



News from: Office of the Mayor Libby Schaaf

FOR IMMEDIATE RELEASE

March 3, 2016

OAKLAND RELEASES HOUSING CABINET REPORT
*Calling for Protecting of 17,000 Households from
Displacement & Creating 17,000 New Units of Housing*

Oakland, CA — Today, Mayor Libby Schaaf, Oakland City Council President Lynette Gibson McElhaney, City Councilmembers Abel Guillén, Dan Kalb and Annie Campbell Washington outlined the details of the Oakland Housing Cabinet’s City-wide effort to protect 17,000 households in already existing affordable housing, and create 17,000 new units of housing at all income-levels, over the next eight years.

Media Contact:

Erica Terry Derryck
(510) 238-7072
ederryck@oaklandnet.com

“Oakland is the fourth most expensive housing market in the country, just behind San Francisco, New York and Boston,” said Oakland Mayor Libby Schaaf. “With the rise in rents in our City outpacing the increase in incomes faster than any other place in the country, protecting our residents from displacement is my top priority.”

“We recognize the pain that we are experiencing in our city,” said Oakland City Council President Lynette Gibson McElhaney. “The efforts that we’re taking now are to really shore up this city.”

They were joined by City of Oakland Director of Housing and Community Development Michele Byrd and co-chairs of the Housing Cabinet Assistant City Administrator Claudia Cappio and Heather Hood of Enterprise Community Partners who represented over 100 housing experts, advocates and business leaders who served as volunteer members of the Housing Cabinet. Together, they worked for over six months to develop concrete solutions to stop displacement, improve living conditions, and add to the City’s stock of both affordable and market-rate housing.

“We have set a vision and a course of action for making sure everyone is welcome, secure and at home here,” said Heather Hood, Deputy Director of Enterprise Community Partners. “I’m excited to continue doing what it takes to keep Oakland real. We are fortunate that there are so many people with good will, practical expertise and resources who are committed to Oakland remaining a diverse and vibrant city.”

Enterprise Community Partners provided pro bono staff support and led the team in compiling the comprehensive report, entitled, *Oakland At Home*, and the [action plan](#) that the City Council and the City Administration will begin putting into effect through legislative and administrative action over the next year.

The report outlines seven areas where City and external resources could be used to do the following: 1) improve renter services, 2) strengthen renter protections, 3) enforce renter protections, 4) acquire naturally occurring affordable housing, 5) secure single family homes in financial distress, 6) build and expand the pipeline of affordable homes and, 7) build and expand the pipeline of market rate homes.

-MORE-

Examples of the 24 specific proposals to better protect existing affordability and current renters include: an audit of the Rent Adjustment Program; modernization of the housing services system; revision of the existing condo conversion ordinance for renters currently living in the 29,000 units in 2-4 unit buildings not covered under the law; and an increase in the Rent Assistance Program (RAP) fee which landlords pay to support a system for tenants who raise challenges regarding rent increases; as well as the establishment of a Scattered Site Homeownership Trust.

To support the creation of 17,000 new units of housing at all income levels, the Housing Cabinet identified 14 different strategies including: establishment of an Impact Fee which is currently being reviewed by the City Council; creation of a Public Lands Policy to provide clarity for builders and the public about how Public Lands can be used for development; relaxation of secondary unit regulations near good transit; exploration of Infrastructure Finance Districts; and aggressive competition for State and Federal affordable housing and sustainable communities funds.

The housing efforts outlined in the report are part of a two-fold strategy to tackle Oakland's affordability crisis by addressing both housing and jobs in Oakland – which currently has the fastest growing gap in the nation between rising housing costs and income growth.

The Housing Cabinet was convened by Mayor Schaaf in the in the summer of 2015, with the maximum participation allowed under the Brown Act from four of the eight Oakland City Council members. Using the equity framework outlined by the [Housing Equity Roadmap](#), the Housing Cabinet began exploring concrete and feasible solutions to address the current housing challenges in Oakland.

Nine subgroups were created focused on: impact fees and developer options; public land use; design and process oriented efficiencies; financial resources; renter protection and services; foreclosure prevention; acquisition and rehabbing naturally occurring affordable housing; determination of the number of homes to protect and create; and artist workspaces and housing. Many of the working group volunteers will be active participants as the City of Oakland works to implement these recommendations.

On March 12, 2016 from 1pm to 3pm the City of Oakland will hold a Housing Workshop for residents at 250 Frank H. Ogawa Plaza.

###