

**List of Other Affordable Housing Issues to be Considered  
by the Blue Ribbon Commission, Authored by Commissioners  
As of May 14, 2007**

**Inclusionary Zoning**

- Setting a trigger date so that developments in the pipeline that did not anticipate IZ requirements and would be unable to accommodate the requirements are not affected. Possible use of an appeals board for projects that are not exempted by the trigger date, yet are affected.
- Reviewing the exact % and target households based on the report due May 17th.
- Considering exempting certain areas of the city in order to promote market rate development in those areas, as long as the boundaries had a sunset, after which IZ applies to the entire city
- Number of threshold units should be higher, possibly 40 or 50.

**Condo Conversion**

- Need to understand what policy goals would be achieved versus problems that might be created, in order to consider changing the current system.
- Interested in incentive to have people who live or work in Oakland have a priority to receive the units.

**Developer Incentives**

- Faster zoning and building application processing (hire more staff, or allow 3rd party plan checkers)
- Faster CEQA process
- Updating the zoning code to make it match the General Plan
- Making a commitment to set policies such as IZ and then not change them, or only change them on a set timetable, so that developers can plan ahead.
- Density bonus/ height / open space / parking
- Establishment of a city wide Density Bonus to accommodate affordable and market rate rental and for sale housing units in residential, commercial and light (clean) industrial mixed use properties.

**Funds**

- Maximize funds available for development of new affordable housing all over the city, not concentrated in one or two major projects.
- Maximize funds for emergency, transitional, and permanent supportive housing for the elderly, poor and disabled.
- Review use of Redevelopment Funds to target lower AMI households
- Consider putting Transfer Taxes from additional developments into a dedicated funding source for affordable housing
- Explore adding taxes that are directed to housing, but look at adding those taxes in a way that does not discourage new housing

**Land Banking**

- City of Oakland should dedicate a large fund to buying properties that would be appropriate sites for affordable housing, especially in higher income or gentrifying neighborhoods. The city should distribute these sites to affordable housing developers through an RFP process.

### **Household-based support**

- Increase assistance for first-time homebuyers who live and work in Oakland who want to buy. Silent second mortgages, downpayment assistance, etc.

### **Community Land Trust Model**

- Work with local experts to promote a land trust model.

### **High-density and transit-oriented development**

- City staff and politicians should explicitly support higher-density housing near transit, including working to overcome neighborhood opposition.

### **Impact Fees**

- These have been mentioned by members of the Mayor's staff and Land Use Task Force, and one of our Commissioners asked about them as well.

### **Housing Legislation**

#### **Housing Preservation Programs/Initiatives**

- Restoring (rehab) blighted properties
- Jobs/Housing Linkage Programs
- Home Ownership Preservation Initiative
- The National Community Reinvestment Coalition (NCRC) in 2001
- Homeowners Emergency Mortgage Assistance Program (HEMAP)

#### **New Housing Development**

- Industrial Land Use, e.g. Industrial Lands Policy Review
- Vacant Properties Initiative
- Density bonuses
- Affordable Senior Housing
- Fee waivers
- Low-Income Housing Tax Credits (LIHTC)

#### **Asset-Building**

- Individual development accounts (IDAs),
- Home ownership education and counseling, e.g. First time home buyer programs
- Limited equity housing co-ops (LEHCs),
- Community land trusts (CLTs),
- Regional Trust Fund (ABAG/Nadel)
- Location efficient mortgages (LEMs),
- Section 8 home ownership program.
- Public Housing

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- All of the issues brought forth in the Dellums Housing, CEDA/Economic Development and Land Use Task Force Reports.
  - Establishment of programs to issue General Obligation Bonds, establish Trust Fund Accounts, or their equivalent, that will support the development (new and rehabilitated) of supportive housing for homeless, rental housing opportunities for

persons/families who generally qualify for Oakland Housing Authority rental programs and homeownership opportunities for persons/families generally served by Habitat for Humanities type programs for new and rehabilitated housing units (typically 50% AMI sweat equity programs).

- Development of a private/public trust fund
- Increasing the set-aside percentage of redevelopment tax increment funds.
- Funding Sources for Affordable Housing
- Industrial Land Conversion
- Homelessness / Supportive Housing