981-133-00	10,481	0.24	Urban Residential	CN-2	Height Limit:45'	450	23	Vacant Land
PPDA-157	9525 International Blvd	044 - 4968-003-01	28,509	0.65	Community Commercial	CN-3	Height Limit:60'	375	76	Underutilized building
PPDA-158	1424 94th Ave	046 - 5423-002-02	10,275	0.24	Community Commercial	CN-3	Height Limit:60'	375	27	Surface Parking
PPDA-159	10400 International Blvd	047 - 5509-039-01	10,400	0.24	Community Commercial	CN-3	Height Limit:60'	375	28	Surface Parking
PPDA-160	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-161	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-162	9945-9959 International Blvd.	044 - 4972-006-05	10,393	0.24	Community Commercial	CC-2	Height Limit:60'	375	28	Surface Parking
PPDA-163	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-163-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-164	8700 International	043 - 4580-013-	10,378	0.24	Urban Residential	RU-5	Height Limit:60'	375	28	Car Wash

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		
	Blvd.	00								
PPDA-165	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-165-A	-	042 - 4252-002- 00	5,709	0.13	Urban Residential	RU-5	Height Limit:60 '	375	15	Surface Parking
PPDA-165-B	-	042 - 4252-003- 02	2,593	0.06	Urban Residential	RU-5	Height Limit:60 '	375	7	Worship Center
PPDA-165-C	-	042 - 4252-004- 02	2,592	0.06	Urban Residential	RU-5	Height Limit:60 '	375	7	Worship Center
PPDA-165-D	-	042 - 4252-005- 02	1,993	0.05	Urban Residential	RU-5	Height Limit:60 '	375	5	Worship Center
PPDA-165-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-166	8332 International Blvd.	043 - 4551-011- 01	12,890	0.30	Urban Residential	CN-3	Height Limit:60 '	375	34	Auto Repair 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		
PPDA-167	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-168	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-169	3600 Park Blvd	023 - 0476-021- 01	16,137	0.37	Urban Residential	CN-4	Height Limit:35 '	550	29	Closed Gas Station
PPDA-170	1100 8th Ave. (at E. 11th St.)		29,787	0.68	Housing and Business Mix	HBX-2		930	32	One Story Building
*PPDA-171	601 Webster St	001- 0191-007- 01	60,984	1.40	Central Business District	CBD- P/CH	Height Area 4	-	329	Developed Two Story Building
*PPDA-172	726 Harrison St	001-0185- 014-00, 001- 0185-026- 00	14,810	0.34	Central Business District	CBD-X	Height Area 6	-	30	Parking
*PPDA-173	157 11th St	002-0083- 006-00	30,492	0.70	Central Business District	CBD-X	Height Area 5	-	41	Parking Lot
*PPDA-174	149 11th St	002-0085- 001-00	14,991	0.34	Central Business District	CBD-X	Height Area 4	-	-	
PPDA-174-A	138 10TH St	002-0085- 006-00	5,475	0.13	Central Business District	CBD-X	Height Area 4	-	-	

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-174-B	128 10th St	002-0085-005-00	3,650	0.08	Central Business District	CBD-X	Height Area 4	-	-	
PPDA-174-C	102 10th St	002-0085-004-00	15,353	0.35	Central Business District	CBD-X	Height Area 4	-	-	
			39,469	0.91					298	Developed One Story Building
*PPDA-175	963 Oak St	002-0085-011-00	7,596	0.17	Central Business District	CBD-X	Height Area 4	-		Developed One Story Building
PPDA-175-A	113 10TH St	002-0085-010-00	7,583	0.17	Central Business District	CBD-X	Height Area 4	-		
PPDA-175-B	125 10th St	002-0085-009-00	5,000	0.11	Central Business District	CBD-X	Height Area 4	-		
			20,179	0.46					137	
*PPDA-176	800 Madison St	001-0171-001-00	60,984	1.40	Central Business District	CBD-X	Height Area 4	-	142	BART Admin
*PPDA-177	51 9th St	001-0169-001-00	60,984	1.40	Central Business District	CBD-X	Height Area 4	-	384	BART Parking
*PPDA-178	107 8th St	001-0171-002-00	60,984	1.40	Central Business District	CBD-X	Height Area 4	-	220	MTC/ABAG Office
*PPDA-179	91 8th St	001-0169-002-00	5,000	0.11	Central Business District	CBD-R	Height Area 4	-		Developed 1-2 Story
*PPDA-179-A	77 8th St	001-0169-003-00	4,997	0.11	Central Business District	CBD-R	Height Area 4	-		Developed 1-2 Story
			9,997	0.23					30	

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-180	52 9th St	002-0093-006-01	6,592	0.15	Central Business District	CBD-R	Height Area 4	-		One Story Building
*PPDA-180-A	Fallon st	002-0093-005-00	10,376	0.24	Central Business District	CBD-R	Height Area 4	-		Parking
			16,968	0.39					114	
*PPDA-181	1105 2nd Ave	019-0027-013-03	45,813	1.05	Institutional	S-2/S-4			357	Vacant
*PPDA-182	229 International Blvd	020-0127-006-03	20,338	0.47	Urban Residential	RU-5	Height Limit 75'	-	51	Parking and One Story Building
*PPDA-183	1225 4th Ave	020-0126-014-01	86,321	1.98	Institutional	RU-5	Height Limit 75'	-	203	Parking and One Story Building
WO-184	800 W Grand Ave	003 - 0019-003-00	19,484	0.45	Community Commercial	CC-2	Height Limit:60'	375	52	Vacant Lot
WO-185	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-186	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-186-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-187	7th St b/w Chester &	004 - 0079-012	1,448	0.03	Community Commercial	S-15	Height Limit:75'	275	5	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		
	Center									
WO-187-A	-	004 - 0079-013	4,392	0.10	Community Commercial	S-15	Height Limit:75 ,	275	16	Vacant Land and Store
WO-187-B	-	004 - 0079-014	2,526	0.06	Community Commercial	S-15	Height Limit:75 ,	275	9	Surface Parking
WO-187-C	-	004 - 0079-015	13,892	0.32	Community Commercial	S-15	Height Limit:75 ,	275	51	Surface Parking
WO-187-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-188	7th St. b/t Henry & Chester	004 - 0095-014	12,422	0.29	Community Commercial	S-15	Height Limit:60 ,	375	33	Surface Parking
WO-188-A	-	004 - 0095-015	2,471	0.06	Community Commercial	S-15	Height Limit:60 ,	375	7	Surface Parking
WO-188-B	-	004 - 0095-016	2,656	0.06	Community Commercial	S-15	Height Limit:60 ,	375	7	Surface Parking
WO-188-C	-	004 - 0095-017	2,774	0.06	Community Commercial	S-15	Height Limit:60 ,	375	7	Surface Parking
			20,323	0.47					54	

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-189	-	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-189-A	-	006 - 0003-019	10,136	0.23	Community Commercial	CC- 2/S-7	Height Limit:35 '	550	18	Vacant Land
WO-189-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-189-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-190	5th St. @ Mandela (SE corner)	0000- 0390-010- 07	163,500	3.75	Community Commercial	S-15	Height Limit:12 0'	225	727	Underutilized building and surface parking
WO-191	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-191-A	-	006 - 0017-021- 00	5,944	0.14	Mixed Housing Type	CC-2	Height Limit:45 '	450	13	Vacant Land
WO-191-B	-	006 - 0017-020- 00	5,933	0.14	Mixed Housing Type	CC-2	Height Limit:45 '	450	13	Two story underutilized office 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-191-C	-	006 - 0017-019- 00	5,718	0.13	Community Commercial	CC-2	Height Limit:45 ,	450	13	Vacant Land
WO-191-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-192	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-193	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-194	-	004-0097- 009	5,033	0.12	Neighb'd Center	S-15	Height Limit:45 ,	450	11	Two story building
WO-194-A	-	004-0097- 010	5,079	0.12	Neighb'd Center	S-15	Height Limit:45 ,	450	11	Commercial building
WO-194-B	-	004-0097- 011	2,773	0.06	Neighb'd Center	S-15	Height Limit:45 ,	450	6	Two story building
WO-194-C	-	004-0097- 012	2,092	0.05	Neighb'd Center	S-15	Height Limit:45 ,	450	5	Two Story Building
WO-194-D	-	004-0097- 013	2,092	0.05	Neighb'd Center	S-15	Height Limit:45 ,	450	5	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		
WO-194-E	-	004-0097-014	2,093	0.05	Neighb'd Center	S-15	Height Limit:45'	450	5	Vacant Land
WO-194-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	
**CO-204	7318 International Blvd	040-3317-032	3,688	0.08	Community Commercial	CC-2	75'	275	13	Vacant land
**DJL-205	540 17th St	008-0641-008-05	70,875	1.63	Central Business District	CBD-C	Height Area 7	90	788	Oakland Ice Center
**DJL-206	1260 M L King Jr Way	002-0027-006-03	140	0.00	Central Business District	CBD-C	Height Area 4	90	2	Structured Parking
**DJL-206-A		002-0027-006-05	78,055	1.79	Central Business District	CBD-C	Height Area 4	90	867	Structured Parking
			78,195	1.80					869	
**DJL-207		008-0716-054	54,867	1.26	Central Business District	CBD-R	Height Area 4	90	610	Vacant land
**DJL-207-A		008-0716-056	73,877	1.70	Central Business District	CBD-R	Height Area 4	90	821	Vacant land
			128,744	2.96					1,430	
**DJL-208	524 16th St	008-0620-009-03	6,439	0.15	Central Business District	CBD-C	Height Area 7	90	72	Structured Parking
**DJL-209	1111 Franklin	002-0051-013-01	37,920	0.87	Central Business District	CBD-C	Height Area 7	90	421	Structured 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		
**DJI-210	9th St	002-0101-001	13,406	0.31	Central Business District	CBD-P/CH	Height Area 4	90	149	Structured Parking
**ETC-211	5859 Foothill Blvd.	038-3182-001	2,644	0.06	Neighborhood Center Mixed Use	CN-3	45'	450	6	Vacant Land
**ETC-211-A	5835 Foothill Blvd.	038-3182-024	2,543	0.06	Neighborhood Center Mixed Use	CN-3	45'	450	6	Vacant Land
**ETC-211-B	5847 Foothill Blvd	038-3182-025	3,781	0.09	Neighborhood Center Mixed Use	CN-3	45'	450	8	Vacant Land
**ETC-211-C	5851 Foothill Blvd	038-3182-026	2,247	0.05	Neighborhood Center Mixed Use	CN-3	45'	450	5	Vacant Land
**ETC-212	73rd Ave & Foothill Blvd	039-3291-020	53,155	1.22	Community Commercial	CC-1	60'	375	142	Vacant Land
**ETC-213	8280 MacArthur Blvd.	043A-4644-026	6,722	0.15	Urban Residential	RU-4	45'	450	15	Underutilized residential building
**ETC-213-A	8296 MacArthur Blvd	043A-4644-028	6,368	0.15	Urban Residential	RU-4	45'	450	14	Underutilized residential building
**FDA-214	3614 Foothill Blvd.	032-2084-050	5,015	0.12	Urban Residential	RU-5	45'	450	11	Vacant Land
**FDA-214-A	3566 Foothill Blvd	032-2115-037-01	6,474	0.15	Urban Residential	RU-5	45'	450	14	Vacant Land
**FDA-214-B	3550 Foothill Blvd	032-2115-038-01	11,375	0.26	Urban Residential	RU-5	45'	450	25	Vacant Land
			29,232	0.67					65	

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-215	2759 Foothill Blvd	025-0733-008-03	2,092	0.05	Urban Residential	RU-5	45'	450	5	Vacant Land
**FDA-216	3050 International Blvd	025-0719-007-01	32,484	0.75	Community Commercial	CC-2	75'	275	118	Vacant Land
**FDA-217	3229 San Leandro St	033-2186-003-01	9,138	0.21	Housing and Buisness Mix	HBX-1		1,000	9	Vacant Land
**FDA-217-A	3301 San Leandro St	033-2187-003-01	14,546	0.33	Housing and Buisness Mix	HBX-1		1,000	15	Vacant Land
			23,684	0.54					24	
**PPDA-218	9409 International Blvd	044-4967-002	6,364	0.15	Community Commercial	CN-3	60'	375	17	Two Storey Commercial Building
**PPDA-218-A	9415 International Blvd	044-4967-003	5,183	0.12	Community Commercial	CN-3	60'	375	14	Two Storey Commercial Building
**PPDA-218-B	1361 95th Avenue	044-4967-004-02	3,151	0.07	Community Commercial	CN-3	60'	375	8	Vacant land
**PPDA-218-C	9423 International Blvd	044-4967-004-03	5,041	0.12	Community Commercial	CN-3	60'	375	13	Vacant land
**PPDA-218-D	9431 International Blvd	044-4967-005	2,519	0.06	Community Commercial	CN-3	60'	375	7	One Story Underutilized Building
**PPDA-218-E	9437 International Blvd	044-4967-007-01	5,040	0.12	Community Commercial	CN-3	60'	375	13	One Story Underutilized 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		
**PPDA-218-F	95th Avenue	044-4967-009	1,711	0.04	Community Commercial	CN-3	60'	375	5	Surface Parking Lot
			29,009	0.67					77	
TOTALS			5,170,866	118.71					23,593	

OPPORTUNITY SITES ZONED UNDER 30 UNITS PER ACRE

DJL-195	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-196	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-197	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 lot area	4	Vacant Land
PPDA-198	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-199	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

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-200	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-201	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
WO-201-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-202	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-203	-	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
**WO-219	8th St	004-0007- 001-01	12,594	0.29	Urban Residential	RM-1		1 primary unit per lot	1	One story building and parking lot
**WO-220	1606 Chestnut St	005-0387- 014	1,510	0.03	Urban Residential	RM- 2/S-20		1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater. For 3 or more units, 1 unit per 2,500 sf of lot area	1	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		
**WO-220-A	1608 Chestnut St	005-0387- 015	1,510	0.03	Urban Residential	RM- 2/S-20		1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater. For 3 or more units, 1 unit per 2,500 sf of lot area	1	Vacant land
			3,020	0.07					2	
**FDA- 221	Derby Street	025-0720- 002-01	9,034	0.21	Community Commercial	RM-4		For 1 — 4 units, 1 unit per 1,100 sf of lot area; only on lots 4,000 sf or greater	8	Surface Parking Lot
TOTALS			128,582	2.95					70	

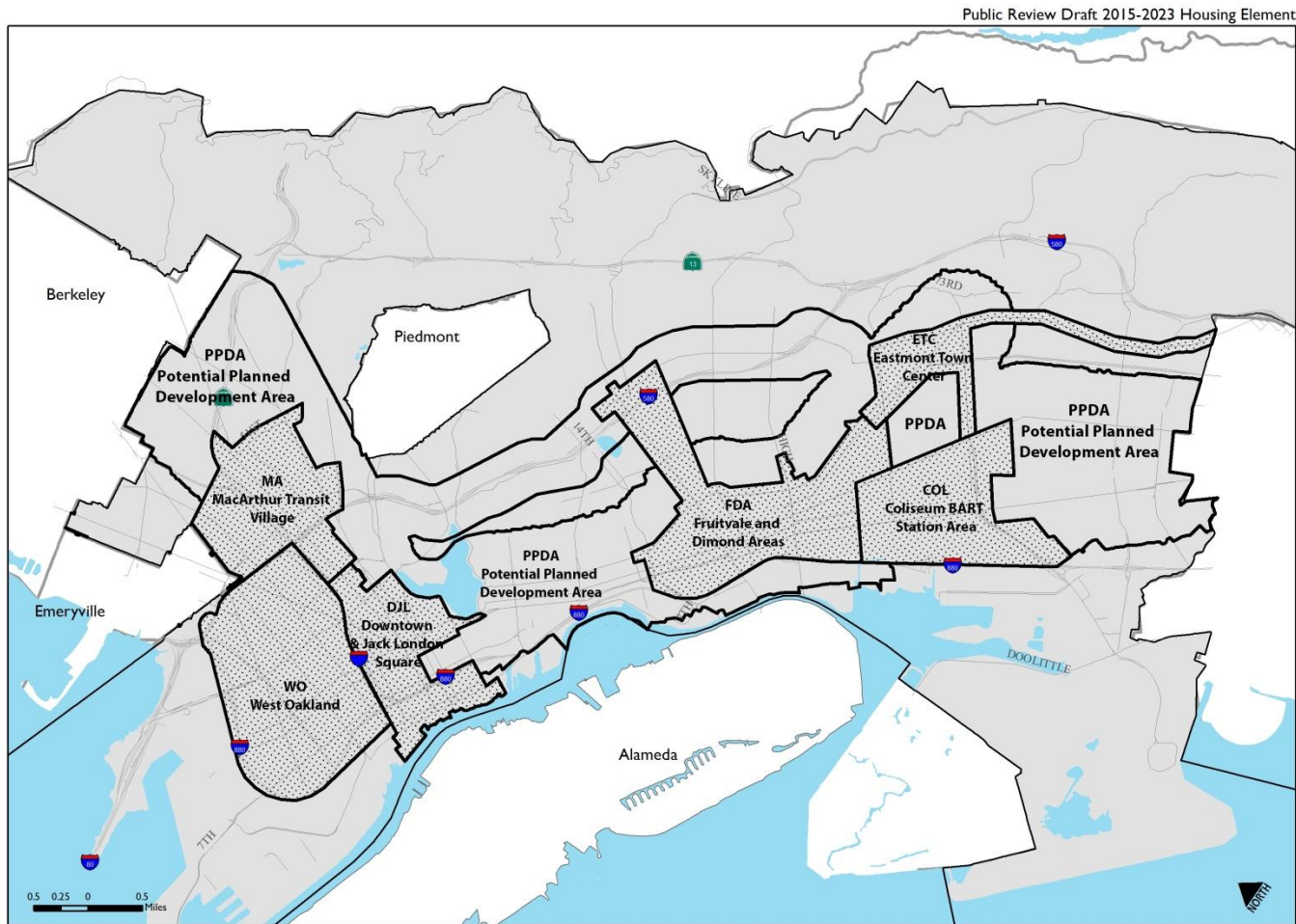
* Based on Appendix A: Lake Merritt Station Area Plan Development Potential, Lake Merritt Station Area Plan Public Draft Review December 2012

** Based on Oakland Redevelopment Successor Agency's ("ORSA") Long Range Property Management Plan

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 11 th St.	002 -0035-005-02	Commercial, Parking lots	x		n/a
13 th /14 th /Webster/Franklin	002 -0055-001	Parking structure	x		n/a
2948 17 th 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 14 th St.	005 -0377-019-01	Vacant gas station		x	*3
1158 14 th 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 22 nd 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+

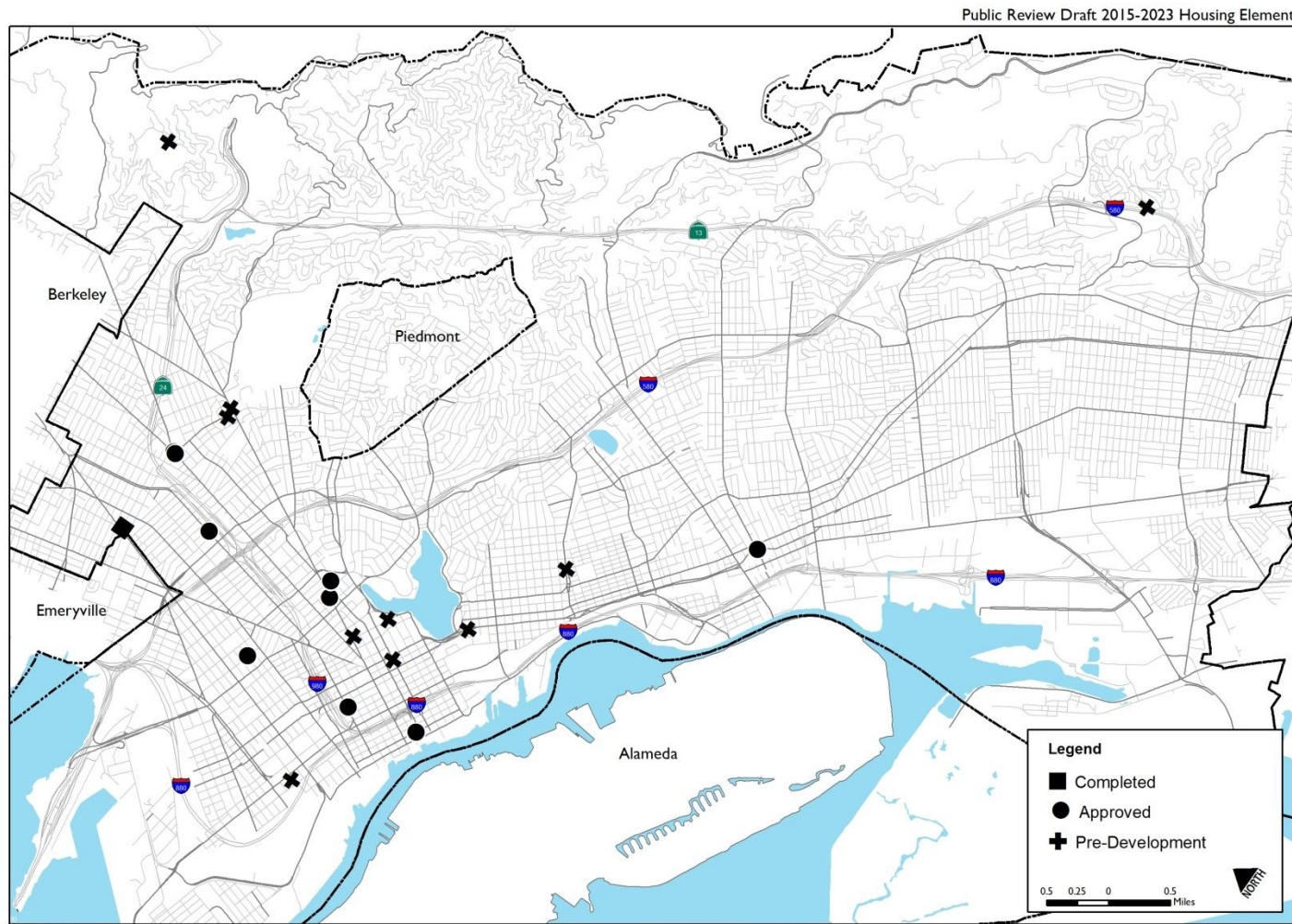
Figure C-1
Priority Development Areas-Planning Area Boundary Map



**Figure C-1 Priority Development Areas
Planning Area Boundary Map**

June 17, 2014

Figure C-2
Market Rate Developments: Completed, Approved and Pre-development as of April 2014



**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

June 17, 2014

Figure C-3

Market Rate Developments- Central City: Completed, Approved and Pre-development

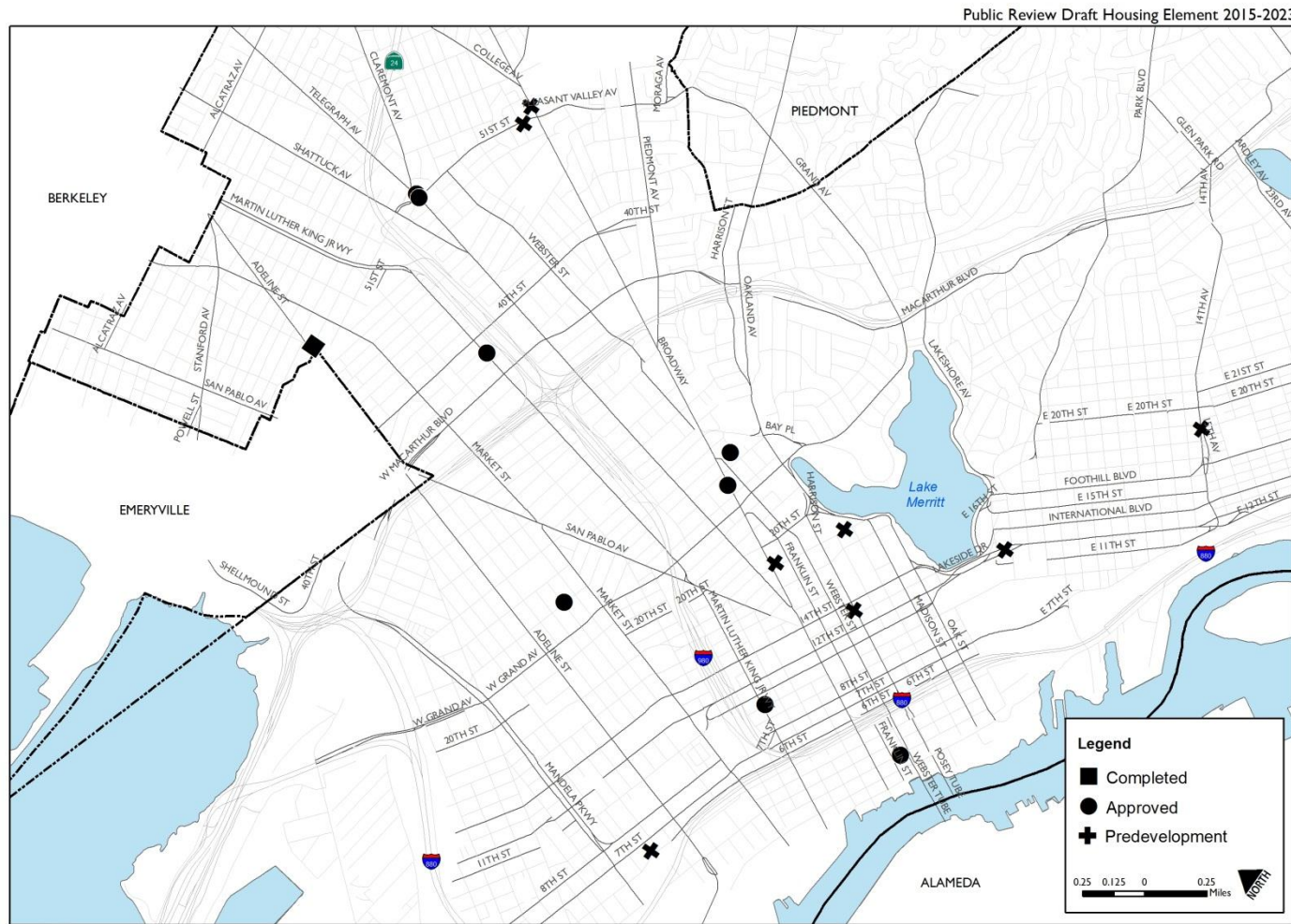


Figure C-3 Market-Rate Developments - Central City
Completed, Approved, Pre-Development as of April 2014*
*Data from Appendix C-1, C-2 and C-5

June 17, 2014

Figure C-4

Affordable Housing Developments in Pre-development and Acquisition as of April 2014

Public Review Draft Housing Element 2015-2023

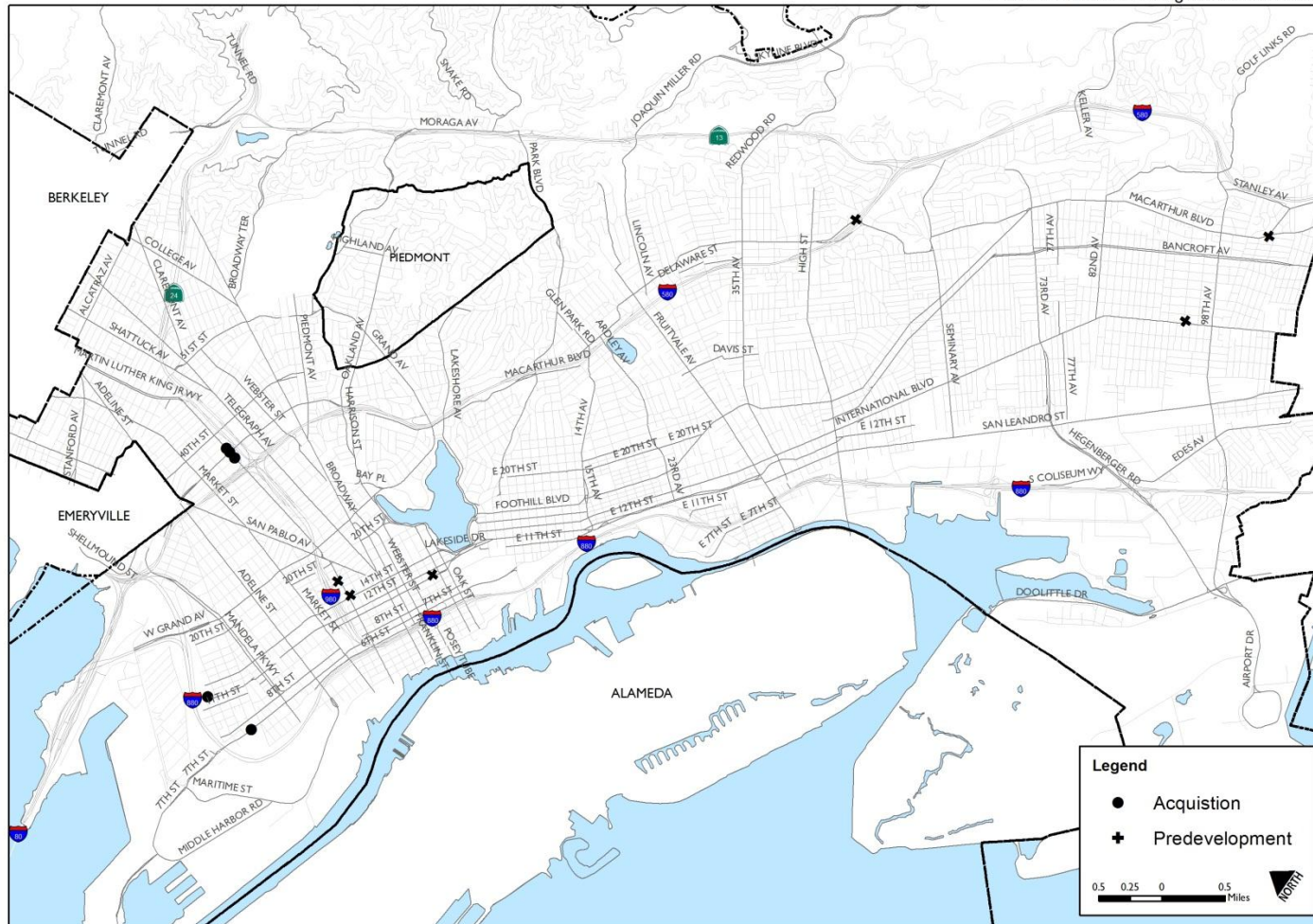


Figure C-4 Affordable Housing Developments Completed, in Pre-Development and Acquisition as of April 2014*
*Data from Appendix C-3 and C-4

June 17, 2014

Figure C-5
Opportunity Sites for Residential Developments

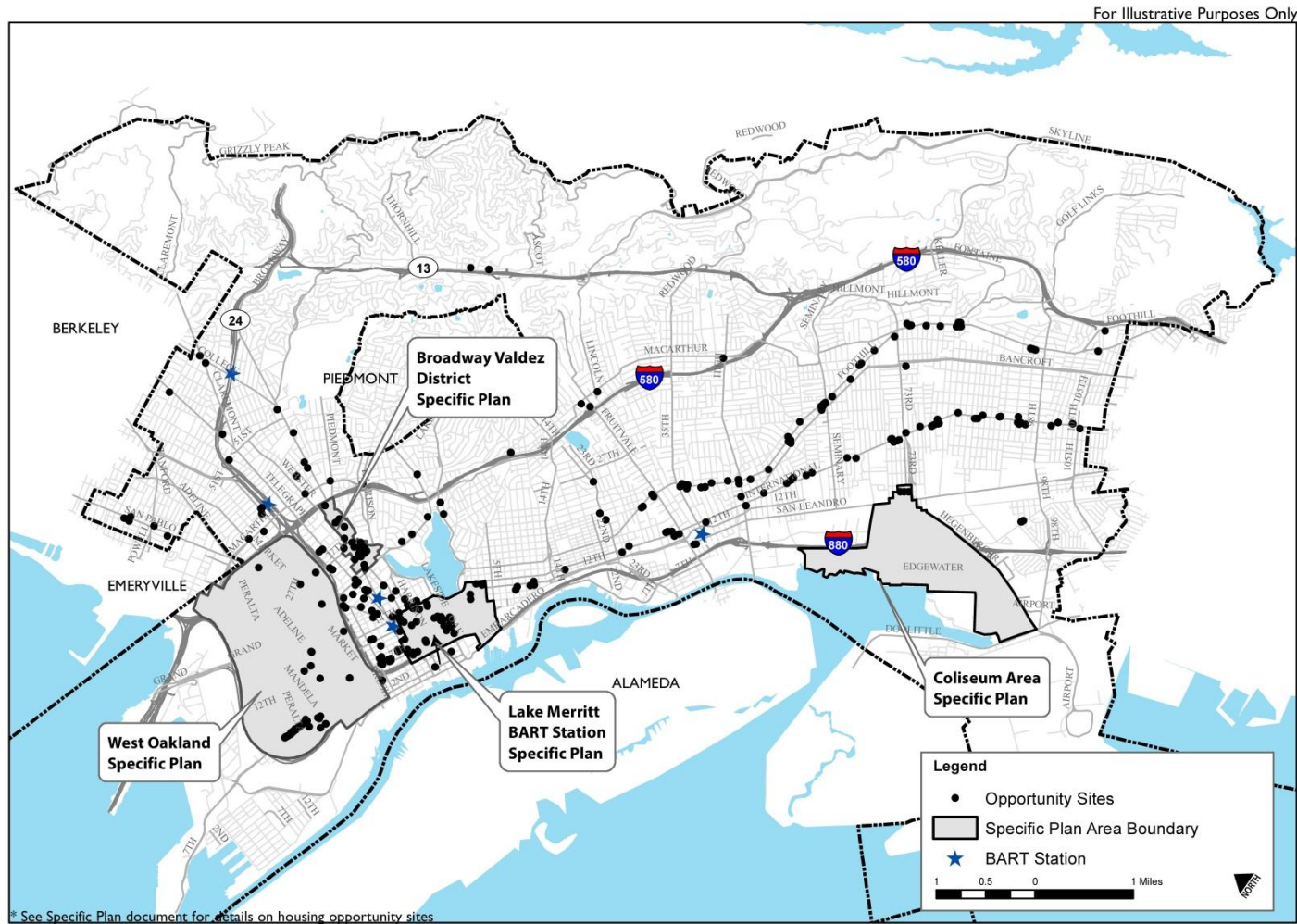


Figure C-5 Opportunity Sites for Residential Development
Data from Appendix C-6

June 17, 2014

APPENDIX D: HOUSING PROGRAM DIRECTORY

[AVAILABLE AT FINAL DRAFT STAGE]

APPENDIX E: SUMMARY AND RESPONSE TO PUBLIC COMMENTS

An announcement of the preparation of the Draft *2015-2023 Housing Element* was presented to the public to gain feedback about the housing issues in Oakland and the effectiveness of existing housing policies. The Draft *2015-2023 Housing Element* was also presented to the public, as outlined below

1. The preparation of the Draft *2015-2023 Housing Element* was presented at the following advisory board meetings and public hearings:

February 19, 2014, City Planning Commission
March 5, 2014, Mayor's Commission on Aging
March 25, 2014, CED Committee
April 14, 2014, Mayor's Commission on Persons with Disabilities

2. The Draft *2015-2023 Housing Element* was presented to City Planning Commission on May 7, 2014.
3. Affordable Housing Focus Group to discuss the Draft *2015-2023 Housing Element* on June 11, 2014.
4. A survey on the constraints to developing housing in Oakland was sent to market rate housing developers.
5. A request for public comment was circulated via email and postings in newspapers and on the internet.
6. A discussion thread has been posted on the City's social media site, "Engage Oakland" since March, 2014.

The draft Housing Element was published May 2, 2014 and was made available in both hard copy at the City Planning Department public counter, at the City Clerk's Office, at the main branch of the Oakland Public Library, and on the City's web site. Additionally, a Notice to Request Public Comment was emailed to the City's interested parties email list on May 19, 2014 which requested comments by June 16, 2014. Appendix E presents summary and responses to public comments received on Draft Housing Element 2015-2023.

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
1	BIA of the Bay Area	Email dated November 25, 2013	Housing Element - Overview of the statutory provisions	The element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis should identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis should determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing needs.... The analysis of potential governmental constraints should describe past or current efforts to remove governmental constraints. Where the analyses identifies that constraints exist, the element should include program responses to mitigate the effects of the constraint. Each analysis should use specific objective data, quantified where possible. A determination should be made for each potential constraint as to whether it poses as an actual constraint. The analysis should identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing.	Addressed in Chapter 6 of the Public Review Draft 2015-22 Housing Element, May 2014. Chapter 6 of the Public Review Draft 2015-22 Housing Element, May 2014 analyzes City policies and regulations that could potentially constrain the City's abilities to achieve its housing objectives. The chapter further presents a brief discussion of the City's policy and regulatory context . The chapter also discussed the City of Oakland's efforts to reduce the impact of local government regulations and fees on the cost and availability of housing. Some of which include increasing residential densities, creating new mixed-use housing opportunities along major transportation corridors and in the downtown, reducing open space requirements in high density residential zones in the Downtown and in the Transit Oriented Development Zone (S-15), streamlining the environmental review process for downtown projects, adopting a Density Bonus Ordinance, adopting a secondary unit ordinance and streamlining the process for approval, creating new fast-track and streamlined permit processes, and adopting Standard Conditions of Approval to, in part, streamline the CEQA review process.
2	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Specific constraints as a condition of HCD certification	Did your jurisdiction commit to addressing specific constraints as a condition of HCD certification of the existing housing element? If so, what was the constraint and what has been done to address it?	The City of Oakland's 2007-2014 Housing Element did not have any specific constraints to the production of housing that it had to address as a condition of its certification by CA State HCD.

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No	Commenter	Source	Topic	Comment	Response
3	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Policy 2.2; Policy Action 2.2.6: Inclusionary Zoning New Construction of Ownership Housing	Does your jurisdiction have a mandatory inclusionary zoning policy? If so, has an analysis been done that measures the economic impact? Does it contain meaningful and regularly available incentives, and is its implementation flexible so that there are alternatives to a “like for like must build requirement” such as payment of reasonable in lieu fees, land dedication, or acquisition and rehabilitation of existing units with provision affordability covenants? Are such alternatives available at the developer’s option or with staff approval—but without need for Council or Board approval on a project-by-project basis?	Addressed in Chapter 2 of the Public Review Draft 2015-22 Housing Element, May 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. Given this, the City of Oakland does not intend to pursue inclusionary zoning as was originally imagined or amended by proposed AB1229.
4	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Density Bonus ordinance	Has your jurisdiction adopted a density bonus ordinance consistent with governing state law (Gov’t Code Section 65915)? Does the density bonus ordinance count mandatory inclusionary zoning units toward the density bonus threshold as required by the recent court of appeal decision in <i>Latinos Unidos del Valle de Napa y Solano v. County of Napa</i> , 217 Cal. App. 4th 1160 (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.

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No	Commenter	Source	Topic	Comment	Response
5	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Policy 3.3; Policy Action 3.3.2 and Development Impact Fees (nexus study)	What is the cumulative fee and exaction burden on new housing in your jurisdiction? This analysis should include not only development fees that are “formally” reflected in published fee schedules, but also include exactions imposed via housing allocation program/ “beauty contests,” community benefits/amenities agreements, CFD annexation requirements, and the like. The analysis should also include fees imposed by other agencies, for example school fees, sewer and water fees, and fees imposed pursuant to an applicable regional Habitat Conservation Plan. The analysis should determine the % of the sales of price of new housing in the jurisdiction is represented by the cumulative fee/exaction burden, as well as the % of costs for rental housing units represented by the cumulative fee/exaction burden.	Chapter 6 of the draft 2015-2023 Housing Element documents the fees related to development. Those fees include planning permit fees and building permit fees. According to a study done by the California Department of Housing and Community Development, these were not considered to be a hinderance to development. Currently the City of Oakland does not charge an impact fee for residential development.
6	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	Does your jurisdiction have any recently adopted, proposed, or under consideration new or increased fee or exaction, such as an affordable housing impact fee?	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.
7	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Special tax for ongoing general governmental service	Has your jurisdiction required new housing projects, including multifamily/attached projects, to pay a fee or special tax for ongoing general governmental services?	No, the City of Oakland does not require new housing projects, including multifamily/attached projects, to pay a fee or special tax for ongoing general governmental service.

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No	Commenter	Source	Topic	Comment	Response
8	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	PDA/Specific/Large Development Planning	Does your jurisdiction have a designated Priority Development Area (PDA)? Is it a “planned” or “potential” PDA? Have the number of residential units and densities shown in the PDA application been incorporated into the General Plan? Has the CEQA process been completed for the PDA so that no additional CEQA review is necessary for a proposed project consistent with the PDA? Have development restrictions and processes been streamlined in the area covered by the PDA?	In February 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. These PDAs are located in zones that have adopted new commercial and residential zoning to align with the City's General Plan that is very generous with regard to densities and FARs. There has not been a CEQA process for the adopted PDAs. The City's development restrictions and approval processes are streamlined and are detailed in Chapter 6 of the Public Review Draft 2015-22 Housing Element, May 2014.

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No	Commenter	Source	Topic	Comment	Response
9	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Appendix C: Detailed Site Inventory	What were the sites relied on for the adequate sites compliance of the existing housing element? What has been the entitlement/development activity for these sites during the prior planning period? Were any of the sites subject to “by right” development procedures?	Addressed in Chapter 4 of the Public Review Draft 2015-22 Housing Element, May 2014. Chapter 4 of the Housing Element Update 2015-22, May 2014 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 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. 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.
10	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Housing Development - "cap" linked to new job creation	Does your jurisdiction have any type of cap or limitation on the number or type of housing units that may be permitted or constructed jurisdiction wide or in specific areas of the jurisdiction—including a cap or limitation tied to a specified level of new job creation in the jurisdiction?	No, the City of Oakland does not have a cap or limitation on the number or type of housing units that may be permitted or constructed jurisdiction wide or in specific areas of the jurisdiction—including a cap or limitation tied to a specified level of new job creation in the jurisdiction

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11	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Housing Development - "By-right"	Has your jurisdiction provided for "by right" housing development in any areas?	No, the City of Oakland does not provide for "by right" housing development in any areas within our jurisdiction. Design review is required for all residential development.
12	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Housing Development - impediments to infill and/or transit oriented development	Are there zoning or other development restrictions (such as voter approval requirements, density limits or building height restrictions) that have impeded infill and/or transit oriented development?	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.
13	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Compliance with Permit Streamlining Act	Has your jurisdiction consistently demonstrated compliance with both the letter and spirit of the Permit Streamlining Act?	Addressed in Chapter 6 of the Public Review Draft 2015-22 Housing Element, May 2014. 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.

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No	Commenter	Source	Topic	Comment	Response
14	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Historic Preservation - Citywide policy	What are your jurisdiction's historic preservation policies and review procedures and have they had a significant impact on the permit and entitlement processes for new development projects?	The City of Oakland has a program for officially designating select Landmarks and Preservation Districts. 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 City also has 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
15	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Credit for private open space	Has your jurisdiction adopted an ordinance pursuant to the Quimby Act that gives developers credit for private open space?	No, the City of Oakland has not adopted an ordinance pursuant to the Quimby Act that gives developers credit for private open space.

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No	Commenter	Source	Topic	Comment	Response
16	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	Criteria for Parkland Dedication	In implementing the Quimby Act, does your jurisdiction provide for consistency between the calculation of the existing neighborhood and community park inventory, and the criteria and procedures for determining whether to accept land offered for parkland dedication or to give credit for private open space? For example, has your jurisdiction refused to accept an area in whole or in partial satisfaction of the parkland dedication ordinance on the basis that it is unsuitable for park and recreational uses even though the area is substantially similar to areas included in the overall parkland inventory used to calculate the parkland dedication requirement and fee	These comments are beyond the scope of the Oakland Housing Element 2015-23.

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No	Commenter	Source	Topic	Comment	Response
17	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	CEQA - Bay Area Air Quality Management District's CEQA Thresholds of Significance for Toxic Air Contaminants	In the project review process, has your jurisdiction required developers to use the Bay Area Air Quality Management District's CEQA Thresholds of Significance for Toxic Air Contaminants (TAC Receptor Thresholds)? Has your jurisdiction explored alternative procedures for addressing project siting and air quality concerns, such as in the general plan or zoning code?	<p>The City of Oakland uses CEQA Thresholds of Significance tailored to Oakland; an excerpt from this document regarding TACs is included below:</p> <p>4. For new sources of Toxic Air Contaminants (TACs), during either project construction or project operation expose sensitive receptors to substantial levels of TACs under project conditions resulting in (a) an increase in cancer risk level greater than 10 in one million, (b) a non-cancer risk (chronic or acute) hazard index greater than 1.0, or (c) an increase of annual average PM2.5 of greater than 0.3 micrograms per cubic meter; or, under cumulative conditions, resulting in (a) a cancer risk level greater than 100 in a million, (b) a non-cancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average PM2.5 of greater than 0.8 micrograms per cubic meter [NOTE: Pursuant to the BAAQMD CEQA Guidelines, when siting new TAC sources consider receptors located within 1,000 feet. For this threshold, sensitive receptors include residential uses, schools, parks, daycare centers, nursing homes, and medical centers. The cumulative analysis should consider the combined risk from all TAC sources.];</p> <p>5. Expose new sensitive receptors to substantial ambient levels of Toxic Air Contaminants (TACs) resulting in (a) a cancer risk level greater than 100 in a million, (b) a non-cancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average PM2.5 of greater than 0.8 micrograms per cubic meter [NOTE: Pursuant to the BAAQMD CEQA Guidelines, when siting new sensitive receptors consider TAC sources located within 1,000 feet including, but not limited to, stationary sources, freeways, major roadways (10,000 or greater vehicles per day), truck distribution centers, airports, seaports, ferry terminals, and rail lines. For this threshold, sensitive receptors include residential uses, schools, parks, daycare centers, nursing homes, and medical centers.]</p>

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No	Commenter	Source	Topic	Comment	Response
18	BIA of the Bay Area	Email dated November 25 2013 (& letter dated 11/26/13)	ECAP - Climate Adaptation Plan	Has your jurisdiction adopted a Climate Adaptation Plan that is more stringent with respect to the per capita GHG reductions for the land use sector/transportation sector than the equivalent per capita targets established for the region by CARB pursuant to SB 375?	Addressed in Chapter 9 of the Public Review Draft 2015-22 Housing Element, May 2014. 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. Here is a link to the Plan, which discusses your question: http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak039056.pdf

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No	Commenter	Source	Topic	Comment	Response
19	City Planning Commission	19-Feb-14		Commissioners felt that important housing-related issues in Oakland included housing cost, school quality, neighborhood walkability, and access to public transit (including coordinating with AC Transit). A suggestion was made to locate new housing near transit oriented development areas, and to balance land uses by planning for housing while respecting the importance of commercial and industrial land. Additionally, a suggestion was made to offer leniency in the application of the City's parking standards for housing when ample public transportation options exist.	The City's new proposed context for the goals, policies and actions contained in Chapter 7 of the draft 2015-2023 Housing Element includes new housing in the City's Priority Development Areas, or existing neighborhoods near transit that the City Council has designated as appropriate locations for future growth. As summarized in Chapter 6 of the draft 2015-2023 Housing Element, the City currently requires half a parking 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. Additionally, the City's Standard Conditions of Approval require transportation demand management measures be taken when new projects over 50 units are proposed that include things such as subsidized transit passes.
20	City Planning Commission	19-Feb-14		Commissioners felt it was important to increase the percentage of owner-occupied housing and to concentrate on measures to maintain existing housing.	Policy 2.2 in Chapter 7 of the draft 2015-2023 Housing Element contains the City's policies on affordable ownership opportunities and maintaining the existing housing stock. This policy has been revised given the dissolution of redevelopment, however, it is noted that the City's First Time Homebuyer Program will be operated as funds are available and that a number of initiatives have been proposed to address neighborhood condition including foreclosure prevention and addressing abandoned properties. These programs include the Community Buying Program and Restoring Ownership Opportunities Together program (ROOT).

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No	Commenter	Source	Topic	Comment	Response
21	City Planning Commission	19-Feb-14		Since there has been a decrease in household size, are we still going to keep as a policy units for Larger Families? Staff should work with Oakland Housing Authority (OHA) on finding out what their market research has found out regarding the need for affordable large-size units (3+ bedrooms). It was also noted that the OHA is shifting assets to non-profit development and property management.	Although there has been an overall decrease in household size, as documented in Chapter 3 of the draft <i>2015-2023 Housing Element</i> , Oakland continues to experience overcrowding rates which 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. Thus, Policy 2.6, which encourages the development of affordable rental and ownership housing units that can accommodate large families, will be retained
22	City Planning Commission	19-Feb-14		There should be a policy around manufactured housing in residential districts.	Policy 1.5 in the draft 2015-2023 Housing Element provides for the inclusion of manufactured housing in appropriate locations, consistent with state mandates to plan for a variety of housing types and income levels.
23	City Planning Commission	19-Feb-14		Improve the current “mini-lots” policy to facilitate homeownership.	Mini-lot development is allowed in all residential zones and commercial zones that permit residential uses. The City’s current standards are designed to encourage the comprehensive planning of tracts of land; provide flexibility in the application of certain regulations in a manner consistent with the general purposes of the zoning regulations; and to promote a harmonious variety of uses, the economy of shared services and facilities, compatibility with surrounding areas, and the creation of attractive, healthful, efficient, and stable environments for living, shopping, or working
24	City Planning Commission	19-Feb-14		What is the City’s strategy for resiliency (climate change and location, design of affordable housing)?	Chapter 7 of the draft <i>2015-2023 Housing Element</i> contains the City’s climate change policy as it relates to housing issues. The chapter specifically addresses smart growth principles and encourages development that reduces carbon emissions. Also, new State law requires the City to address flood management and flood hazards and annually review flood maps. A flood hazard and land management discussion is included in Chapter 9 of the draft <i>2015-2023 Housing Element</i> Housing Element.

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No	Commenter	Source	Topic	Comment	Response
25	City Planning Commission	19-Feb-14		The City needs a comprehensive citywide community benefits policy. This comprehensive strategy should be realistic and consider different market realities in different areas of the City, rather than becoming an inflexible, blanket policy that may stifle certain districts, rather than improve them.	The new proposed Policy 1.1.5 Housing Incentive Zoning states that the City will explore the feasibility of developing Housing Incentive Zoning as a way of incentivizing development to include community benefits, while considering the costs of those benefits (to developers) as well as the value of the benefit (to the community); and the economic feasibility of requiring community benefits in exchange for additional height or density, among other important considerations.
26	City Planning Commission	19-Feb-14		Commissioners were curious about the barriers to building market-rate housing in the City. They were specifically interested in whether there were issues with planning/permitting; public safety (police and perceptions of crime); or the Oakland Unified School District. Commissioners felt that input from the developer and investment community was critical to understanding such barriers.	With the publication of the Draft 2015-2023 Housing Element, City staff will solicit feedback from the investment and development community to understand any barriers to housing and this feedback will be incorporated into the Final Draft 2015-2023 Housing Element.
27	City Planning Commission	19-Feb-14		Commissioners also had the following information/text change requests: <ul style="list-style-type: none"> • Include an update on housing production accomplishments from the last Regional Housing Needs Allocation (RHNA) period. • Ideas for replacing Redevelopment Funding? • Change references from “landscaping” to “planting” 	Chapter 2 of the final draft of the 2015-2023 Housing Element will include an evaluation of how the City performed in meeting the actions of the 2007-2014 Housing Element. As a place-holder, the contents of Chapter 2 included in this draft are the 2013 Annual Report to California Housing and Community Development Department on the 2007-2014 Housing Element. Additionally, Chapter 5 of the draft 2015-2023 Housing Element contains ideas for replacing former redevelopment funding. The references from landscaping to planting have been made.
28	Mayor’s Commission on Aging	5-Mar-14		The advisory board members were interested in various statistics about seniors and housing including the following: <ul style="list-style-type: none"> • Do you have statistics on homeless seniors (or an age distribution of the homeless)? 	The City relies on Alameda County data for the homeless estimate. The County does not estimate the number of homeless seniors, rather the age breakdown is generally people under 17, 18-24, and over 25 years of age.

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No	Commenter	Source	Topic	Comment	Response
29	Mayor's Commission on Aging	5-Mar-14		<ul style="list-style-type: none"> Is it possible to revise the age of a "senior" to someone who is 55 (rather than the current 65)? 	California Civil Code (section 51.3) defines senior citizen as a person 62 years or older. For state-funded or regulated affordable housing developments, the definition of a senior citizen is 55 years or older (except for projects utilizing federal funds whose programs have differing definitions for senior projects that for many housing funding programs is 62 years or older)
30	Mayor's Commission on Aging	5-Mar-14		<ul style="list-style-type: none"> Do you have data on seniors living alone? 	Chapter 3 of the Housing Element contains data on seniors living alone. It is noted that "nearly 45 percent of senior-headed households consist of a single elderly person living alone."
31	Mayor's Commission on Aging	5-Mar-14		<ul style="list-style-type: none"> Do you have data on seniors with language isolation? 	The City does not collect data on seniors with language isolation as part of the Housing Element.
32	Mayor's Commission on Aging	5-Mar-14		<ul style="list-style-type: none"> What rents are considered "affordable"? 	It is generally accepted that spending 30% of household income on rent is considered affordable. Income and rents are discussed in Chapter 3 of the draft 2015-2023 Housing Element.
33	City Council Community and Economic Development (CED) Committee Meeting	25-Mar-14		Need detailed plans and policies for how to address affordable housing in PDAs. This could include Public Benefits Zoning and Housing Impact Fees (including a nexus study).	The new proposed Policy 1.1.5 Housing Incentive Zoning is designed as a way to investigate the feasibility of incentivizing development to extract public benefits. The policy indicates that the City will explore the feasibility of developing Housing Incentive Zoning, while considering the costs of benefits (to developers) as well as the value of the benefit (to the community); and the economic feasibility of requiring community benefits in exchange for additional height or density, among other important considerations. Policy 2.7.2 calls for the City to explore implementing a housing impact fee and notes the importance of funding a nexus study to determine the feasibility of the fee, and an appropriate fee structure. 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.

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No	Commenter	Source	Topic	Comment	Response
34	City Council Community and Economic Development (CED) Committee Meeting	25-Mar-14		Address the risks of displacement within the PDAs (look at policies to address displacement such as updating the Condominium Conversion Ordinance). The City must also coordinate housing development along AC Transit transfer hubs and high traffic routes. When focusing new housing in PDAs we must consider bus transit routes as key access modes (not just BART; that is for more affluent communities).	Action 1.1.6 International Boulevard Community Revitalization Without Displacement Initiative documents staff's work with community members and large foundations to pilot a revitalization and anti-displacement planning initiative to improve transportation connections, housing economic development, and health and public safety along the corridor. Additionally, Policy 5.6 presents the City's limitations on conversion of rental housing to condominiums. The extent of the condominium conversion impact area may be extended in some of the areas currently undergoing Specific Planning processes as a method to avoid displacement.
35	City Council Community and Economic Development (CED) Committee Meeting	25-Mar-14		In Appendix C, the Site Inventory, identify affordable housing sites located within Priority Development Areas (PDAs) and work with non-profit developers to do preliminary Tax Credit Allocation Committee (TCAC)/Low Income Housing Tax Credit (LIHTC) scoring to see if any of these sites are appropriate for affordable housing development and would be competitive for funding.	The "opportunity sites" in Appendix C have been mapped according to PDA. City staff has emailed active Community Housing Development Organizations in the City to partner with them to evaluate this list of opportunity sites in light of TCAC/LIHTC funding potential.
36	City Council Community and Economic Development (CED) Committee Meeting	25-Mar-14		How well did we do with production in the past?	Chapter 2 of the final draft of the 2015-2023 Housing Element will include an evaluation of how the City performed in meeting the actions of the 2007-2014 Housing Element.

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No	Commenter	Source	Topic	Comment	Response
37	City Council Community and Economic Development (CED) Committee Meeting	25-Mar-14		Consider the ABAG/Plan Bay Area Grant criteria when developing new housing policies and locations for housing	ABAG's four-year \$320 million One Bay Area Grant (OBAG) Program requires a City to have a Complete Streets Policy (which Oakland adopted in February of 2013 in Resolution 84204) and also requires a jurisdiction to have a housing element adopted and certified by the State Department of Housing and Community Development (completion of the 2015-2023 Housing Element is in progress; final adoption is scheduled for January 2015 and will be on-time). OBAG funding is targeted toward achieving local land-use and housing policies by supporting the Sustainable Communities Strategy by promoting transportation investment in PDAs. OBAG is currently funding a variety of projects in the City's PDAs including local streets and road preservation, bicycle and pedestrian improvements and safe routes to school. Since the majority of opportunity sites are in PDAs, the City is well positioned to leverage housing investment with areas primed to receive transportation and infrastructure OBAG funding (upon the submittal of successful grant proposals).
38	City Council Community and Economic Development (CED) Committee Meeting	25-Mar-14		Suggestion to circulate the 2015-2023 Housing Element announcement through City Council members' email lists and newsletters.	Staff sent out an announcement to all City Council members with a newsletter write up for distribution in e-newsletters
39	Mayor's Commission on Persons with Disabilities	14-Apr-14		Homeownership policies should be encouraged and the existing housing stock should be preserved. New housing should be located near grocery stores and transit. Similarly, housing for people with developmental disabilities should be located near easily accessible public transit routes. Public safety response to emergency calls should be equal across all neighborhoods.	Policies 2.2 and 4.1 cover homeownership and preservation of the existing housing stock, respectively. Housing opportunity sites are located near PDAs. These areas are well served by public transportation and a mix of commercial, civic and residential uses.

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40	Engage Oakland	Comments received through May 7, 2014		Newly developed affordable housing must be built with a holistic lens, considering how this housing integrates with public transit, fresh food availability, and proximity to community based resources. Additionally, developers should solicit feedback from community based organizations serving the areas to be developed to better understand the needs of the community. In regard to individuals with disabilities, it is critical to ensure that affordable housing is developed in coordination with community service providers and in proximity to public transportation.	The housing opportunity sites identified the in the 2015-2023 Housing Element are mostly in PDAs. These areas are well served by public transportation and have a mix of commercial, civic and residential uses.
41	Engage Oakland	Comments received through May 7, 2014		In Copenhagen, renters in apartment buildings have first refusal on buying the building and turning it into a Housing Cooperative (not to be confused with co-housing), which ensures that a constant stream of affordable housing enters the market, while raising the quality of living for the inhabitants. This program should be adopted in Oakland	Policy 5.6 in the draft 2015-2023 Housing Element discusses condominium conversions. Such an idea would need to be discussed within the larger condominium conversion context.
42	Engage Oakland	Comments received through May 7, 2014		We need to create more affordable housing--without destroying the look and feel of existing neighborhoods, and without adding high-rise luxury condos. This can be accomplished by promoting secondary/in-law units through improved permitting, eliminate limits on the number of "units" per parcel (instead, create standards for minimum unit size, parking availability, and building height), and standardizing height to five stories (similar to Paris) for an ideal balance of livable, walkable and economically vibrant neighborhoods.	Policy 1.4 covers the City's policy on secondary units. The City uses both density (i.e., units per parcel) and development standards (setbacks, height) to regulate development. The City has varying height limitations throughout the City based on surrounding context and State mandates to plan for a growing population.

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
43	Engage Oakland	Comments received through May 7, 2014		<ul style="list-style-type: none"> • Set schedules (5 to 7 days) for appropriate response time of landlords to tenant inquiry or request. • All residential properties should be furnished with access to appropriate green waste disposal with garbage pick-up and there should be more reasonable dumping/bulky pick up policies. • Require buildings housing 10 or more living units to have on-site maintenance (and provide on-site property managers with compensation i.e., reduced/free rent). • Ensure all tenants of public housing have access and are trained to use internet at home for \$10/month or less. • There should be fewer hurdles to evicting problem tenants. 	These comments are beyond the scope of the Housing Element 2015-23.
44	NCLT/OC LT (Northern CA Land Trust/Oakland Community Land Trust)	Comments dated 4/28/14	Policy 2.4; Policy Action 2.4.1 Community Land Trust Program	Increase the profile of community land trusts (CLTs) as affordable housing providers and long-term stewards, and desirable community Investments.	Policy 2.4.1 covers the City's policy on CLTs. The City commits to continuing support, to the extent feasible, of the existing CLTs in the City. The City will also support the expansion of CLTs in the City if land values make it financially feasible for the CLT and worthwhile for the homeowners. City staff will, to the extent feasible, attend any regional events related to CLTs.

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
45	NCLT/OC LT (Northern CA Land Trust/Oakland Community Land Trust)	Comments dated 4/28/14	Policy 2.2 Affordable Homeownership Opportunities - Community Land Trusts	<p>Adapt first-time homebuyer programs to account for community land trust (CLT) homebuyer's particular needs, so as to avoid putting the homebuyer at a disadvantage due to the resale restrictions incorporated into the land lease intended to maintain the unit's affordability.</p> <p>1) Meet with representatives of local CLTs to discuss how City programs affect CLT homebuyers, and propose solutions that would ensure CLT homes remain affordable under the various programs and avoid developing negative equity.</p> <p>2) When developing new homeownership programs invite CLT staff to comment on the potential impact of CLT homeownership.</p>	<p>The City's First-Time Homebuyer program is designed to assisted low and moderate income homebuyers by bridging the gap between market rate housing prices and what is affordable to the homebuyer. Resale price restricted properties such as the CLTs should be priced to be affordable to its target market in order to ensure sustainability. The layering of recapture mechanism used by the first-time homebuyer program and a price restriction makes it challenging for both the buyer and the City to recover their costs. This has been demonstrated by a sampling of transactions in the first-time homebuyer portfolio. City Staff is currently working on a proposal to resolve this issue for loans in the portfolio so that the buyer can recover its costs. Given the first time homebuyer program's limited resources, it would be difficult to justify focusing its resources on a subset of eligible low and moderate income first-time homebuyer. Additionally, some of the program's funding sources have specific recapture requirements that can not be modified.</p> <p>In the future, City Staff recommend NCLT/OCLT proceed with developing projects using developer-side subsidies by applying for the annual competitive NOFA for affordable housing development funds in order to make a development feasible without buyer-side subsidies. City Staff welcome pre-NOFA project consultation with interested developers.</p>
46	NCLT/OC LT (Northern CA Land Trust/Oakland Community Land Trust)	Comments dated 4/28/14	Policy 2.2 Affordable Homeownership Opportunities - Community Land Trusts	<p>Increase the portfolios of community land trusts (CLTs) in Oakland in order to provide more permanent affordable housing for City residents, as well as improve the economies of scale for Oakland based CLTs.</p> <p>1) Convert existing mortgage assistance program (MAP) down payment assistance loans recorded against CLT units to shared appreciation mortgage (SAM) loans, made explicitly assumable by qualified purchasers, in order to prevent negative equity for homeowners of limited appreciation CLT units.</p>	<p>1) See agenda report for June 6, 2014 City Council Community Economic Development (CED) committee meeting--item on proposed modification to MAP program loans. Staff proposes converting existing MAP loans recorded against selected ownership projects with affordability restrictions and that are currently facing negative equity.</p> <p>2) As noted above, it is more appropriate for the CLTs to apply for funds under the City's NOFA. This will enable the project to design a project specific mechanism for maintaining affordability.</p>

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
				<p>2) Develop a new program in conjunction with CLT staff to allow the conversion of the City's down payment assistance loans, including MAP and SAM, into permanently affordable homes in the CLT model, providing an option to purchase to CLTs and leveraging loan forgiveness to preserve affordable homeownership opportunities for Oakland residents.</p> <p>3) Identify Oakland-based CLTs as approved recipients of land donation under the updated Density Bonus Ordinance.</p> <p>4) Provide an opportunity to identified CLTs to purchase and steward affordable housing developments with expiring affordability covenants in order to expand Oakland's existing stock of permanently affordable housing.</p> <p>5) Provide for CLT specific programs when considering the adoption of an Inclusionary Zoning Ordinance.</p> <p>6) Subsidize CLT projects by donating land and buildings from the municipality's own inventory to a CLT or by selling the properties to the CLT at a discounted rate.</p>	<p>3) Historically, very few developers have used the Density Bonus Program in Oakland due to existing permissive densities. In any future housing developments where the developer uses the City of Oakland's density bonus program, City staff will consider, through a competitive process, outside organizations as the recipient of the land donation in exchange for ongoing monitoring of the density bonus units.</p> <p>4) In the Housing Element 2015-23, Chapter 3 Needs Assessment, Section J Analysis of Assisted, At-risk Housing Projects, there is a table of all regulated units in the City of Oakland whose affordability agreements will expire in the next 10 years (Federal, State and local regulatory agreements). There are very few units whose affordability will expire in this period of time and none are homeownership projects. Please refer to Table 3-54 for more detail. Please also refer to another incomplete listing of regulated ownership units as requires by State code per AB 987 for Redevelopment-funded units and their regulatory agreement expiration dates. (http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/dowd008179.pdf)</p> <p>5) At the moment, the City of Oakland does not have an Inclusionary Zoning Ordinance.</p> <p>6) City Staff do not have the authority to gift public funds which includes land donations. City Staff will consider proposals, in the context of a competitive bid process, for the disposition of sites currently in their site acquisition program--see Appendix C, Table C-4.</p>

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
47	Oakland Resident	email dated 2/27/14		<p>Changing lifestyle preferences is raising the demand for housing in the North Gate/Koreatown area, for example. I encourage dense housing and cite the popularity of the Ellington and the Broadway Grand, for example.</p> <p>I encourage developments with units of a range of sizes, which would encourage economic diversity, aside from any affordability requirement.</p> <p>I support meeting affordability requirements in or near new market rate developments rather than being pushed out to neighborhoods already facing economic challenges.</p> <p>New dense housing should be planned to allow nearby rich commercial and cultural experiences, so that the new residents can find the quality urban life they sought in Oakland</p>	<p>As outlined in Chapter 6, the City has generous density standards in many zoning districts, particularly near downtown, and major transportation corridors.</p> <p>Chapter 3 demonstrates the need for and advocates for larger units, which will continue to be pursued by the City.</p> <p>The City's policy of directing financial resources to Priority Development Areas will foster the development of mixed-income communities, as the development of mixed income communities is supported by <i>Plan Bay Area</i>, a significant grant source.</p>
48	Oakland Resident	email dated 2/27/14		I have reservations about affordable housing ownership. It is not responsive to the dynamic nature of the housing market. A young family may find affordable purchase attractive. But then as the family size or the family budget changes, they are constricted from moving by price controls, whereas if they were renters or market rate buyers, they would be more free to move if they wanted to.	The City supports a variety of housing types and tenures, as required by State law.
49	Oakland Resident	email dated 2/27/14		I encourage strict enforcement of zoning so that so that neighborhoods are not degraded by surreptitious units built to respond to an otherwise unanswered housing pressure.	The City adopted new residential and commercial zoning regulations in 2011 and will continue to implement these regulations into the future.

Table E-1
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No	Commenter	Source	Topic	Comment	Response
50	Oakland Resident	email dated 2/27/14		When considering the policy of rental assistance I ask that the City consider what percentage of Oakland residents either receive some form of direct rental assistance or live in "affordable (subsidized) housing" of some sort or another. There should be a balance between helping working class people and people on fixed income on the one hand, and attracting an ever growing pool of low income residents through more and more subsidies. There should come a point where the city says, "We've done our share and more. Let other cities do their share."	The City determines its rental subsidies based on need (of City residents) and subsidy availability.
51	East Bay Housing Organizations (EBHO)	Comment letter received at 6/11/14 focus group	Anti-displacement	need an explicit anti-displacement goal to clarify that this is a major public policy need	City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.
52	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Anti-displacement	Include programs and policies to monitor potential and actual displacement of lower income renters.	City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
53	Alameda County Public Health Department	Email dated 6/16/2014	Anti-displacement	Establish strong anti-harassment policies to prevent landlords to coercing tenants to leave their homes due to negligence, intimidation and buy-out option. Cities can prohibit tenant harassment by clearly defining harassment to include the following: failure to provide housing services in line with housing, health, and safety laws; attempts to coerce tenants to vacate units with intimidation and offers of payment; and interference of tenant's right to quiet use and enjoyment of rental housing.	City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.
54	Enterprise Community Partners	Email dated 6/24/14	Anti-displacement	We recommend that the City do more to track potential and actual displacement.	City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.
55	Oakland Heritage Alliance (OHA)	Letter dated 6/10/14 commenting on the Broadway Valdez Specific Plan-- requested that Housing Element Staff accept as public comment on the Housing Element	Anti-displacement	<p>Anti-displacement strategies must occur now, simultaneously with approval, or at least be attached to a timetable.</p> <p>Language existing in BVSP: Develop programs to support residents who are displaced as a result of development in the Plan Area (replace with "City"?).</p> <p>Suggested added language: Identify which City department or group would develop the program. Program proposal must return to the Planning Commission and City Council by December 1, 2014 for implementation by June 2015.</p> <p>Specifically referred to 94 units housing approximately 300 people--there are currently no enforceable protections for these units and no relocation plan.</p>	City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.

Table E-1
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No	Commenter	Source	Topic	Comment	Response
56	Larry Mayers	Emails dated 6/12/14 and 6/17/14	Appendix C: Detailed Site Inventory (Opportunity Sites- Unit Yield Estimates)	<p>As you may remember, I volunteered to look at a few sites with an architect's perspective relative to what's allowed for a particular site by code. I recently looked at the site at 2330 Webster for Joel Devalcourt of the Better Broadway Coalition. While that 45,000+ sf site could theoretically yield as many as 180 units just by height and density restrictions, other requirements, such as parking an usable open space, bring that number down to about 110 for family housing or 130 for senior housing. This is not factoring in possible increases due to density bonuses. Open space seems to be the most restrictive limiter.</p> <p>I looked for this site in the Housing Element Draft, but found only a site indicated as PPDA-127 (page 322). The address is not given, but the zoning and height are the same. However, it is about ¼ of the full site in area.</p> <p>I am not sure if that is another site, or just part of the 2330 site, but in any case, I am hard-pressed to figure out how that site would yield 52 units as indicated.</p> <p>And in response to his email on the City's methodology: There are some unknowns (possibility of parking reductions, adding balconies) which could boost the unit total back to 180—and even more depending on if it is a senior project. The efficacy of going above the high-rise limit would have to be checked, but note that would put even more strain on the other two limiters.</p> <p>A conservative approach would be to assume no high-rise, no balconies, but allow some reduction in parking since the project is pretty well located. That means 110 family units/130 senior units.</p> <p><u>So you can see other limiters reduce the buildable</u></p>	The estimate of build out potential for the opportunity sites was intended to be conservative; staff could not do an individual analysis (considering site specific circumstances) for each site.
APPENDIX E				number of units. This is a much more realistic look.	471

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
57	BIA of the Bay Area	email dated 6/10/14	Community Benefits	The Housing Element should be clear that the City will not attempt to extract "community benefits" or other exactions based on a City calculation of developer profitability/feasibility. Fees and exactions should only be considered and assessed in order to mitigate the the need for public facilities specifically caused by the new development	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.
58	Enterprise Community Partners	Email dated 6/24/14	Community Benefits	It will be important to be clear and consistent with private developers what the fee or the community benefit will be if these tools (inclusionary zoning and housing impact fees) are pursued. We encourage the City to make it a policy to communicate with developers consistently and to prioritize key transit corridors and/or PDAs for fees and/or community benefit districts.	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.
59	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Community Benefits	The City should adopt a Citywide Community Benefits Policy.	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
60	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Community Benefits	We need a Citywide policy that will require developers to contribute to provision and/or preservation of affordable housing. Glad that Housing Incentive Zoning is included but some elements need to be mandatory. (Not against higher density bonus but they are not sufficient.)	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.
61	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Community Benefits	Add Inclusionary Zoning Policy for ownership housing.	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.
62	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Community Benefits	The City should add as a separate action Inclusionary Zoning: The City will consider adoption of an inclusionary zoning ordinance that requires new ownership developments to include a specified percentage of units with sales prices and resale restrictions that make such units permanently affordable to low income households. The City will also consider alternative compliance options, such as deposit of an in-lieu fee to the City's Affordable Housing Trust Fund, and dedication of land for development of affordable housing.	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
63	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Community Benefits	(Recommendation): The City should consider aligning with legislative or legal actions that have the objective of reinstating inclusionary zoning / inclusionary housing policies to mandate that portions of multifamily rental developments be affordable.	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.
64	BIA of the Bay Area	email dated 6/10/14	Height Restrictions	The Housing Element should commit to revising building height restrictions citywide so that they are no longer a constraint to housing development. Developers have specifically identified building height limitations as a significant constraint and BIA suggests that the Housing Element commit to address this issue. Considering both construction cost and building code issues, BIA recommends the following height limitation categories: <ul style="list-style-type: none"> o 35'-40' for 3 stories o 65' for 5 over 1 story podium o 85' for 5 over 2 story podium o 120' o Above 120' o For every 1' of retail clear height above 12/, the building height should increase a commensurate 1' (e.g., if a developer proposes a 15' clear, then the building height can increase by 3') 	Planning staff will look into whether height limits in the recently revised zoning constitute a constraint to development

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
65	Oakland Heritage Alliance (OHA)	Letter dated 6/10/14 commenting on the Broadway Valdez Specific Plan-- requested that Housing Element Staff accept as public comment on the Housing Element	Historic Preservation - Residential Displacement/Commercial Design	<p>Firmer provisions concerning adaptive reuse of historic buildings;</p> <p>A section of the BVSP Area is a contiguous area of the potentially designated historic properties sites, that provides family housing and context and scale to the area's architectural fabric...it should not be wiped out for some speculative future commercial development, on a street which historically has not been commercial, where nearby vacant land should be so developed first;</p> <p>A section of BVSP Area has ominous and unattractive concepts and assumes demolition of B-rated cultural resources that could provide an attraction to the area more so than a large floorplate retail anchor.</p>	See Broadway Valdez District Specific Plan adopted by City Council June 17, 2014; Resolution number 85065 C.M.S.

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
66	Oakland Resident	Email dated 6/15/14	Housing Development - Affordable Housing Production	must have diverse housing for all income levels; need rental stock for all income levels	<p>City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.</p> <p>Additionally, City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.</p>

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
67	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Housing Development - Affordable Housing Production	Whereas the HUD standard for housing is 30% of income, the median income of households in PDA areas is \$33,621; and, whereas 82% of Oakland households pay more than 30% of income for housing; and, whereas almost 60% of renter households pay 50% or more for housing [verify by Census or latest American Community Survey], the City therefore establishes the provision, production, and supply of rental housing, affordable at all income levels, but primarily for very low, and low income households as the highest priority for actions anticipated for this Housing Element.	<p>City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.</p> <p>Additionally, City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.</p>
68	Alameda County Public Health Department	Email dated 6/16/2014	Housing Development - Affordable Housing Production	<p>1. Consider prioritizing the use of remaining funds for affordable housing development towards groups with most extreme housing needs, i.e. individuals with extremely low income, individuals living on fixed income (seniors and disabled), and the households that are currently homeless. This recommendation is based on significant reductions in available City Of Oakland housing funding development.</p> <p>2. Unsold community land trust homes within the City could and should be made available to rental housing for extremely low income households. Alameda County partnered with Hello Housing and the Housing Consortium of East Bay on a model to convert foreclosed properties into rental properties for this population. (report included in the email).</p>	<p>1. See Policy 2.1 Affordable Housing Development Programs with the stated policy goal to "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." Additionally, see Policy 2.9 Path Plan for the Homeless; with the stated policy goal to "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."</p> <p>2. City staff have requested that OCLT consider this option.</p>

Table E-1
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No	Commenter	Source	Topic	Comment	Response
69	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Housing Element - Annual Progress Reporting	The City should include in the Housing Element a program that commits the City, by April 1 of each year, to prepare and submit to CA HCD an Annual Progress Report on the Housing Element in the format prescribed by HCD. The City should also conduct annual review public hearings before the Planning Commission and the City Council that will include consideration of the Housing Element Progress Report as defined in Government Code Section 65400(a)(2)(B)	The City has added Policy 6.5, Action 6.5.1: Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on progress made by the City of Oakland on policies adopted in the 2015-2023 Housing Element (as required by state law).
70	East Bay Housing Organizations (EBHO)	Comment letter received at 6/11/14 focus group	Housing Element - Implementation Schedule	need a timeline for all policies and actions	See Table 7-1, Implementation Program; Column titled "Approximate Timeline."
71	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Housing Element - Implementation Schedule	All policies and actions should be prioritized into short/medium and long term (particularly the new initiatives).	See Table 7-1, Implementation Program; Column titled "Approximate Timeline."
72	Alameda County Public Health Department	Email dated 6/16/2014	Housing Element - suggested edits to needs assessment	<p>4. Review and update the table listing shelters and transitional housing should be reviewed and updated. The list of shelters and transitional housing in the report contains a list of programs residing outside of the City of Oakland.</p> <p>5. Correct incorrect references to Medicare. On page 134, the Draft erroneously refer to Medicare, which should be Medicaid funding for transitional housing.</p>	<p>4. City staff from the Human Service Department recommended including shelters beyond the City of Oakland boundaries since what commonly happens is that the homeless from Oakland are placed in shelters in surrounding cities. Staff feels that because this is explained in the text, it is okay to leave as is.</p> <p>5. Correction made to Housing Element 2015-23 Draft to CA HCD</p>

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No	Commenter	Source	Topic	Comment	Response
73	Alameda County Public Health Department	Email dated 6/16/2014	Housing Element - suggested edits to needs assessment	<p>1. Use up-to-date data on persons with disabilities. The reports section on persons with disabilities uses 2000 census data. More recent data for this population should be available.</p> <p>2. Revise the following statement related to persons with disabilities on p. 122: “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.” This statement implies a migration of disabled people in Oakland due to availability of resources and alternative housing rather than the establishment of social services, alternative housing, income support and relatively lower housing costs to meet the needs of persons with disabilities.</p> <p>A revision of the statement should be : “The proportion of the population in Oakland with disabilities is much greater than countywide. These factors create a high demand for affordable and alternative housing and support services to meet the needs of persons with disabilities.”</p>	<p>1. See Footnote on the first page of Chapter 3 for the City's opinion of the American Community Survey Data. Staff reviewed ACS 5-year for 2008-2012 for the City's Disabled populatin estimates (ACS ID# S1810 and S1811) and found that the data estimates are much reduced, down to approximatly 38% of the 2000 Census figures, prompting skepticism in using that data given it represents such a dramatic decrease in Oakland's disabled population.</p> <p>2. Correction made to Housing Element 2015-23 Draft to CA HCD.</p>
74	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Industrial Lands Conversion Policy	Revisit the industrial lands conversion policy	This comment is beyond the scope of the Housing Element.

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Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
75	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Land banking	We urge the City to include the following language in Policy 1.3: The City will consider policies within these areas that (a) promote land banking for affordable housing development, (b) assist affordable housing developers to acquire sites, and (c) encourage and provide incentives to developers to make land available within these areas for development of affordable housing.	City of Oakland staff will be releasing an RFP for a Nexus Study and Economic Feasibility Analysis for various impact fees (see Policy Action 3.3.2) during the Summer of 2014. Although "land banking (among other community benefit suggestions) are not specifically cited in the RFP as an area of study, City staff think that there will be other opportunities to incorporate specific language into the final contract for this study.
76	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Land banking	Recommends the following language: The City will also consider programs for acquisition and land banking of opportunity sites in these areas to ensure that development of affordable housing takes place within the Plan Area and doesn't simply generate fee revenue that builds affordable housing elsewhere.	City of Oakland staff will be releasing an RFP for a Nexus Study and Economic Feasibility Analysis for various impact fees (see Policy Action 3.3.2) during the Summer of 2014. Although "land banking (among other community benefit suggestions) are not specifically cited in the RFP as an area of study, City staff think that there will be other opportunities to incorporate specific language into the final contract for this study.
77	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Land banking	The City should adopt a Citywide Land Banking Policy.	City of Oakland staff will be releasing an RFP for a Nexus Study and Economic Feasibility Analysis for various impact fees (see Policy Action 3.3.2) during the Summer of 2014. Although "land banking (among other community benefit suggestions) are not specifically cited in the RFP as an area of study, City staff think that there will be other opportunities to incorporate specific language into the final contract for this study.
78	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Land-value Recapture	To the extent that the City's strategy includes the use of voluntary incentives and bonuses, the Housing Element should only allow greater height and density (or other incentives and bonuses) if such changes are accompanied by provision of affordable housing.	City of Oakland staff will be releasing an RFP for a Nexus Study and Economic Feasibility Analysis for various impact fees (see Policy Action 3.3.2) during the Summer of 2014. Although "land banking (among other community benefit suggestions) are not specifically cited in the RFP as an area of study, City staff think that there will be other opportunities to incorporate specific language into the final contract for this study.
79	BIA of the Bay Area	email dated 6/10/14	Parking Ratio Requirement Reductions	The Housing Element should include an implementation measure that commits to reducing parking ratios wherever a TDM plan is required and for transit corridors and where car sharing programs exist	Staff plans to undertake a comprehensive citywide parking study as captured in Policy 3.2.3

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No	Commenter	Source	Topic	Comment	Response
80	BIA of the Bay Area	email dated 6/10/14	PDA/Specific/Large Development Planning	for those areas in the City that are Priority Development Areas (PDAs) in Plan Bay Area, BIA suggests that the Housing Element contain an implementation measure that commits to developing a program for development "by right" under appropriate circumstances. The appropriate circumstances could be fleshed out as part of developing the Housing Incentive Zoning program.	The City of Oakland does not provide for "by right" housing development in any areas within our jurisdiction. Design review is required for all residential development.
81	EBALDC	Email dated 6/12/14	PDA/Specific/Large Development Planning	reconcile the discrepancies between the PDA map on city's website and in Housing Element	There is a website under the City Administrator's Office, Division of Economic & Workforce Development that has a page titled "Priority Development Areas." This webpage pre-dates the Region's and City's current Priority Development Area planning (even though there is a bit of overlap—it was unintended and reflects that the City's PDA planning supported some already ongoing efforts). City staff have requested that this website be renamed. City staff are also considering creating a new website to address the City's current Priority Development Area planning efforts.
82	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	PDA/Specific/Large Development Planning	The Housing Element should include specific programs that will be undertaken to ensure inclusion of affordable units in the PDAs and other major development projects. This must beyond a simple recitation of existing housing policies (most of which are inadequately funded, especially in the wake of the dissolution of redevelopment) and will make clear how and when affordable housing will be developed within these areas. See recommendations for Policy Actions 2.7.2 and 3.3.2.	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Following is language added to Policy Action 2.7.2 "The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities." Additionally, this Policy Action states that the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.

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No	Commenter	Source	Topic	Comment	Response
83	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	PDA/Specific/Large Development Planning	Recommends the following language: The City is committed to equitable development in Specific Plan Areas, Priority Development Areas (PDAs) and large development projects that provides housing for a range of economic levels to ensure the development of thriving, vibrant, complete communities.	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Following is language added to Policy Action 2.7.2 "The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities." Additionally, this Policy Action states that the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.
84	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	PDA/Specific/Large Development Planning	The City should prioritize the development of affordable housing in PDAs.	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Following is language added to Policy Action 2.7.2 "The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities." Additionally, this Policy Action states that the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.

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No	Commenter	Source	Topic	Comment	Response
85	EBALDC	email dated 6/16/14	PDA/Specific/Large Development Planning	As the City considers amending its NOFA scoring criteria to reflect prioritization of projects located in Priority Development Areas (PDAs), we request that: 1. EBALDC projects located in close proximity to existing PDAs, or within planned PDAs, will continue to be considered for future funding allocations. 2. The planned PDA along International Boulevard between the Downtown/Jack London Square and Fruitvale PDAs be included in future NOFA scoring criteria. The City has placed a priority on the OSNI effort to provide affordable housing and this Planned PDA includes a very important segment of International Blvd.	DHCD, Housing Development Services staff, prior to the annual release of the NOFA, review the guidelines and scoring mechanism to confirm that it is still aligned with City/DHCD affordable housing policy goals. The City/DHCD's NOFAs in recent years have included preference points for development proposals "on a major thoroughfare that transverses residential communities and is in need of infill housing due to the decline of local retail and/or commercial uses" and "contribute to an existing or planned pattern of targeted redevelopment (housing or commercial development, streetscape improvements, etc.) occurring within 1/4 mile of the project site." It is likely that sites within a Priority Development Area would receive points under the most recent NOFA's scoring criteria. Housing Development staff will consider the request to specifically include PDAs in the upcoming NOFA. If any of the "Potential Planned PDAs" are adopted as a PDA, City staff will treat them as such unless there is specific language in the adoption of those PDAs that dictate that City policy treat those PDAs differently.
86	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 1.1; Policy Action 1.1.3 Sale of City-owned Property for Housing	There is not provision for affordable housing in this policy. Note that State law requires cities to offer surplus property to affordable housing developers first. We urge the City to include the following language: In disposing of City-owned properties, the City will give first priority to affordable housing on these sites. For those sites that are sold without affordable housing requirements, 25% of the proceeds of such sales shall be deposited to the Affordable Housing Trust Fund.	See added language to Policy Action 2.7.3 (formerly Policy Action 1.1.3 in Public Review Draft of the Housing Element) 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. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et seq. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.

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No	Commenter	Source	Topic	Comment	Response
87	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 1.1; Policy Action 1.1.3 Sale of City-owned Property for Housing	(Recommendation): Any City-owned property in areas zoned for multi-family housing sold for development must include an equitable share of affordable rental or for-sale housing in the development.	See added language to Policy Action 2.7.3 (formerly Policy Action 1.1.3 in Public Review Draft of the Housing Element) 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. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et seq. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.
88	BIA of the Bay Area	email dated 6/10/14	Policy 1.1; Policy Action 1.1.5: Housing Incentive Zoning	BIA supports Policy 1.1.5 calling for creation of a Housing Incentive Zoning program; program should be approached differently than currently described. This type of program is especially important for the areas Oakland has designated as Priority Development Areas (PDAs) in Plan Bay Area, as the purpose of PDAs is to identify areas where development will be streamlined and encouraged through the removal of building constraints because it is in the appropriate location and of the proper place type. The purpose of PDA designations is not to impose additional fees or extractions on PDAs in "exchange" for developing at the height and density that makes sense economically and environmentally	Policy Action 1.1.5 from the Public Review Draft of the Housing Element was folded into Policy Action 2.7.2 with the following title: Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing (among other areas studied—see Policy Action 3.3.2).

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No	Commenter	Source	Topic	Comment	Response
89	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 1.1; Policy Action 1.1.5: Housing Incentive Zoning	Reliance on incentives alone is unlikely to be successful. This has already been confirmed by the City's own consultant on the Downtown Development Feasibility Study, AECOM, in its letter dated March 2014, which explicitly recommends establishment of a citywide development fee rather than use of incentives and bonuses. City staff admits that existing density bonuses have not really been effective and incentivizing affordable housing. In the context of multiple Specific Plans that will provide additional height and density to existing zoning, there are even fewer prospects for meaningful and effective incentives and bonuses.	Policy Action 1.1.5 from the Public Review Draft of the Housing Element was folded into Policy Action 2.7.2 with the following title: Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing (among other areas studied—see Policy Action 3.3.2).

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No	Commenter	Source	Topic	Comment	Response
90	Greenbelt Alliance	email dated 6/16/14	Policy 1.1; Policy Action 1.1.5: Housing Incentive Zoning	<p>Feasibility analysis of the Housing Incentive Zoning should consider the following criteria: (language should be coordinated with Specific Plans):</p> <ol style="list-style-type: none"> 1. Determine geographic area program will target. Different parts of the city will have different market conditions. In order to develop an effective policy, areas where the bonus program will apply should be identified up front. As any development in an area may show its effects on the surrounding areas, the policy will be applied on a city level but will also be considering the local area specific feasibility and market conditions. The policy will have clear direction on the relationship between city-wide mechanisms and the implementation in PDA specific plans, such as BVDSP, West Oakland, Lake Merritt, etc. 2. Conduct community process to determine public benefits. The community benefits that will be incentivized through this program will be established through a robust community process, engaging residents in each neighborhood where the program will be in effect. This will help to identify community benefits upfront, or an effective “points” system for individual developments, so that benefits are conferred in a timely manner after development is approved. 	Policy Action 1.1.5 from the Public Review Draft of the Housing Element was folded into Policy Action 2.7.2 with the following title: Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing (among other areas studied—see Policy Action 3.3.2).

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No	Commenter	Source	Topic	Comment	Response
91	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Policy 1.1; Policy Action 1.1.6: International Blvd Community Revitalization Without Displacement Initiative	Update language to reflect community involvement; "Revitalization" implies that this part of the City is depressed/not vital--implies top-down planning and gentrification.	<p>Policy Action 1.1.6 language changed to the following: An inter-departmental City team is working with residents, businesses, community groups, County and other public agencies, foundations, private industry and other partners to improve International Blvd Corridor's housing, economic development, health, transportation, and public safety conditions, as well as develop strategies to prevent the displacement of long-time residents and small businesses. Key parts from the City's award-winning International Boulevard Transit Oriented Development Plan will be implemented.</p> <p>Additionally, staff underscored that there is a strong community development process happening in this neighborhood precised meant to counter gentrification. Commenter was invited to participate in the community development process.</p>
92	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 1.2; Policy Action 1.2.1: Land Inventory (Opportunity Sites)	(Recommendation): The City shall prioritize opportunities to receive, acquire, develop, obtain land, and landbank sites suitable for development of affordable rental or for-sale housing, and to dispose of such sites as to best attain this objective.	City of Oakland staff will be releasing an RFP for a Nexus Study and Economic Feasibility Analysis for various impact fees (see Policy Action 3.3.2) during the Summer of 2014. Although "land banking (among other community benefit suggestions) are not specifically cited in the RFP as an area of study, City staff think that there will be other opportunities to incorporate specific language into the final contract for this study.

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No	Commenter	Source	Topic	Comment	Response
93	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 1.3: Appropriate Locations and Densities for Housing	There is no language include in this Policy's Action items that ensure development of affordable housing (with the exception of the Brooklyn Basin plan--and that plan is not feasible). The City should identify specific actions that would ensure that sites are not just adequately zoned for affordable housing, but that they will in fact be available for affordable housing development.	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Following is language added to Policy Action 2.7.2 "The City is committed to equitable development Citywide—with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects—that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities." Additionally, this Policy Action states that the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.
94	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	policy 1.3; Policy Action 1.3.6: Promote new housing opportunities in the Estuary Area	(Recommendation): The City should vigorously promote the inclusion of 15% of the 3100 units planned for the Brooklyn Basin Project (formerly Oak to Ninth) to be affordable as required by Redevelopment law, and should strongly encourage the developer to provide the units as an integral component of the development.	The City of Oakland's Development Agreement/Cooperation Agreement for the Brooklyn Basin Project has a requirement of 15% affordable units to be included in the development, although in the wake of Redevelopment's dissolution, there is limited funding available to develop those units and there are fairly minimal requirements for the developer to contribute to the development of the affordable units. The City cannot re-open the development agreement to change its current language. The City of Oakland's challenge will be to help secure funding for those approximately 465 units.
95	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 1.4: Secondary Units	(Recommendation): The City should assess the possibility and potential of "grandfathering" currently occupied secondary units, as-is. Such units are presently classified by the Rent Adjustment Program as rental units if rent is paid for the housing.	City staff will continue to consider the concept of legalizing existing secondary units built without permits; however, due to code enforcement and building inspections priorities and workload, this will not be an action included in the 2015-23 Housing Element.

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No	Commenter	Source	Topic	Comment	Response
96	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Policy 1.4: Secondary Units	Expand the supply of affordable housing by supporting added development of secondary units by creating a loan program that could be a hybrid of the residential lending program and the foreclosure prevention loans.	City staff will continue to consider the concept of creating a new program to fund the construction of new secondary units; however, because the current DHCD Residential Lending program is over-subscribed, this will not be an action included in the 2015-23 Housing Element.
97	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 2.1: Affordable Housing Development Programs	(Recommendation): The City will encourage the Oakland Housing Authority to retain in its ownership and management as much as possible of its Title 1 Housing Units, as public housing is the only available resource for persons and households of no or very low income.	City staff will send comment to Oakland Housing Authority for their response.
98	EAH Housing	Email dated 6/12/14	Policy 2.10; Policy Action 2.10.1: Provide incentives for location of City-assisted developments in areas of low concentration of poverty	<p>2.10.1 is a bit unclear – are these areas with low concentrations of poverty going to be part of the PDAs identified? And will there be some regulations in place to ensure homeless, at-risk, extremely low and very low income populations will have access to such developments, along with low and moderate? In other words, will these projects be mixed-income so a high concentration of one population over another doesn't occur?</p> <p>2.10 in general, what about areas with high concentrations of poverty, in terms of future development and incentives for equity?</p>	Areas with low concentrations of poverty are identified each year in the NOFA and in 2013 it was based on American Community Survey 2006-10 (5 year estimate) Data. The City's current policy is to award points to affordable housing developments that are located in census tracts with <i>low</i> concentrations of poverty--as an incentive to support equity Citywide for the location of affordable housing. The City's DHCD staff determination of areas of low concentration of poverty is independent of the City's determination of PDA areas. There has not been an analysis of PDA areas to determine how many census tracts with low concentrations of poverty fall within those areas. Please see responses under topic "PDA Planning" for more detail on planning for affordable housing in PDAs.

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No	Commenter	Source	Topic	Comment	Response
99	Adam Maloon, Northern California Land Trust and Bay Area Consortium of Land Trust	Email and Document submitted 6/12/14	Policy 2.2: Affordable Homeownership Opportunities	As currently written, none of the action items in section 2.2 explicitly discuss how they achieve any degree of affordability. They read simply as homeownership-oriented programs	<p>Policy 2.2: Affordable Homeownership Opportunities has goal language as follows: Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners. It is the intent and the current implementation of existing programs of this policy goal that all the City's Affordable Homeownership programs listed in this section target lower-income households if they receive public funds.</p> <p>Additionally, commenter submitted specific text edits for this section which have been incorporated where possible.</p>
100	Oakland Resident	Email dated 6/13/14	Policy 2.2: Affordable Homeownership Opportunities	<p>Policy 2.2 AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES</p> <p>Action 2.2.x (Recommendation): The City will seek out and, as feasible, will cooperate with, and encourage participation in Least-to-Own programs to assist the furtherance of homeownership.</p> <p>Action 2.2.x (Recommendation): The City shall prioritize opportunities to receive, acquire, develop, or obtain land in order to landbank sites suitable for development of affordable rental or for-sale housing, and to dispose of such sites as to best attain this objective.</p> <p>Action 2.2.x (Recommendation): The City shall require long-term price and resale restrictions on properties that benefit from City financial or material assistance.</p>	<p>Regarding lease-to-own programs, please City Policy Action 2.2.2 and 4.3.4.</p> <p>Regarding landbanking sites, City of Oakland staff will be releasing an RFP for a Nexus Study and Economic Feasibility Analysis for various impact fees (see Policy Action 3.3.2) during the Summer of 2014. Although "land banking (among other community benefit suggestions) are not specifically cited in the RFP as an area of study, City staff think that there will be other opportunities to incorporate specific language into the final contract for this study.</p> <p>Regarding long-term price and resale restrictions on properties that benefit from City financial or material assistance, Policy 2.2 Affordable Homeownership Opportunities has goal language as follows: Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners. It is the intent and the current implementation of existing programs of this policy goal that all the City's Affordable Homeownership programs listed in this section target lower-income households if they receive public funds.</p>

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No	Commenter	Source	Topic	Comment	Response
101	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 2.2: Affordable Homeownership Opportunities	<p>Increase the supply of permanently affordable homeownership opportunities available to low-income residents and retain the public's investment in affordable housing, we urge the City to assure that long-term affordability of these properties through the use of effective resale restrictions in partnership with local community land trust or through other means.</p> <p>Insure the long-term affordability of assets in ROOT, Community Buying Program, and Scattered-Site Acquisition and Rehab Fund</p>	<p>Policy 2.2: Affordable Homeownership Opportunities has goal language as follows: Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners. It is the intent and the current implementation of existing programs of this policy goal that all the City's Affordable Homeownership programs listed in this section target lower-income households if they receive public funds.</p> <p>Additionally, there have been specific text edits around affordability in specific programs that have been incorporated where possible.</p>
102	Adam Maloon, Northern California Land Trust and Bay Area Consortium of Land Trust	Verbal at Special Community and Economic Development Committee Meeting dated 6/10/2014	Policy 2.2: Affordable Homeownership Opportunities	The current housing element does not directly incorporate the aspiration for affordable housing ownership into the policy goal of its homeownership opportunities.	<p>Policy 2.2: Affordable Homeownership Opportunities has goal language as follows: Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners. It is the intent of this policy goal that all the City's Affordable Homeownership programs listed in this section target lower-income households if they receive public funds.</p> <p>Additionally, commenter submitted specific text edits for this section which have been incorporated where possible.</p>
103	Adam Maloon, Northern California Land Trust and Bay Area Consortium of Land Trust	Email and Document submitted 6/12/14	Policy 2.2; Policy Action 2.2.2: Scattered-Site Single Family Acquisition and Rehabilitation Program	<p>Suggested change in language:</p> <p>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, <u>and will partner with community land trusts or otherwise incorporate resale restrictions to preserve the public's investment and ensure affordability for a 99 year term</u> (see also Action 4.3.5).</p>	<p>City staff made the changes made to language in Policy Action 2.2.2 Scattered-Site Single Family Acquisition and Rehabilitation Program:</p> <p>City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Start-up funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland residents (see also Action 4.3.5).</p>

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104	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Policy 2.2; Policy Action 2.2.3: Foreclosure Mitigation Pilot Loan Program	Commenter thought that the last sentence of this policy action, "Root sells the note to a private lender.", sounded as though the City would wipe its hands free of loan at this point and leave program participants/buyers vulnerable to continued foreclosure actions.	Staff removed last sentence of Policy Action 2.2.3 as it was no longer accurate given program changes.
105	Adam Maloon, Northern California Land Trust and Bay Area Consortium of Land Trust	Email and Document submitted 6/12/14	Policy 2.2; Policy Action 2.2.4 Community Buying Program	Suggested change in language: 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. <u>The city would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with local community land trusts.</u> 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.	City staff made the changes made to language in Policy 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. Should public funds be utilized, the city would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational capacity, including possibly local community land trusts. 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.

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106	Adam Maloon, Northern California Land Trust and Bay Area Consortium of Land Trust	Email and Document submitted 6/12/14	Policy 2.4 Permanently Affordable Homeownership	Suggested change in language: <u>Promote and expand programs that increase the supply of permanently affordable homeownership opportunities available to low-income residents and retain the public's investment in affordable housing.</u> Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.	Policy 2.2: Affordable Homeownership Opportunities has goal language as follows: Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners. Policy 2.2: Affordable Homeownership Opportunities has goal language as follows: Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners. It is the intent and the current implementation of existing programs of this policy goal that all the City's Affordable Homeownership programs listed in this section target lower-income households if they receive public funds.
107	Steve Cane, Board of the Community Land Trust	Verbal at Special Community and Economic Development Committee Meeting dated 6/10/2014	Policy 2.4; Policy Action 2.4.1 Community Land Trust Program	Consider stronger language around supporting land trust going forward, particularly considering the key element of the sustainable housing strategy going forward	Policy 2.4.1 cover's the City's policy on CLTs. The City commits to continuing support, to the extent feasible, of the existing CLTs in the City. The City will also support the expansion of CLTs in the City if land values make it financially feasible for the CLT and worthwhile for the homeowners. City staff will, to the extent feasible, attend any regional events related to CLTs.
108	Adam Maloon, Northern California Land Trust and Bay Area Consortium of Land Trust	Verbal at Special Community and Economic Development Committee Meeting dated 6/10/2014	Policy 2.4; Policy Action 2.4.1 Community Land Trust Program	Encourage using the housing element to outline certain strategies to improve affordable homeownership through the Community Land Trust housing model. Community Land Trust model is most enforceable method due to strength of the land lease as well as the duration of 99 years.	Policy 2.4.1 cover's the City's policy on CLTs. The City commits to continuing support, to the extent feasible, of the existing CLTs in the City. The City will also support the expansion of CLTs in the City if land values make it financially feasible for the CLT and worthwhile for the homeowners. City staff will, to the extent feasible, attend any regional events related to CLTs.

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No	Commenter	Source	Topic	Comment	Response
109	Junius Williams, Urban strategies Council and the Board of the Land Trust	Verbal at Special Community and Economic Development Committee Meeting dated 6/10/2014	Policy 2.4; Policy Action 2.4.1 Community Land Trust Program	Utilize Community land trust as a foundational element of the housing strategy.	Policy 2.4.1 cover's the City's policy on CLTs. The City commits to continuing support, to the extent feasible, of the existing CLTs in the City. The City will also support the expansion of CLTs in the City if land values make it financially feasible for the CLT and worthwhile for the homeowners. City staff will, to the extent feasible, attend any regional events related to CLTs.
110	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 2.4; Policy Action 2.4.1 Community Land Trust Program	Explicitly support and encourage permanently affordable home ownership through support and coordination with Community Land Trusts, limited equity cooperatives, and other models.	Policy 2.4.1 cover's the City's policy on CLTs. The City commits to continuing support, to the extent feasible, of the existing CLTs in the City. The City will also support the expansion of CLTs in the City if land values make it financially feasible for the CLT and worthwhile for the homeowners. City staff will, to the extent feasible, attend any regional events related to CLTs.
111	Adam Maloon, Northern California Land Trust and Bay Area Consortium of Land Trust	Email and Document submitted 6/12/14	Policy 2.4; Policy Action 2.4.1 Community Land Trust Program	Suggested change in language: Continue support of existing Community Land Trust Programs <u>by assisting with the promotion of public information and outreach activities, consulting with staff when developing new homebuyer programs.</u> Support expansion of land trusts units if land values make it financially feasible <u>by provision of land or housing obtained through the Scattered-Site Single Family Acquisition and Rehabilitation Program, the Community Buying Program, tax liens, blight abatement, or other such methods and the incorporation of an Inclusionary Zoning Homeownership Program.</u> Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable, <u>retaining the subsidy for the city in perpetuity, rather than benefitting only the initial homebuyer.</u>	Policy 2.4.1 cover's the City's policy on CLTs. The City commits to continuing support, to the extent feasible, of the existing CLTs in the City. The City will also support the expansion of CLTs in the City if land values make it financially feasible for the CLT and worthwhile for the homeowners. City staff will, to the extent feasible, attend any regional events related to CLTs.

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No	Commenter	Source	Topic	Comment	Response
112	Adam Maloon, Northern California Land Trust and Bay Area Consortium of Land Trust	Email and Document submitted 6/12/14	Policy 2.4; Policy Action 2.4.2 Resale Controls	Suggested change in language: Continue to utilize financing agreements for City-assisted ownership development projects to ensure that units remain permanently affordable through covenants running with the land, <u>including the Scattered-Site Single Family Acquisition and Rehabilitation Program (Action 2.2.2 above).</u>	City staff have made changes to Policy 2.2.2 that incorporate language regarding resale restrictions: City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Start-up funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland residents (see also Action 4.3.4).
113	EAH Housing	Email dated 6/12/14	Policy 2.5: Seniors and Other Persons with Special Needs	2.5 More specific language that encompasses lower income to very low income senior housing preferred	Requested consideration from DHCd, Housing Development Section management to change to more specific language.
114	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 2.7: Expand Local Funding Sources	Add language: "FOR AFFORDABLE HOUSING" to the title	City staff changed the title of Policy 2.7 to the following: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding
115	EAH Housing	Email dated 6/12/14	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	2.7.2 We support the expedited commission of an affordable housing impact fee nexus study, and subsequent adoption by Oakland, as surrounding jurisdictions such as Berkeley, San Francisco and Emeryville either have the fee or have completed a nexus study and are implementing	City staff have made changes to Policy 2.7: Expand local resources for affordable housing. The following is the stated policy goal: Increase local resources to support affordable housing development and develop new sources of funding. Per Policy Action 2.7.2, the City will consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing development. Based on this study a comprehensive strategy will be devised based on current development economics.

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No	Commenter	Source	Topic	Comment	Response
116	BIA of the Bay Area	email dated 6/10/14	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	BIA opposes including a reference to studying an affordable housing impact fee in the Housing Element. Including this measure in the Housing Element sends precisely the wrong signal to private developers looking to invest in Oakland. These fees are effectively taxes on new housing construction and are strongly opposed by the building industry.	<p>City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics.</p> <p>City staff believe that by conducting this study the following principles will be achieved: 1) certainty in the development approval timeline, process, and required outcomes; 2) consistency in the application of standards across the City rather than being subject to shifting political factors; 3) fairness of the requirements especially as regarding economic feasibility of the requirements and also differentials in project scope and location; 4) advance notice sufficient to accommodate project pro formas and financing; and 5) achievement of desired community benefits.</p>
117	East Bay Housing Organizations (EBHO)	Comment letter received at 6/11/14 focus group	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	need a citywide policy that will require developers to contribute to provision and or preservation of affordable housing. Some elements of housing incentive zoning need to be mandatory.	<p>City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics.</p>

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No	Commenter	Source	Topic	Comment	Response
118	East Bay Housing Organizations (EBHO)	Comment letter received at 6/11/14 focus group	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	need a timeline in the impact fee/nexus study piece	<p>City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics.</p> <p>The RFP requests that this study be completed by December 31, 2014.</p>
119	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	Revisit the existing Jobs/Housing Impact Fee and update fee schedule if nexus study shows that it is necessary.	<p>City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics.</p> <p>The RFP requests that this study review the Jobs/Housing Impact fees in light of other development fees in the analysis. Although this is specifically delineated in the RFP as an area of study, City staff think that there will be other opportunities to incorporate specific language into the final contract for this study.</p>

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No	Commenter	Source	Topic	Comment	Response
120	East Bay Housing Organizations (EBHO)	Memo dated 5/24/2014	Land banking	Request that the City consider programs for acquisition and land banking of opportunity sites in PDAs/Specific Plan Areas/Large Developments to ensure that development of affordable housing takes place within the Plan Area, and doesn't simply generate fee revenue that builds affordable housing elsewhere.	City of Oakland staff will be releasing an RFP for a Nexus Study and Economic Feasibility Analysis for various impact fees (see Policy Action 3.3.2) during the Summer of 2014. Although "land banking (among other community benefit suggestions) are not specifically cited in the RFP as an area of study, City staff think that there will be other opportunities to incorporate specific language into the final contract for this study.
121	East Bay Housing Organizations (EBHO)	Memo dated 5/24/2014	Anti-displacement in transit-rich areas	Adopt policies to show that the City will take measures to ensure that higher density and mixed-use development close to transit avoids displacement of existing lower income communities and preserves existing affordable housing resources.	City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.

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No	Commenter	Source	Topic	Comment	Response
122	Greenbelt Alliance	email dated 6/16/14	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	<p>3. Conduct a market study to determine the type and level of incentive. Conduct a financial feasibility study to determine the value of different types and levels of incentives, and the costs of providing the desired benefits. Note that incentives may include increases in project height, density, and/or FAR, as well as other incentives such as expedited permitting process, waived impact fees, or reduced parking requirements.</p> <p>4. Select an appropriate policy mechanism to implement program. Work with residents, potential developers, and other stakeholders to create a process that is transparent, predictable, and expedient. The bonus program may be implemented through a variety of ways, including a tiered system, using points or percentages, establishing a fixed price of additional FAR/height for purchase, or creating a marketplace for FAR/height to be bid on. Depending on the structure of the program, certain additional studies, such as a nexus study, may be necessary.</p> <p>5. Develop a process to revise program as needed. The incentive program should include a transparent and predictable process to allow changes to both the type and level of benefits and bonuses over time, to allow for changes in market conditions, public needs, and other possible changes.</p>	<p>City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics.</p> <p>City staff think that there will be other opportunities to incorporate specific language into the final contract for this study.</p>

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No	Commenter	Source	Topic	Comment	Response
123	Councilmember Schaaf	Verbal at Special Community and Economic Development Committee Meeting dated 6/10/2014	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	Question about the status and timeline for Impact Fees Nexus Study	<p>City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics.</p> <p>The RFP requests that this study be completed by December 31, 2014.</p>
124	Councilmember Mcelhane y	Verbal at Special Community and Economic Development Committee Meeting dated 6/10/2014	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	Request expedition of the Impact fees Nexus Study and have proposal to the Council by December 2014.	<p>City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics.</p> <p>The RFP requests that this study be completed by December 31, 2014.</p>

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No	Commenter	Source	Topic	Comment	Response
125	Council Presidnet Patricia Kernighan	Verbal at Special Community and Economic Development Committee Meeting dated 6/10/2014	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	Supports the idea of having an impact fees regardless of the height of the building	City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics.
126	Enterprise Community Partners	Email dated 6/24/14	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	In San Mateo County, we seeded a county-wide study led by Strategic Economics for fourteen jurisdictions – in several months each city will have a data-heavy, legally defensible case for why impact fees can be implemented or raised – it is a valuable tool in the effort to create opportunities for lower-income families in our urban cities. We applaud the City of Oakland's commitment to conducting a nexus study and we highly encourage you to do it immediately (before missing the market opportunities) and with other cities in Alameda County. Conducting a county-wide assessment will result in a much more powerful and informative tool for the department to use in bringing staff and decision makers along, than doing one just for Oakland. We are happy to connect you with the consultant team working in San Mateo if you are interested.	City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics. City staff believe that it is imperative to proceed with the Nexus Study immediately without waiting to partner with other local jurisdictions for fear that this will further delay progress of this effort.

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No	Commenter	Source	Topic	Comment	Response
127	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	Recommends the following language: The City intends, as part of a citywide community benefits policy, to require developers in Specific Plan Areas, PDAs and large development projects to make contributions to assist in the development of affordable housing, through options that may include impact fees, land dedication and inclusionary zoning. Among other actions, the City will conduct a nexus study and an economic feasibility study to evaluate new programs to achieve this objective, including inclusionary zoning and impact fees for new housing development. The study will be completed no later than December 31, 2014.	City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics. The RFP requests that this study be completed by December 31, 2014.
128	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Policy 2.7; Policy Action 2.7.2: Housing Impact Fee	The City needs a timeline on the impact fee/nexus study.	City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics. The RFP requests that this study be completed by December 31, 2014.
129	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 2.8: Rental Assistance	Suggested change in Policy 2.8 language to: "Rental Financial Assistance"	City staff did not believe it necessary to include the word "financial" in this policy goal language as the actions listed under this policy goal imply that the programs listed are financial assistance programs.

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No	Commenter	Source	Topic	Comment	Response
130	Menaka Mohan	Email dated 6/17/2014	Policy 3.3; Policy Action 3.3.2 and Development Impact Fees (nexus study)	<p>1. Supports Oakland for conducting a nexus study to charge impact fees for infrastructure as well as affordable housing</p> <p>2. Encourages the council to think more about the high rise options. The high rise option would provide much needed supply of housing to Oakland and help with the overall streetscape of the downtown streets. Many are wide and hard to navigate and they often "feel wider" due to the low building scale. As SF becomes more and more expensive and pushes people to Oakland, the City of Oakland should start to seriously address the issue of supply of housing, and incorporating the recommendations of this plan would be a great start.</p>	City staff have made changes to Policy Action 2.7.2. In the public review draft it was titled "Housing Impact Fee." It has been changed to the following title: Consider various types of community benefits via mandatory and/or voluntary options for developer contributions to affordable housing development by conducting a Nexus Study and Economic Feasibility Study for affordable housing (among other areas studied -- see also Policy Action 3.3.2). A comprehensive strategy will be devised based on this study that will among other things examine current real estate development economics.
131	BIA of the Bay Area	email dated 6/10/14	Policy 3.3; Policy Action 3.3.2 and Development Impact Fees (transportation)	With respect to exploration of developing a formal transportation impact fee program, BIA is generally supportive of this approach as it allows for individual projects to pay their fair share of needed infrastructure improvements in an efficient manner. The fee program should be supported by a rigorous nexus study and environmental review (so that it can satisfy CEQA case law on the use of fee programs to mitigate project and cumulative transportation impacts).	See Policy Action 3.3.2 Development Impact Fees.

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No	Commenter	Source	Topic	Comment	Response
132	Alameda County Public Health Department	Email dated 6/16/2014	Policy 4.3: Housing Preservation and Rehabilitation	Use a proactive rental inspection policy to improve habitability of existing housing to identify, document, and address code violations in rental housing on a regular basis. The City should work with Community-based organizations and health department to prioritize violations that are hazardous to health, particularly for residents that are elderly, disabled, pregnant women, children and chronically ill. In the meantime code enforcement staffing should be increased particularly for neighborhoods with old housing stock and high concentration of poverty. Before undertaking a proactive inspection policy, the City should ensure that tenant protection is in place to prevent eviction or displacement due to code violations and provide relocation benefits.	See Policy Action 4.3.4 Proactive Rental Inspection Policy.
133	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 4.3: Housing Preservation and Rehabilitation	Recommends the following language: The City will require one-for-one replacement, with units of comparable size and affordability, of any housing units lost to demolition, conversion or new development.	City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents. One-for-one replacement of units could be considered in this policy reevaluation.
134	Housing Element Focus Group with Affordable Housing Advocates	Oral comments during the focus group held on 6/11/14	Policy 4.3; Policy Action 4.3.9: Seismic Safety Retrofit Policy	Seismic retrofit policies should be all inclusive (not just soft story)	Policy Action 4.3.9 Seismic Safety Retrofit Policy has been added to the Housing Element. Following is the policy language: Develop a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.

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No	Commenter	Source	Topic	Comment	Response
135	BIA of the Bay Area	email dated 6/10/14	Policy 5.3: Rent Adjustment Program	The Housing Element should commit to seek a balance between the respective rights of tenants, their neighbors, and building owners/landlords with respect to significantly disruptive tenants. A lack of balance between tenant due process and the peace and enjoyment rights of other building residents is a constraint to the development of additional market rate rental housing.	Rent Adjust Program policies were revisited and revised in 2014. No further changes to this program are anticipated at this time.
136	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 5.3: Rent Adjustment Program	Strengthen anti-displacement programs such as rent stabilization in various ordinances including Condo Conversion, Ellis Act, Housing Code Enforcement Relocation, and SRO Conversion	<p>City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.</p> <p>Policy Action 4.4.1 Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations has the following policy action language: The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.</p>
137	Enterprise Community Partners	Email dated 6/24/14	Policy 5.3: Rent Adjustment Program	We recommend that the City do more strengthen its rent stabilization (policies).	Rent Adjust Program policies were revisited and revised in 2014. No further changes to this program are anticipated at this time.

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138	Alameda County Public Health Department	Email dated 6/16/2014	Policy 5.3: Rent Adjustment Program	Continue to implement and improve Rent Adjustment Ordinance, including the rent amendment approved by City Council to cap all rent increase to 10 percent annually, eliminate debt services, and reduce the allowable amount of capital improvement pass-through 70 percent.	Rent Adjust Program policies were revisited and revised in 2014. No further changes to this program are anticipated at this time.
139	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 5.3: Rent Adjustment Program	(Recommendation): The City will continue to evaluate the efficiency and effectiveness of the program and the obstacles to and difficulty of its use by tenants -- only about one-half of 1% of covered tenants use the tenant-complaint based system.	Rent Adjust Program policies were revisited and revised in 2014. No further changes to this program are anticipated at this time.
140	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 5.3: Rent Adjustment Program	(Recommendation): The City will evaluate the program for needed revisions to protect against unlawful harassment, retaliation, displacement, and constructive eviction.	Rent Adjust Program policies were revisited and revised in 2014. No further changes to this program are anticipated at this time.
141	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 5.3: Rent Adjustment Program	(Recommendation): The City will review and adjust its policies on payments and reimbursement to tenants for owner-driven permanent or temporary relocation of tenants.	Rent Adjust Program policies were revisited and revised in 2014. No further changes to this program are anticipated at this time.

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No	Commenter	Source	Topic	Comment	Response
142	Karen Kunze	Email dated 6/15/14	Policy 5.6: Limitations on Conversion of Rental Housing to Condominiums	strengthen existing condo conversion policy; eliminate ability to purchase conversion credits; provide relocation assistance that is consistent with current relocation costs; drop lifetime leases in exchange for protecting any tenant who cannot afford to purchase their unit	The public review draft language for Policy Action 5.6.1 was amended to the following based on comments received: The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.
143	Karen Kunze	Email dated 6/15/14	Policy 5.6: Limitations on Conversion of Rental Housing to Condominiums	The "remainder" parcel on Lake Merritt Blvd. near 12th Street should not be allowed to generate condo conversion credits. A moratorium on conversions should be put in place until the ordinance is properly strengthened to protect the housing diversity and eliminate the loopholes described by EBHO	The public review draft language for Policy Action 5.6.1 was amended to the following based on comments received: The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.

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144	James Vann	Email dated 6/13/14 in response to Focus Group Mtg 6/11/14	Policy 5.6: Limitations on Conversion of Rental Housing to Condominiums	<p>Policy 5.6 LIMITATIONS ON CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS</p> <p>Action 5.6.x (Recommendation): The City will review the 1981 Condominium Ordinance for needed updates to better correlate with subsequent related laws and ordinances, namely Costa-Hawkins, Ellis Act, Rent Adjustment Program revisions.</p> <p>Action 5.6.x (Recommendation): The City will assess the need to continue the amendment that exempted certain unit types from control, including the effect of the exemptions on the balance of available housing types in the general inventory of rental units.</p> <p>Action 5.6.x (Recommendation): The City will assess the concept and practice of "condominium conversion credits," and whether this policy which provides no financial returns to the City should be continued.</p>	<p>The public review draft language for Policy Action 5.6.1 was amended to the following based on comments received:</p> <p>The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.</p>
145	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 5.6: Limitations on Conversion of Rental Housing to Condominiums	Strengthen anti-displacement programs such as condominium conversion controls in various ordinances including Condo Conversion, Ellis Act, Housing Code Enforcement Relocation, and SRO Conversion	<p>The public review draft language for Policy Action 5.6.1 was amended to the following based on comments received:</p> <p>The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.</p>

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146	Enterprise Community Partners	Email dated 6/24/14	Policy 5.6: Limitations on Conversion of Rental Housing to Condominiums	We recommend that the City do more to strengthen its condominium conversion controls.	The public review draft language for Policy Action 5.6.1 was amended to the following based on comments received: The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.
147	Alameda County Public Health Department	Email dated 6/16/2014	Policy 5.6: Limitations on Conversion of Rental Housing to Condominiums	Continue to implement and consider strengthening the Condominium Conversion Ordinance in order to minimize loss of affordable rental housing. Eligibility for conversion could be based on factors such as code violation history and eviction history, and regulations should specify tenant protections including right of first refusal for existing tenants and relocation benefits.	The public review draft language for Policy Action 5.6.1 was amended to the following based on comments received: The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.
148	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 5.6: Limitations on Conversion of Rental Housing to Condominiums	Recommends the following language: The City will review the existing Condominium Ordinance and consider changes that include all 2-4 unit buildings within the scope of the ordinance, ensure that "conversion credits" are provided only by projects that permanently add rental units to the housing supply after an application for a proposed condominium conversion is submitted, and that specify requirements for Tenant Assistance Plans that that provide security of tenure and stability of rents for existing occupants.	The public review draft language for Policy Action 5.6.1 was amended to the following based on comments received: The City will review the existing Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
					debate.
149	Alameda County Public Health Department	Email dated 6/16/2014	Policy 6.1; Policy Action 6.1.4: Housing Assistance Center	The Housing Assistance Center is a very positive approach towards coordinating support for Oakland residents with housing crisis. The Center should continue create linkages with other cities and countywide efforts designed to assist Oakland residents with housing crisis. In particular, we recommend enhancing working relationships with organizations focused on landlord-tenant law, fair housing, healthy housing/code enforcement, homeless services, disability rights. We also recommend increased support for the Housing assistance Center and the tracking and reporting of Center User data as one of the methods for tracking City resident housing needs over time.	DHCD, Housing Assistance Center staff will continue to foster and enhance relationships with area housing service agencies. City staff continues to pursue funding support in order to continue and sustain the HAC operations.
150	EAH Housing	Email dated 6/12/14	Policy 7.2; Policy Action 7.2.5 Promote Water Conservation and Efficiency	7.2.4. (City staff correction of comment--this policy action should be number 7.2.5.) Will goals and rules in the housing element for promotion of water conservation include new city-wide rebate programs?	Request sent to Public Works Department, Energy and Climate Action Plan staff for response to comments.
151	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Policy 7.3; Policy Action 7.3.2 and 7.3.3 Transit Oriented Development and SB 375 Implementation	We applaud the City's commitment to using land use and development policy to reduce Greenhouse Gas (GHG) emissions by encouraging higher density housing close to transit. This section should acknowledge that greater reductions are possible if affordable housing is included in TODs and PDAs, since lower income households are heavier users of transit. See recent study: http://www.transformca.org/sites/default/files/AffordableTODResearch051514.pdf	Request sent to Public Works Department, Energy and Climate Action Plan staff for response to comments.
152	EAH Housing	Email dated 6/12/14	Policy 7.3; Policy Action 7.3.5 Encourage new housing at a range of prices	7.3/7.3.5 According to report by the California Housing Partnership Corporation, AFFORDABLE transit-oriented development would have the greatest impact on reducing carbon emissions and this section should include an action specific to affordable TOD, not just TOD. See report here: http://www.chpc.net/dnld/AffordableTODResearchEx	Request sent to Public Works Department, Energy and Climate Action Plan staff for response to comments.

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
				ecSummary.pdf	
153	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Relocation Benefits	Strengthen anti-displacement programs such as relocation requirements	<p>City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.</p> <p>Policy Action 4.4.1 Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations has the following policy action language: The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.</p>

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
154	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Relocation Benefits	Require developers - particularly in PDAs, Specific Plan Areas, and other areas targeted for development - to adhere to the same relocation and replacement housing requirements that applied at the Redevelopment Agency prior to dissolution of redevelopment. The City through its land use regulations and investments in infrastructure and other improvements is actively targeting areas of the City for development of market-rate housing. These actions have the potential to displace lower income residents. For example, the Broadway-Valdez Specific Plan would destroy 94 units of existing modestly priced housing, displace the current residents, and break-up a healthy community.	<p>City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.</p> <p>Policy Action 4.4.1 Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations has the following policy action language: The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.</p> <p>One-for-one replacement of units could be considered in this policy reevaluation.</p>

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
155	East Bay Housing Organizations (EBHO)	Letter dated 6/16/14	Replacement Housing Policy	Include programs and policies to assess the risk of loss of affordable market-rate housing, and programs and policies to either prevent such losses or replace such housing with comparable affordable housing, above and beyond any net additions to the housing supply	<p>City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.</p> <p>Policy Action 4.4.1 Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations has the following policy action language: The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.</p> <p>One-for-one replacement of units could be considered in this policy reevaluation.</p>

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
156	Alameda County Public Health Department	Email dated 6/16/2014	Replacement Housing Policy	Implement a no-net loss policy to require all affordable units lost through renovation, conversion or demolition to be replaced within the same neighborhood if possible and within the same city at the minimum.	<p>City staff have added the following Policy 4.4: Anti-displacement of City of Oakland Residents. The following is the stated policy goal: The City will consider strengthening existing policies and introducing new policies or policy terms to current City policies to help prevent displacement of current Oakland residents and to preserve existing housing affordable to low income residents, including both publicly-assisted and non-assisted housing that currently has affordable rents.</p> <p>Policy Action 4.4.1 Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations has the following policy action language: The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.</p> <p>One-for-one replacement of units could be considered in this policy reevaluation.</p>

Table E-1
Summary of Public Comments and Responses

No	Commenter	Source	Topic	Comment	Response
157	Alameda County Public Health Department	Email dated 6/16/2014	Supportive Housing, Transitional Housing and Shelters	<p>1. Revise the planning code associated with supportive housing and transitional housing so that this type of housing in a residential zone does not require conditional use permit. The City should do this as indicated in the draft document.</p> <p>2. Identify locations in City of Oakland for emergency shelters that will not require conditional use permit. Since the closure of winter shelter location in Oakland it is increasingly required for the city. These zones should be located in areas without health hazards, e.g., away from industrial zones.</p> <p>3. Proposed rapid re-housing and winter shelter funding should be re-evaluated in context of several emergency housing programs in Oakland with a shortage of funding for next fiscal year. The City should explore partnership with the County to leverage federal Medicaid dollars for these programs if the source of City funding used is non-federal dollars.</p>	<p>1. The Planning Code has been revised to address transitional and supportive housing. The City Council's second reading of the ordinance adopting these changes is scheduled for July 15; these changes will become effective on August 15.</p> <p>2. The City Council passed the first reading of an ordinance that would permit emergency shelters in 8 locations throughout Oakland, along with objective development standards. The second reading of the ordinance will be on July 15 and the ordinance will become effective on August 15.</p> <p>3. This comment is beyond the scope of the Housing Element; however, we will pass this comment onto the City's Human Services Department (responsible for the winter shelter program).</p>

Table E-1
Summary of Public Comments and Responses

No	Comment er	Source	Topic	Comment	Response
158	Jeff Levin, EBHO	Verbal at Special Community and Economic Developme nt Committee Meeting dated 6/10/2014		<p>1. Urges the city to have mandatory requirements for developer contributions to affordable through a combination of inclusionary zoning and housing impact fees</p> <p>2. Need to address the threat of displacement and policies to help people who are being displaced as well as prevent displacement and prevent the loss of what we call naturally affordable housing.</p> <p>3. Draw attention to the following policies in Housing Element:</p> <p>a. Page 234, action 1.13 talks about sale of city owned property for housing however there is no requirement that any units built on city owned housing be affordable</p> <p>b. Action 1.15 speaks about housing incentives. The City's consultant stated that incentive program often does work, Oakland's experience with a density bonus, it's rarely used for exactly the same reasons. Up zone areas makes incentives and bonuses harder to use.</p> <p>c. Page 236, policy 1.3 outlines that thousands of units will be developed in the priority development areas; however there is no requirement for affordable housing in those areas. There are no plans or policies to make that happen.</p> <p>d. Policy 2.7 – a k 2.72 and this is echoed in 3.3, is about the nexus study and the housing impact fee. Need to have a firm date for the completion of the study. Also, as per a requirement under housing element law the programs should have a time frame. Urge to complete this report by December of this year and get moving on consideration of the policy itself.</p>	See various response above to EBHO comments.

Table E-1
Summary of Public Comments and Responses

No	Comment er	Source	Topic	Comment	Response
159	Jeff Levin, EBHO	Verbal at Special Community and Economic Developme nt Committee Meeting dated 6/10/2014		<p>e. On page 247 about housing preservation and rehabilitation, there is no discussion and no plan or policy for addressing the loss of privately financed housing that might be demolished by private action, even though housing element law require there be such a policy in the implementation plan.</p> <p>f. Policy 5.6 on condominium conversion should be strengthened.</p> <p>g. Policy 7.3 encourages developments that reduces car and is emissions. Would like to note the heavier users of public transit are low-income people. If it is desired that the housing plan helps reduce greenhouse gas emissions, then consider locating affordable housing close to transit.</p>	See various response above to EBHO comments.

From: [City of Oakland](#)
To: [Parker, Alicia](#)
Subject: City of Oakland 2015-2023 Housing Element Update
Date: Thursday, February 27, 2014 2:41:32 PM

City of Oakland Banner



City of Oakland 2015-2023 Housing Element Update

Greetings,

The 2015-2023 Housing Element update is now underway, and the City of Oakland is looking for your participation. The Housing Element is part of Oakland's General Plan that serves as a blueprint for housing the City's residents, at all economic levels including low income and households with special needs.

Please consider attending one of the upcoming public meetings to voice your responses to the following questions:

- What are the top housing issues in Oakland?
- In terms of existing housing policies and programs, what are the strengths?
- In terms of existing housing policies and programs, what are the weaknesses?

(The City's existing policies and programs are contained in Ch. 7 of the 2007-2014 Housing Element. Visit the project webpage "Documents & Resources" section, at the link below, for Ch. 7 as an individual chapter.)

Upcoming Public Meetings

Wednesday, March 5, 2014, 10am-Noon

Commission on Aging
Oakland City Hall, Hearing Room #1, 1 Frank H. Ogawa Plaza

Monday, March 10, 2014, 1-3:30pm

Commission on Persons with Disabilities
Oakland City Hall, Hearing Room #3, 1 Frank H. Ogawa Plaza

Tuesday, March 25, 2014, 2-4pm

Community and Economic Development Committee
Oakland City Hall, Hearing Room #1, 1 Frank H. Ogawa Plaza

To view the Housing Element Update schedule, news and announcements please visit <http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>.

You are receiving this email announcement about the 2015-2023 Housing Element because you have previously subscribed to other City of Oakland email announcements. If you would like to continue to receive periodic updates about the Housing Element, do nothing, and your name will be retained on this mailing list. If you would like to be removed from the email list on this topic, please click the "Manage Preferences" link below and enter your email. You have the option of unsubscribing from Housing Element 2015 by unchecking the topic.

Please feel free to forward this announcement.



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Parker, Alicia

From: City of Oakland <oakland@service.govdelivery.com>
Sent: Friday, February 07, 2014 2:00 PM
To: Parker, Alicia
Subject: City of Oakland 2015-2023 Housing Element Update



Greetings,

The 2015-2023 Housing Element update is now underway, and the City of Oakland is looking for your participation. The Housing Element is part of Oakland's General Plan that serves as a blueprint for housing the City's residents, at all economic levels including low income and households with special needs. The project schedule calls for final passage of the Housing Element in January 2015.

At our first meeting on the Housing Element, scheduled for February 19, 2014 (see details below), we will present a Director's report to the City Planning Commission including recent changes to state Housing Element law, existing population and housing conditions updated from the 2010 Census and the American Community Survey (ACS), and the public outreach process, including new social media and survey approaches we'll be using. To get the community thinking about their key housing issues, please consider attending this first meeting and voicing your opinion to the following questions:

- What are the top housing issues in Oakland?
- In terms of existing housing policies and programs, what are the strengths?
- In terms of existing housing policies and programs, what are the weaknesses?

(The City's existing policies and programs are contained in Ch. 7 of the 2007-2014 Housing Element. Visit the "Documents & Resources" section of the [project's website](#) for Ch. 7 as an individual chapter)

PLANNING COMMISSION MEETING

DATE: Wednesday, February 19, 2014

TIME: 6:00 p.m.

PLACE: Oakland City Hall, Hearing Room 1 (1st Floor), 1 Frank H. Ogawa Plaza, Oakland, CA 94612

To view the Housing Element Update schedule, news and announcements please visit <http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>.

You are receiving this email announcement about the 2015-2023 Housing Element because you have previously subscribed to other City of Oakland email announcements. If you would like to continue to receive periodic updates about the Housing Element, do nothing, and your name will be retained on this mailing list. If you would like to be removed from the email list on this topic, please click the "Manage Preferences" link below and enter your email. You have the option of unsubscribing from Housing Element 2015 by unchecking the topic.

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Parker, Alicia

From: City of Oakland <oakland@service.govdelivery.com>
Sent: Friday, April 04, 2014 10:26 AM
To: Parker, Alicia
Subject: Upcoming Public Meeting - 2015-2023 Housing Element



Greetings,

An update on the 2015-2023 Housing Element will be presented at the Mayor's Commission on Persons with Disabilities meeting on **Monday, April 14, 2014, in Hearing Room #3, Oakland City Hall, 1 Frank H. Ogawa Plaza.**

At the meeting, we will provide:

- an overview of recent changes to state Housing Element law
- existing population and housing conditions updated from the 2010 Census and the American Community Survey (ACS)
- an overview of the public outreach process, including new social media and survey approaches we'll be using.

In addition to asking about the top housing issues, we are specifically seeking feedback on what the most urgent housing needs are for people with developmental and other types of disabilities.

To view the Housing Element Update schedule, news and announcements please visit <http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>.

You are receiving this email announcement about the 2015-2023 Housing Element because you have previously subscribed to other City of Oakland email announcements. If you would like to continue to receive periodic updates about the Housing Element, do nothing, and your name will be retained on this mailing list. If you would like to be removed from the email list on this topic, please click the "Manage Preferences" link below and enter your email. You have the option of unsubscribing from Housing Element 2015 by unchecking the topic.

Please feel free to forward this announcement.



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Parker, Alicia

From: City of Oakland <oakland@service.govdelivery.com>
Sent: Wednesday, April 23, 2014 3:34 PM
To: Parker, Alicia
Subject: Housing Related Upcoming Public Hearings



The City of Oakland will hold a public hearing before the City Planning Commission to discuss three separate items (described below) on **Wednesday, May 7, at 6:00 p.m.**, Hearing Room 1 (First Floor), City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

Housing-Related Items on the Planning Commission Meeting Agenda for May 7:

(1) General Plan 2015-2023 Housing Element Update: This is the first public hearing to consider a draft of the 2015-2023 Housing Element. The Planning Commission will take public comments on the draft and provide their own feedback, which staff will incorporate as appropriate into the final draft. The final draft will once again go before the Planning Commission for an adoption hearing in the fall of 2014.

State law requires local governments to adequately plan to meet their existing and projected housing needs with the adoption of a Housing Element. The proposed draft 2015-2023 Housing Element is part of Oakland's General Plan. It is an eight-year blueprint for housing Oakland's residents, at all economic levels, including low-income and households with special needs. It provides an update on housing prices and rents, housing conditions and market trends.

(2) Creation of Reasonable Accommodations Policy: Action items included in the City of Oakland General Plan 2007-2014 Housing Element include the establishment of a new Reasonable Accommodations Ordinance. The proposed Reasonable Accommodations Ordinance would provide exceptions to the City's zoning standards for persons with disabilities.

(3) Zoning for Emergency Homeless Shelters: The City of Oakland is updating its Planning Code to comply with the requirement of Senate Bill 2 (2007) (SB 2). SB 2 requires cities to permit emergency shelters in at least one zoning district without a conditional use permit or other discretionary action. City staff will present policy options related to appropriate locations in Oakland for emergency shelters and development standards for shelters.

All interested parties are welcome to attend and present comments on any item.

To view the Housing Element Update schedule, news and announcements, please visit:

<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>. (This website also has information on zoning for emergency shelters and the draft reasonable accommodations policy.)

Parker, Alicia

From: City of Oakland <oakland@service.govdelivery.com>
Sent: Friday, May 30, 2014 4:03 PM
To: Parker, Alicia
Subject: Housing Element Draft and Related Items go to CED Committee on June 10



Four housing-related items (detailed below) will be presented at the upcoming Community and Economic Development (CED) Committee meeting on Tuesday, June 10, at 1:00 p.m., Hearing Room 1 (First Floor), City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

To view the staff reports look under the “Meetings and Hearings” section of the project webpage at <http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>

Housing-Related Items on the June 10 CED Committee Meeting Agenda:

(1) General Plan 2015-2023 Housing Element Update

This is the first public hearing to consider a draft of the 2015-2023 Housing Element. The CED Committee will take public comments on the draft and provide their own feedback, which staff will incorporate as appropriate into the final draft. The final draft will once again go before the CED Committee for an adoption hearing in the fall of 2014. State law requires local governments to adequately plan to meet their existing and projected housing needs with the adoption of a Housing Element. The proposed draft 2015-2023 Housing Element is an eight-year blueprint for housing Oakland’s residents, at all economic levels, including low-income and households with special needs and provides an update on housing prices and rents, housing conditions and market trends.

(2) Creation of Reasonable Accommodations Policy

Action items included in the City of Oakland General Plan 2007-2014 Housing Element include the establishment of a new Reasonable Accommodations Ordinance. The proposed Reasonable Accommodations Ordinance would provide exceptions to the City’s zoning standards for persons with disabilities.

(3) Zoning for Emergency Homeless Shelters

The City of Oakland is updating its Planning Code to comply with the requirement of Senate Bill 2 (2007) (SB 2). SB 2 requires cities to permit emergency shelters in at least one zoning district without a conditional use permit or other discretionary action. City staff will present policy options related to appropriate locations in Oakland for emergency shelters and development standards for shelters.

(4) Downtown Oakland Development Feasibility Study

In November, 2013, the City of Oakland released the “Downtown Oakland Development Feasibility Study.” The Study looked at three sites in Downtown Oakland where new residential development could be built—and analyzed which types of buildings were financially feasible. This Study continues the City’s inquiry into what policies and programs might fund community amenities and affordable housing in the future.

The Study can be read in full on the City's website:

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak043663.pdf>

A March 2014 update to the Study can be read here:

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak047377.pdf>

For more information about the Study, please contact Devan Reiff, City of Oakland Strategic Planning Division, 510-238-3550.

All interested parties are welcome to attend and present comments on any item.



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Parker, Alicia

From: Sargent, Maryann
Sent: Tuesday, June 10, 2014 4:50 PM
To: Byrd, Michele; Manasse, Edward; Ranelletti, Darin; Gardner, Henry; Lin, Margaretta; Parker, Alicia (AParker@oaklandnet.com); Flynn, Rachel
Cc: Reiff, Devan (DReiff@oaklandnet.com)
Subject: Oakland Housing Element Focus Group 6/11/14
Attachments: Hsg E Focus Group-Issue Areas-final.doc; Oakland Hsg E Pwr Pt Notes June 11 2014-final.pdf; Oakland Housing Element 2015-23_Chapter 7.pdf; Hsg E Focus Group-June 11 2014-public agenda-final.doc

FYI—here is an agenda and handouts for tomorrow's meeting...it looks like there will be about a dozen people.
-maryann

Greetings,

In anticipation of tomorrow's meeting, you will find attached an agenda and some handouts that we will distribute at the meeting.

And again, details on the meeting...

When: June 11, 2014, 3 to 6pm (after assembling the agenda, we don't have activities planned for the whole 3 hours so you might be able to go home early!)

Where: 250 Frank H. Ogawa Plaza, 6th Floor, Housing Assistance Center, Byrd Conference Room

Here's the link to the full Housing Element 2015-23 Draft Document:
<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak046882.pdf>

Thank you for your interest in the City of Oakland's Housing Element.

Maryann Sargent
Housing Development Coordinator
City of Oakland
Department of Housing and Community Development
250 Frank H. Ogawa Plaza, Ste. 5313
Oakland, CA 94612
P: 510-238-6170
F: 510-238-3691
Email: msargent@oaklandnet.com
<http://www2.oaklandnet.com/Government/o/hcd/index.htm>

Please note that I am not in the office on Fridays.



City of Oakland

Housing Element 2015-2023

FOCUS GROUP MEETING

MEETING DETAILS

Date: June 11, 2014, 3 to 6pm

Location: 250 Frank H. Ogawa Plaza, 6th Floor, Byrd Conference Room

WORKSHOP OBJECTIVES

- Brief overview of the Housing Element process: community input to-date, accomplishments, adoption schedule.
- Seek feedback on the content of the draft Housing Element; Opportunity for people to comment on the document who are not comfortable testifying at a public hearing or who are not able to provide written comments.
- Forum for asking questions about the adoption process or about specifics in the document itself.
- Discuss constraints to affordable housing development.
- Review proposed housing policies identified in Chapter 7
(<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak046882.pdf>).
- Identify additional housing policies that are not already in the Housing Element.

PLEASE NOTE: This meeting is not intended to come to a consensus or make commitments about various City housing policies.

AGENDA

- Arrive, sign-in, and get seated (5 minutes)
- Welcome from City of Oakland Staff and Agenda Review (5 minutes)
- Power Point Presentation:
 - Community outreach process to date
 - Why Update the Housing Element? and PDA Planning
 - Adoption Timeline
 - 2007-14 Housing Element Accomplishments
 - Regional Housing Needs Allocation and City's Plan to Meet Need
 - Affordable Housing Development: Resources and Constraints
 - Focused Policy Discussion
- Focus Group Discussion: Input on existing proposed policies (60 minutes)
 - What are issues with housing in Oakland that have not been identified or addressed in the current draft of the Housing Element? (20 min)
 - How can these issues be resolved? What policies/programs should the City consider for addressing these issues and attaining the City's goals and policies? (40 min)



City of Oakland

Housing Element 2015-2023

FOCUS GROUP MEETING

ISSUE AREA #1: DISPLACEMENT OF LONG-TIME OAKLAND RESIDENTS, PROVISION OF AFFORDABLE HOUSING, & HOUSING PRESERVATION

Action 1.1.6 – International Boulevard Community Revitalization Without Displacement Initiative*

Policy 2.1 – Affordable Housing Development Programs

Action 2.1.3 – Utilize Public Housing Resources for New Development*OHA

Policy 2.2 – Affordable Homeownership Opportunities

Policy 2.4 – Permanently Affordable Homeownership

Policy 2.5 – Housing for Seniors and Other Persons with Special Needs

Policy 2.6 – Housing for Large Families

Policy 2.8 – Rental Assistance

Action 2.8.2 – City of Oakland Rental Assistance Fund*

Policy 2.9 – PATH Plan for Homeless

Action 2.9.8 Sponsor Based Housing Assistance Program*OHA

Policy 3.5 – Reduce Financing Costs for Affordable Housing Development

Policy 3.7 – Community Outreach and Education

Policy 4.1 – Housing Rehabilitation Loan Programs

Policy 4.2 – Blight Abatement

Policy 4.3 – Housing Preservation and Rehabilitation

Action 4.3.8 – Proactive Rental Inspection Policy*

Policy 5.1 – Preservation of At-risk Housing

Policy 5.2 – Support for Assisted Projects with Capital Needs

Policy 5.3 – Rent Adjustment Program

Policy 5.4 – Preservation of Single Room Occupancy Hotels

Policy 5.5 – Limitation on Conversion of Residential Properties to Non-residential Use

Policy 5.6 – Limitations on Conversion of Rental Housing to Condominiums

Policy 5.7 – Preserve and Improve Existing Oakland Housing Authority-Owned Housing

Action 6.1.4 – Housing Assistance Center*

ISSUE AREA #2: FORECLOSURE FALL-OUT

- Action 2.2.2 – Scattered-site Single Family Acquisition and Rehabilitation Program*
- Action 2.2.3 – Foreclosure Mitigation Pilot Loan Program*
- Action 2.2.4 – Community Buying Program*
- Action 2.2.5 – Home Preservation Loan Fund*
- Action 4.2.4 – Foreclosed and Defaulted Residential Property Registration and Abatement Program*
- Action 4.3.5 – Scattered-site Single Family Acquisition and Rehabilitation Program*

ISSUE AREA #3: COMMUNITY BENEFITS

- Action 1.1.5 – Housing Incentive Zoning*
- Policy 2.7 – Expand Local Funding Sources
 - Action 2.7.1 Jobs/Housing Impact Fee
 - Action 2.7.2 Consider Implementation of an Affordable Housing Impact Fee*
- Action 3.3.2 – Development Impact Fees

ISSUE AREA #4: FOSTERING MARKET-RATE HOUSING DEVELOPMENT

- Policy 1.1 – Priority Development Areas Housing Program
- Policy 1.2 – Availability of Land
- Policy 1.3 – Appropriate Locations and Densities for Housing (Specific and Area Plan Tracking)*
- Policy 1.4 – Secondary Units
- Policy 1.5 – Manufactured Housing
- Policy 1.6 – Adaptive Re-use
- Policy 1.7 – Regional Housing Needs
- Policy 2.3 – Density Bonus Program
- Policy 3.1 – Expedite and Simplify Permit Processes
- Policy 3.2 – Flexible Zoning Standards
- Policy 3.4 – Intergovernmental Coordination
- Policy 3.6 – Address Environmental Constraints



City of Oakland
Housing Element 2015-2023
FOCUS GROUP MEETING

MEETING DETAILS

Date: June 11, 2014, 3 to 6pm

Location: 250 Frank H. Ogawa Plaza, 6th Floor, Byrd Conference Room

COMMENT SHEET

(Please submit any additional comments that you have regarding the City of Oakland's Housing Element 2015-23)

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HOUSING ELEMENT UPDATE 2015-23

What is the Housing Element?

The Housing Element is the part of Oakland's General Plan. It is an eight year blueprint for housing Oakland's residents at all economic levels, including low income and households with special needs. The plan provides update about the current demographics and housing statistics that serves as basis for policies and actions to address Oakland's housing needs.

Why update the Housing Element?

State law requires local governments to adequately plan to meet their existing and projected housing needs. Under state law, Per Senate Bill 375 (Steinberg), the planning period for the Housing Element is now eight years (the previous Housing Element was adopted in 2010). The contents are established by state law and must include measurable objectives. The Housing Element is subject to certification by the State of California.

Why is the Housing Element Update important?

An updated Element allows a City to access critical infrastructure funds from the California State Strategic Growth Bonds, as well as other state and federal funds. It provides a forum to define community goals for housing including the type of housing to be built and the priorities for spending housing dollars. It also provides an opportunity to incorporate ongoing housing policy discussions.

The Housing Element is an eight year **BLUEPRINT** for housing Oakland's residents

State law (Government Code Sections 65580-65589.8)

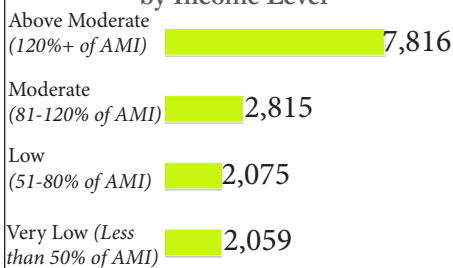
REQUIRES that every city and county in California adopt a Housing Element, subject to State approval, as part of its General Plan

The Housing Element Update covers the planning period from **2015 TO 2023**

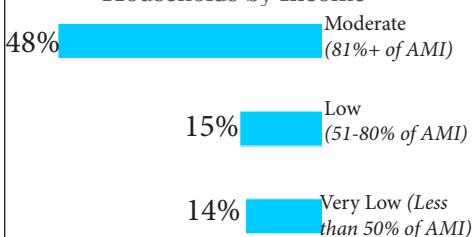
ABAG's allocation for Oakland is **14,765 HOUSING UNITS**

What is Oakland's fair share of RHNA?

ABAG's Allocation for Oakland by Income Level



Percentage of Oakland's Households by Income



Source: U.S. Department of Housing and Urban Development CHAS Data Book, based on 2006-2010 5-Year Average Data; AMI is Area Median Income

What is the RHNA and how much housing is Oakland Required to Plan for?

The Regional Housing Needs Allocation (RHNA) is a requirement that all California cities provide their fair share of the regional housing need for all income levels and special needs populations. RHNA "assignments" are determined by the Association of Bay Area Governments (ABAG).

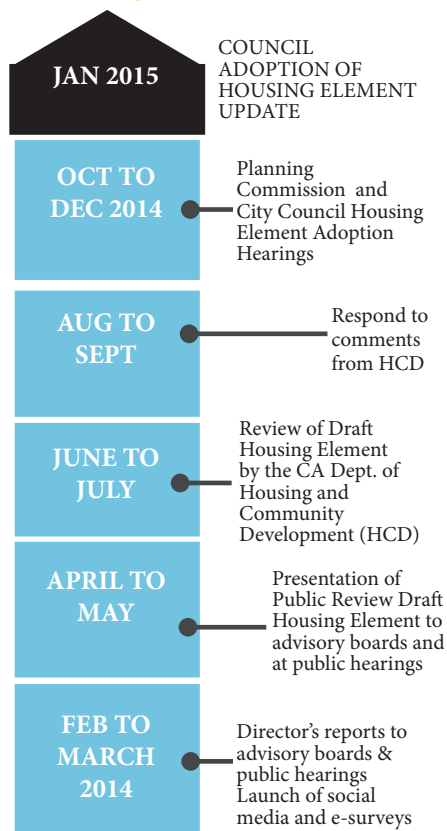
The State of California has assigned 187,990 new housing units to the entire Bay Area. Oakland is required to plan for 14,765 new housing units between 2014 and 2022. Of this total, 2,059 should be affordable to very low-income households, 2,075 to low-income households, 2,815 to moderate-income households, and 7,816 to above moderate-income households. Although these units have been assigned to Oakland, all of these units may not be built because of market conditions and availability of subsidies.

What is included in the Housing Element?

The Housing Element will include the following:

- A review and assessment of the City's performance in implementing the previous Housing Element (adopted in 2010)
- An assessment of current and future housing needs
- An inventory of sites suitable for development of housing for all economic levels, sufficient to provide 14,765 units (based on the RHNA for the Bay Area)
- An inventory of financial and programmatic resources
- Analysis of governmental and non-governmental constraints to meeting those needs
- A statement of the City's goals, policies and quantified objectives for meeting its housing needs for the period 2015-2023

Project Timeline



How is the Housing Element implemented?

Cities implement their housing elements through housing programs, daily decisions by staff and the Planning Commission and City Council about housing development, and regulatory tools such as zoning. Oakland operates a number of housing programs targeted to lower income homeowners and renters, and works with the non-profit community and service providers to facilitate the development, and preservation of housing options for all Oakland residents.

Become Involved! We want to hear from YOU!

The project timeline to the right depicts the overall process for completing the Housing Element Update including public meetings that will be held. The project website (see link below) contains details for all upcoming meetings. Please consider attending one of the meetings and voicing your opinion to the following questions:

1. What are the top housing issues in Oakland?
2. In terms of existing housing policies and programs, what are the strengths?
3. In terms of existing housing policies and programs, what are the weaknesses?

The City's existing policies and programs are contained in Ch. 7 of the 2007-2014 Housing Element. Visit the project webpage "Documents & Resources" section for Ch. 7 as an individual chapter.

Who can you contact for more information?

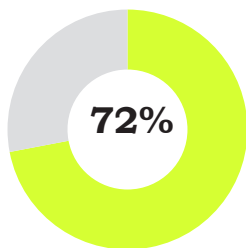
For more information on the Housing Element Update, or to make a comment: Send an email to strategicplanning@oaklandnet.com or leave a message at 238-7299

You can also visit our website:

<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>

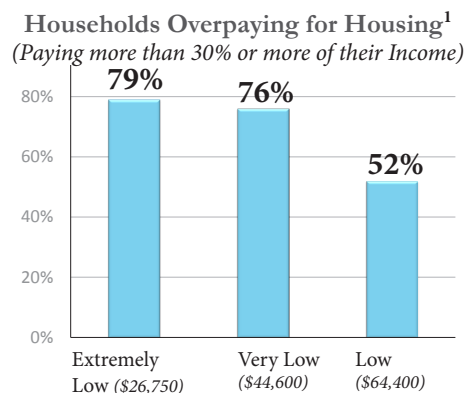
Oakland's Population & Housing

390,724 Residents
153,791 Households
36 years Median Age

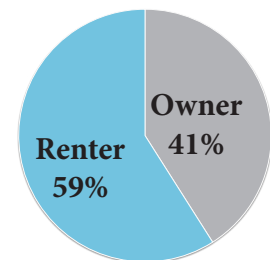


Median Household Income in 2011 was \$51,144; 72% of the County Median Household Income of \$70,821

43,559 Seniors
28,796 Senior Households
23% of population age 55 yrs & above



11,000 residential properties foreclosed between 2006 & 2013
Almost **one in five** properties lost since the crisis began had been owned for more than 10 years



DECLINE

- Number of **Family Households**
- Number of **Family Households with Children**
- Average **Household Size**

- **23%** of people reported disability
- Nearly **half** of the population **65 and older** reported having a disability
- **1,564** is the **estimated housing need** for people with disabilities



- Increase in **Market Rents & Home Prices** in 2013
- Median Housing Price in 2013 was **\$390,000** an **84% increase** over the price in 2000.²
- Large **variation** in home sales price by **zip code**

¹ Data not available for Moderate and above Moderate Income Households

² 2013 price represents a 3 % decrease from 2008 median sales price

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



ACTUALIZACIÓN DEL ELEMENTO DE LA VIVIENDA PARA 2015-23

¿Qué es el Elemento de la Vivienda?

El Elemento de la Vivienda es parte del Plan General de Oakland. Es un proyecto de ocho años para proporcionarles vivienda a los residentes de Oakland de todo nivel económico, incluyendo a aquellos con bajos ingresos y en hogares con necesidades especiales. El plan proporciona un informe de las estadísticas demográficas y de vivienda actuales, el cual sirve como fundamento para las políticas y acciones destinadas a abordar las necesidades de vivienda de Oakland.

¿Por qué es necesario actualizar el Elemento de la Vivienda?

La ley estatal requiere que los gobiernos locales planeen adecuadamente con el fin de satisfacer sus necesidades de vivienda existentes y proyectadas. De conformidad con la ley estatal, según lo estipulado por la Propuesta de Ley 375 (Steinberg), el periodo de planificación del Elemento de la Vivienda es actualmente de ocho años (el Elemento de la Vivienda anterior fue adoptado en 2010). Su contenido está establecido de conformidad con la ley estatal y debe incluir objetivos mensurables. El Elemento de la Vivienda está sujeto a certificación por el Estado de California.

¿Por qué es importante la actualización del Elemento de la Vivienda?

Un Elemento actualizado le permite a la Ciudad tener acceso a fondos provenientes de los Bonos para el Crecimiento Estratégico del Estado de California (California State Strategic Growth Bonds) para infraestructura de vital importancia, así como a otros fondos estatales y federales. Este proporciona un foro para definir los objetivos comunitarios para la vivienda, los cuales incluyen el tipo de vivienda que será construida y en qué prioridades se emplearán los fondos de vivienda. También brinda la oportunidad de incorporar debates continuos sobre la política de la vivienda.

El Elemento de la Vivienda es un **PROYECTO** de ocho años de duración para proporcionarles vivienda a los residentes de Oakland

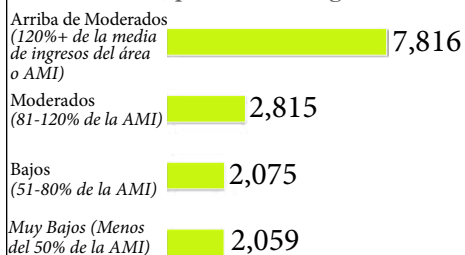
La ley estatal (Secciones 65580 a 65589.8 del Código de Gobierno) **REQUIERE** que cada ciudad y condado de California adopte un Elemento de la Vivienda, el cual está sujeto a la aprobación del Estado, como parte de su Plan General

La Actualización del Elemento de la Vivienda cubre el periodo de planificación de **2015 A 2023**

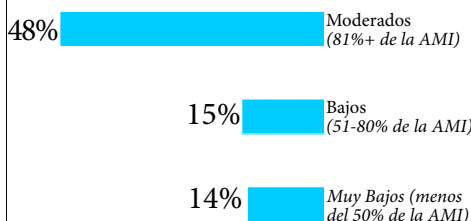
La asignación que ABAG determinó para Oakland es de **14,765 VIVIENDAS**

¿Cuál es la porción equitativa de Oakland conforme a la RHNA?

Asignación que ABAG determinó para Oakland, por Nivel de Ingresos



Porcentaje de Hogares de Oakland, por ingresos



Fuente: El Libro de Datos de La Estrategia Integral para la Asequibilidad de la Vivienda (CHAS) del Departamento de Vivienda y Desarrollo Urbano de los EE.UU., en base al promedio de los datos del periodo de cinco años de 2006 a 2010; AMI es la Mediana de Ingresos del Área

¿Qué es la RHNA y en relación a cuántas viviendas tiene Oakland la obligación de planear?

La Asignación de Necesidades de Vivienda Regional (Regional Housing Needs Allocation o RHNA) es un requisito que exige que todas las ciudades de California proporcionen la porción equitativa que les corresponde para cubrir las necesidades regionales de vivienda de los habitantes de todos los niveles económicos y necesidades especiales. Las "asignaciones" de la RHNA las determina la Asociación de Gobiernos del Área de la Bahía (ABAG, por sus siglas en inglés).

El Estado de California ha asignado 187,990 nuevas viviendas a toda el Área de la Bahía. A Oakland se le requiere que planifique la creación de 14,765 nuevas viviendas en un periodo comprendido entre 2014 y 2022. De este total, 2,059 deberán ser asequibles a hogares de muy bajos ingresos, 2,075 a hogares de bajos ingresos, 2,815 a hogares de ingresos moderados, y 7,816 a hogares de ingresos más que moderados. Aunque estas viviendas le han sido asignadas a Oakland, es posible que no todas ellas sean construidas debido a las condiciones del mercado y a la disponibilidad de subsidios.

¿Qué se incluye en el Elemento de la Vivienda?

El Elemento de la Vivienda incluirá lo siguiente:

- Un estudio y evaluación del desempeño de la Ciudad en la implementación del Elemento de la Vivienda previo (adoptado en 2010)
- Una evaluación de las necesidades actuales y futuras de vivienda
- Un inventario de todos los sitios aptos para el desarrollo de viviendas para todos los niveles económicos, suficiente para proporcionar 14,765 viviendas (en base a la RHNA del Área de la Bahía)
- Un inventario de los recursos financieros y de programación
- Un análisis de las restricciones gubernamentales que no permitan satisfacer esas necesidades
- Una declaración de las metas, las políticas y los objetivos cuantificados de la Ciudad para satisfacer las necesidades de vivienda durante el periodo 2015-2023

Cronología del Proyecto



¿Cómo se implementa el Elemento de la Vivienda?

Las ciudades implementan sus Elementos de Vivienda a través de programas de vivienda, por medio de decisiones diarias del personal, de la Comisión Planificadora y del Concejo de la Ciudad sobre el desarrollo urbano, y a través de herramientas regulatorias tal como la zonificación. Oakland cuenta con una cantidad de programas para la vivienda enfocados en los propietarios de vivienda y en los inquilinos de bajos ingresos, y trabaja con la comunidad de organizaciones sin fines de lucro y con los proveedores de servicios para facilitar el desarrollo, y garantizar que todos los residentes de Oakland tengan opciones de vivienda.

¡Involúcrese! ¡Queremos saber SU OPINIÓN!

La cronología del proyecto que aparece a la izquierda muestra el proceso general que se seguirá para realizar la Actualización del Elemento de la Vivienda, incluyendo las audiencias públicas que se celebrarán. El sitio web del proyecto (consulte el enlace a continuación) contiene la información de todas las reuniones futuras. Por favor considere acudir a una de las reuniones y expresar su opinión sobre las siguientes preguntas:

1. ¿Cuáles son los problemas principales de vivienda en Oakland?
2. Respecto de las políticas y los programas de vivienda existentes, ¿cuáles son sus puntos fuertes?
3. Respecto de las políticas y los programas de vivienda existentes, ¿cuáles son sus puntos débiles?

Las políticas y los programas actuales de la Ciudad se encuentran en el Capítulo 7 del Elemento de la Vivienda para 2007-2014. Visite la sección "Documentos y Recursos" ("Documents & Resources") de la página web del proyecto para acceder al Capítulo 7 individualmente.

¿A quién contactar para obtener información adicional?

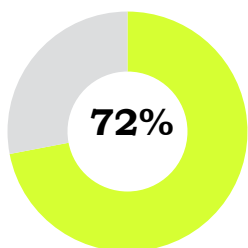
Para obtener información adicional sobre la Actualización del Elemento de la Vivienda, o para hacer comentarios: Envíe un email a strategicplanning@oaklandnet.com o deje un mensaje en el 238-7299.

También puede visitar nuestro sitio web en:

<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>

Población y Vivienda de Oakland

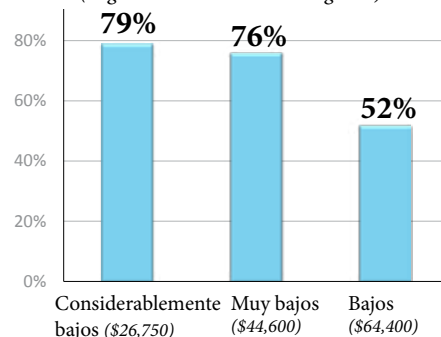
390,724 Residentes
153,791 Hogares
36 años Mediana de Edad



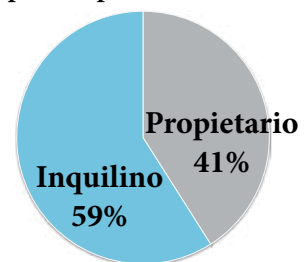
La Mediana de Ingresos por Hogar en 2011 fue \$51,144; el 72% de la Mediana de Ingresos por Hogar del Condado de \$70,821

43,559 Personas de Edad Avanzada
28,796 Hogares con Personas de Edad Avanzada
23% de la población es de 55 años de edad y mayor

Hogares que pagan de más por la vivienda¹
(Pagan más del 30% de sus Ingresos)



11,000, es el número de propiedades residenciales que tuvieron una ejecución hipotecaria entre 2006 y 2013. Casi **una de cada cinco** propiedades que se perdieron desde el inicio de la crisis había estado en manos de su propietario por más de 10 años



DISMINUCIÓN

- Número de **Hogares con Familias**
- Número de **Hogares de Familias con Niños**
- **Tamaño Promedio** de los Hogares

- **23%** de las personas comunicaron una discapacidad
- Casi **la mitad** de la población de **65 años de edad y mayor** comunicó tener una discapacidad
- **1,564** es el **número aproximado de personas con discapacidades** que tienen necesidad de vivienda



- Incremento en **Alquiler y Precios de Casas en el Mercado** en 2013
- La Mediana de los Precios de las Casas en 2013 fue **\$390,000**, un incremento del **84%** en relación al precio existente en 2000.²
- Existe una gran **diferencia** entre los precios de las casas dependiendo del **código postal**

¹ No hay datos disponibles sobre los Hogares con Ingresos Moderados y con Ingresos Más que Moderados

² El precio de 2013 representa una disminución de un 3% de la mediana del precio de venta de 2008

Fuente: Censo de los EE.UU. de 2010, Departamento de Vivienda y Desarrollo Urbano de los EE.UU.; Libro de Datos CHAS, en base al promedio de datos del periodo de cinco años comprendido entre 2006 y 2010.



2015-23 年房屋單位更新計劃

什麼是房屋單位 (Housing Element) 更新計劃？

房屋單位更新計劃是屋崙 (奧克蘭) 市總計劃的一部分。這是八年期的更新計劃，目的是讓屋崙 (奧克蘭) 市所有經濟水平的市民都有房可住，包括低收入及特殊需求家庭。該計劃提供目前最新的人口和房屋統計數據，作為解決屋崙 (奧克蘭) 房屋需求的政策和行動基礎。

為什麼要更新房屋單位計劃？

加州法律規定，地方政府必須進行充分計劃，以滿足現有和預期的房屋需求。加州法律規定 (根據參議院第 375 號法案，Steinberg)，房屋單位更新計劃現在為八年期限 (房屋單位計劃於 2010 年採用實施)。計劃內容係依據州法制訂，且必須包括可測量的目標。房屋單位計劃需經加州州政府認證。

為什麼房屋單位更新計劃很重要？

房屋單位更新計劃讓本市能從加州策略成長型公債 (California State Strategic Growth Bonds) 取得重要的基礎建設資金以及其他州立和聯邦基金。此計劃將讓各方有機會討論並界定社區房屋目標，包括需要興建哪類型房屋以及房屋經費優先順序；同時，也讓本市有機會整合各方對房屋政策的討論。

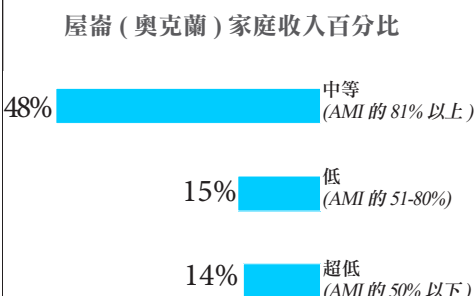
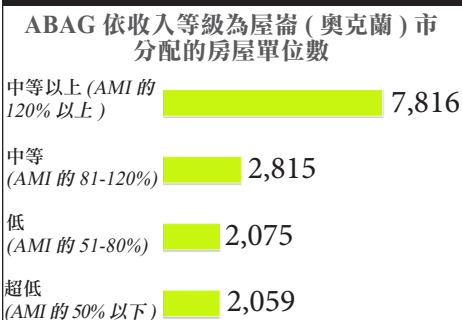
房屋單位是為屋崙 (奧克蘭) 市民規劃的八年計劃

加州州法 (政府法案條款 65580-65589.8) 規定，加州每一個縣市都必須在總計劃中採用經州政府核准的房屋單位計劃

房屋單位更新計劃所涵蓋的規劃期間為 2015 至 2023 年

ABAG 為屋崙 (奧克蘭) 市分配 14,765 處房屋單位

RHNA 平均分配給屋崙 (奧克蘭) 市多少房屋單位？



資料來源：美國房屋及都市發展部 CHAS 資料手冊，根據 2006-2010 年之 5 年平均數據；AMI 代表年收入中位數

什麼是 RHNA？屋崙 (奧克蘭) 市需要規劃多少房屋？

「區域房屋需求分配」(Regional Housing Needs Allocation, RHNA) 是一項規定，要求加州所有城市要考量所有收入等級和特殊需求人口需求以平均分配區域房屋。RHNA 的「分配任務」由灣區政府協會 (Association of Bay Area Governments, ABAG) 來決定。

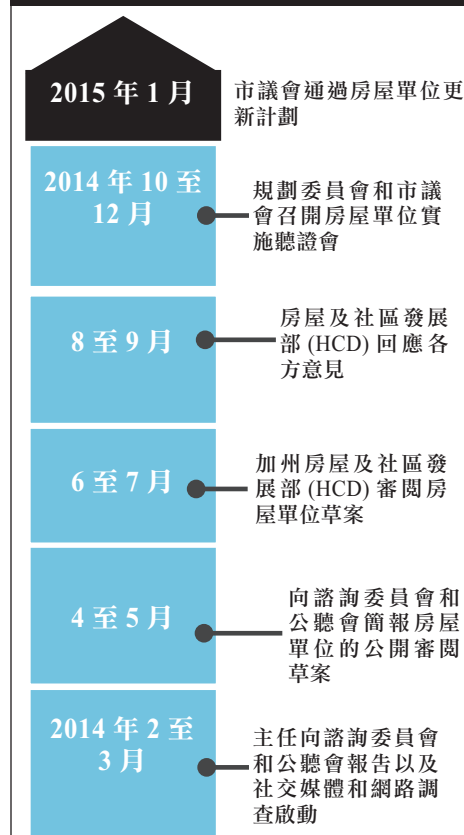
加州政府已為整個灣區分配 187,990 處新房屋單位。屋崙 (奧克蘭) 市需要在 2014 年到 2022 年間規劃 14,765 處新房屋單位。其中，2,059 處單位應該是針對超低收入戶的可負擔屋，2,075 處單位是針對低收入戶，2,815 處單位是針對中收入戶，7,816 單位則是針對中收入以上的家庭。雖然這些單位是分配給屋崙 (奧克蘭) 市，但基於市場條件以及補助款有限，這些單位可能無法全數興建。

房屋單位包含哪些內容？

房屋單位包含以下內容：

- 審查和評估市政府實施上次房屋單位計劃的成效 (於 2010 年公布實施)
- 評估目前和未來的房屋需求
- 適合為所有經濟水平人士開發房屋，且足夠容納 14,765 處單位 (根據灣區 RHNA) 的建地清單
- 財務和規劃資源清單
- 分析政府和非政府對滿足這些需求的限制
- 市政府就如何達到 2015-2023 年房屋需求所公布的政策及量化目標

計劃時間表



如何實施房屋單位計劃？

各市政府會透過房屋輔導方案，由房屋開發方面的職員、規劃委員會和市議會每天討論決定，並且運用規範工具（如區域規劃）來實施房屋單位計劃。屋崙（奧克蘭）市政府針對較低收入屋主和租戶規劃有多項房屋輔導方案，並且與非營利社區和服務提供者合作推動房屋開發，為所有屋崙（奧克蘭）市民保留房屋選項。

請來參與！我們想聽取您的意見！

右邊的計劃時間表列有房屋單位更新計劃的完整流程，包括將召開的公聽會。該計劃網站（見以下連結）包含所有即將召開的會議細節。請考慮參加其中一場會議，對以下問題提出您的見解：

1. 屋崙（奧克蘭）市最大的房屋問題是什麼？
2. 目前的房屋政策和輔導方案有哪些優點？
3. 目前的房屋政策和輔導方案有哪些缺點？

本市目前的房屋政策和輔導方案細節列於 2007-2014 年房屋單位計劃第 7 章。請瀏覽本計劃網頁的「Documents & Resources」部份，參閱第 7 章的完整內容。

若想了解更多資訊，應與誰聯繫？

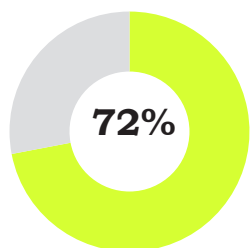
若想了解更多房屋單位更新計劃的更多資訊或提供意見：請寄電子郵件到 strategicplanning@oaklandnet.com 或致電 238-7299 留言。您也可以造訪我們的網站：<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>

屋崙（奧克蘭）市人口及房屋

居民人數：**390,724**
家庭戶數：**153,791**
年齡中間數：**36 歲**

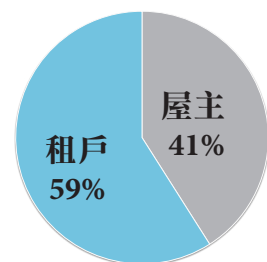
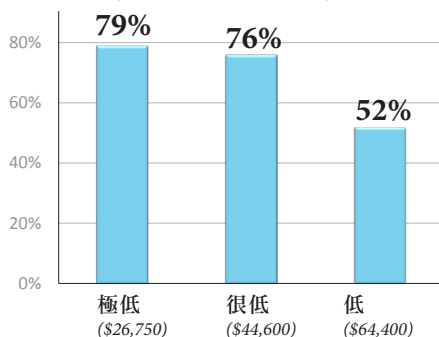
老人人數：**43,559**
老人戶數：**28,796**
55 歲以上人口：**23%**

2006 年到 2013 年共有 **11,000** 戶住宅遭到法拍。自經濟危機發生以來，將近**五分之一**失去房產的屋主都是持有房屋 10 年以上之久。



2011 年的家庭收入中間數為 \$51,144，是全縣家庭收入中間數 \$70,821 的 72%

支付過高房屋費用的家庭¹
(支付超過收入 30%)



拒絕

- 家庭戶數
- 有子女的家庭戶數
- 平均每戶人數

- **23%** 人口提報殘障
- 年滿 **65 歲** 者幾乎半數報告有殘障情形
- 殘障者的房屋需求估計為 **1,564 處** 單位



- 2013 年的**市場租金和房價**上揚
- 2013 年的房價中間值為 **\$390,000**，比 2000 年房價上漲了 **84%**。²
- **郵遞區號**不同，房屋售價差異很大

¹ 中產和中等以上收入家庭無適用資料

² 2013 年的銷售中間價比 2008 年的價格下跌 3 %

資料來源：美國 2010 年人口普查，美國房屋及都市發展部 CHAS 資料手冊，根據 2006-2010 年之 5 年平均數據



THÀNH PHẦN GIA CƯ CẬP NHẬT 2015-23

Thành Phần Gia Cư là gì?

Thành Phần Gia Cư là một phần trong Kế Hoạch Tổng Thể của Oakland. Đây là kế hoạch tám năm cho các cư dân của Oakland đối với tất cả các mức thu nhập, bao gồm các hộ gia đình có thu nhập thấp và có các nhu cầu đặc biệt. Bản kế hoạch này cập nhật thông tin về nhân khẩu học và các số liệu thống kê về gia cư để làm thông tin cơ bản cho các chính sách và hành động giải quyết các nhu cầu về gia cư của Oakland.

Tại sao lại phải cập nhật Thành Phần Gia Cư?

Luật tiểu bang yêu cầu các chính phủ địa phương lên kế hoạch đầy đủ để đáp ứng được các nhu cầu về gia cư hiện tại và theo dự định. Theo luật tiểu bang, Dự Luật Thượng Viện (Senate Bill) 375 (Steinberg), giai đoạn quy hoạch cho Thành Phần Gia Cư hiện nay là tám năm (Thành Phần Gia Cư trước đây được thông qua vào năm 2010). Các nội dung này đã được lập ra bởi luật tiểu bang và phải bao gồm các mục tiêu có thể định lượng. Thành Phần Gia Cư phải được Tiểu Bang California xác nhận.

Tại sao Thành Phần Gia Cư Cập Nhật lại quan trọng?

Bản Thành Phần cập nhật này cho phép Thành Phố tiếp cận được các ngân quỹ về cơ sở hạ tầng của Trái Phiếu Phát Triển Chiến Lược Tiểu Bang California (California State Strategic Growth Bonds), cũng như các ngân quỹ của tiểu bang và liên bang khác. Kế hoạch này cung cấp một diễn đàn để xác định các mục tiêu cộng đồng cho gia cư trong đó bao gồm loại gia cư sẽ được xây và các ưu tiên khi chi tiêu cho gia cư. Kế hoạch này cũng là cơ hội để tổng hợp các ý kiến bàn thảo về chính sách gia cư hiện tại.

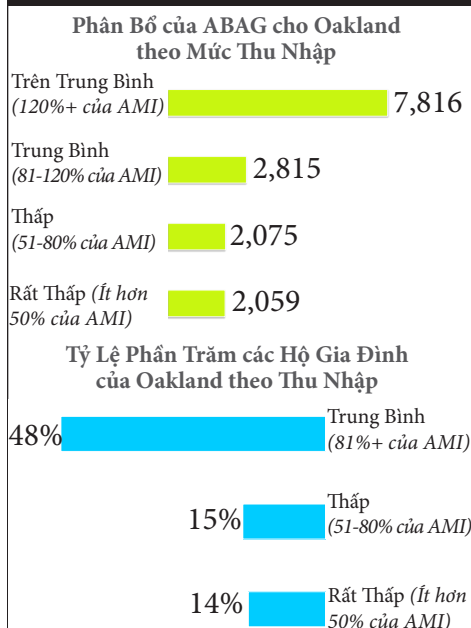
Thành Phần Gia Cư là **KẾ HOẠCH** tám năm về gia cư cho các cư dân của Oakland

Luật Tiểu Bang (Bộ Luật Chính Quyền Phần 65580-65589.8) **YÊU CẦU** tất cả các thành phố và quận trong tiểu bang California thông qua Thành Phần Gia Cư, phải được Tiểu Bang chấp thuận, như là một phần của Bản Kế Hoạch Tổng Thể của mình

Thành Phần Gia Cư Cập Nhật bao gồm giai đoạn quy hoạch cho giai đoạn từ năm **2015 TỚI năm 2023**

Phân bổ của ABAG cho Oakland là **14,765 CĂN NHÀ**

Phân bổ công bằng của RHNA cho Oakland là như thế nào?



Nguồn: Bộ Gia Cư Và Phát Triển Đô Thị Hoa Kỳ; Số Dữ Liệu CHAS, dựa trên Dữ Liệu Trung Bình 5 Năm từ 2006-2010; AMI là Thu Nhập Trung Bình Trong Vùng (Area Median Income)

RHNA là gì và Oakland Cần Phải Quy Hoạch bao nhiêu gia cư?

Phân Phối Nhu Cầu Gia Cư Theo Vùng - Regional Housing Needs Allocation (RHNA) yêu cầu rằng tất cả các thành phố trong bang California phải cung cấp một cách công bằng các nhu cầu về gia cư trong vùng cho tất cả các mức thu nhập và những người có nhu cầu đặc biệt. "Nhiệm vụ" của RHNA được xác định bởi Hiệp Hội Chính Quyền Vùng Vịnh - Association of Bay Area Governments (ABAG).

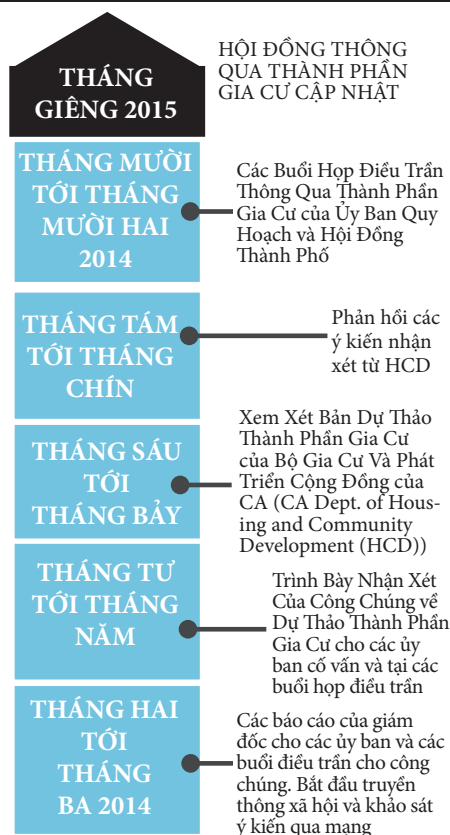
Tiểu Bang California đã giao 187,990 căn nhà mới cho toàn vùng Bay Area. Oakland phải quy hoạch cho 14,765 căn nhà mới trong giai đoạn từ năm 2014 tới 2022. Trong tổng số này, 2,059 căn nên dành cho các hộ gia đình có thu nhập rất thấp, 2,075 cho các hộ gia đình thu nhập thấp, 2,815 cho các hộ gia đình có thu nhập trung bình, và 7,816 cho các hộ gia đình có mức thu nhập trên trung bình. Mặc dù các căn nhà này đã được giao cho Oakland, tất cả các nhà này sẽ có thể không được xây do tình hình thị trường và các nguồn trợ cấp.

Thành Phần Gia Cư bao gồm những nội dung nào?

Thành Phần Gia Cư sẽ bao gồm các mục sau đây:

- Xem xét và đánh giá hiệu quả của Thành Phố trong việc thực hiện Thành Phần Gia Cư trước đây (đã được thông qua năm 2010)
- Đánh giá các nhu cầu về gia cư hiện tại và trong tương lai
- Khai các khu vực phù hợp với phát triển gia cư đối với tất cả các mức thu nhập, đủ để cung cấp 14,765 căn nhà (dựa trên RHNA cho vùng Bay Area)
- Khai các nguồn tài chính và các nguồn lập chương trình
- Phân tích các hạn chế liên quan tới chính quyền và không phải chính quyền để đáp ứng các nhu cầu này
- Trình bày các mục tiêu, các chính sách và mục đích có thể định lượng của Thành Phố để đáp ứng các nhu cầu về gia cư của thành phố cho giai đoạn 2015-2023

Thời Gian Biểu Dự Án



Thành Phần Gia Cư được thực hiện như thế nào?

Các thành phố thực hiện thành phần gia cư của mình qua các chương trình gia cư, các quyết định hàng ngày của nhân viên Thành Phố và Ủy Ban Quy Hoạch cũng như Hội Đồng Thành Phố về việc phát triển gia cư, và công cụ quản lý ví dụ như quy hoạch vùng. Oakland đang thực hiện một số chương trình gia cư nhằm tới những chủ nhà và người thuê có thu nhập thấp hơn, và hợp tác với cộng đồng phi lợi nhuận và các nhà cung cấp dịch vụ để tạo điều kiện phát triển, và duy trì các lựa chọn về gia cư cho tất cả cư dân Oakland.

Hãy Tham Gia! Chúng tôi muốn lắng nghe ý kiến của QUÝ VỊ.

Thời gian biểu dự án bên phải mô tả quy trình tổng thể để hoàn thành việc Cập Nhật Thành Phần Gia Cư kể cả các buổi họp cộng đồng sẽ được tổ chức. Trang mạng của dự án (xem liên kết dưới đây) bao gồm các thông tin chi tiết cho tất cả các cuộc họp sắp tới. Xin mời quý vị tham dự một trong các buổi họp và nêu ý kiến của quý vị đối với các câu hỏi sau:

1. Vấn đề gia cư quan trọng nhất tại Oakland là gì?
2. Điểm mạnh của các chính sách và chương trình gia cư hiện tại là gì?
3. Điểm yếu của các chính sách và chương trình gia cư hiện tại là gì?

Các chính sách và chương trình hiện tại của Thành Phố có trong Chương 7 của Thành Phần Gia Cư 2007-2014. Xin truy cập trang mạng dự án phần "Documents & Resources" ("Các Tài Liệu và Nguồn Lực") để xem riêng Chương 7.

Quý vị có thể liên lạc ai để biết thêm thông tin?

Để biết thêm thông tin về Thành Phần Gia Cư Cập Nhật, hoặc gửi ý kiến nhận xét:

Quý vị gửi điện thư tới strategicplanning@oaklandnet.com hoặc để lại lời nhắn khi gọi số 238-7299.

Quý vị cũng có thể truy cập trang mạng:

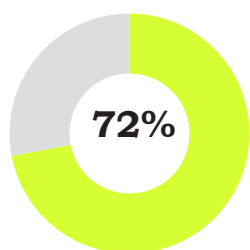
<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK045364>

Dân Số & Gia Cư Của Oakland

390,724 Cư Dân

153,791 Hộ Gia Đình

Tuổi Trung Bình là **36 tuổi**



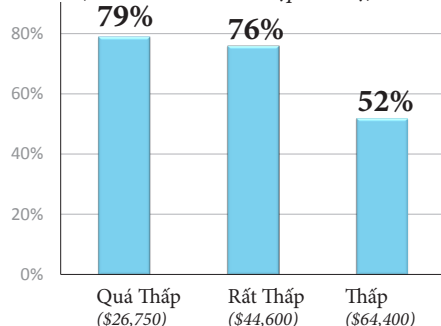
Thu Nhập Hộ Gia Đình Trung Bình năm 2011 là \$51,144; Tức Là ở Mức 72% của Thu Nhập Gia Đình Trung Bình của Quận \$70,821

43,559 Người Cao Niên

28,796 Hộ Gia Đình Cao Niên

23% dân số ở độ tuổi từ 55 trở lên

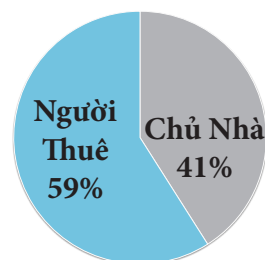
Các Hộ Gia Đình Trả Tiền Nhà Quá Cao¹
(Trả hơn 30% thu nhập của họ)



11,000 căn nhà đã bị tịch thu trong

giai đoạn từ năm 2006 đến năm 2013.

Gần như **một trong năm** căn nhà bị tịch thu kể từ khi khủng hoảng bắt đầu đã được sở hữu hơn 10 năm



GIẢM

- Số Hộ Gia Đình
- Số Hộ Gia Đình có Trẻ Em
- Số người trung bình trong một hộ gia đình

- **23%** số người báo cáo bị khuyết tật
- Gần **nửa** dân số từ **65 tuổi** trở lên báo cáo bị khuyết tật
- **1,564** là **nhu cầu gia cư ước tính** cho người bị khuyết tật

- **Thị Trường Cho Thuê & Giá Nhà** tăng trong năm 2013
- Giá Nhà Trung Bình trong năm 2013 là **\$390,000**, tăng **84%** so với giá nhà trong năm 2000.²
- Có sự **khác biệt** lớn về giá bán nhà theo mã vùng

¹ Không có dữ liệu đối với các Hộ Gia Đình Thu Nhập Trung Bình hoặc Trên Trung Bình

² Giá năm 2013 cho thấy đã giảm 3% so với giá bán nhà trung bình năm 2008

Nguồn: Điều Tra Dân Số Hoa Kỳ năm 2010, Bộ Gia Cư và Phát Triển Đô Thị Hoa Kỳ; Số Dữ Liệu CHAS, dựa trên Dữ Liệu Trung Bình 5 Năm 2006-2010.

APPENDIX F: APPROVAL AND ADOPTION

[AVAILABLE AT FINAL DRAFT STAGE]