

2. EVALUATION OF 1999-2006 PROGRAMS

A. FINDINGS AND CONCLUSIONS

State law (California Government Code Section 65588 (a) & (b)) 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 June 15, 2004 and covered the period January 1, 1999 to June 30, 2006.

In this 1999-2006 Housing Element period, Oakland's Regional Housing Need Determination was 7,773 housing units. City staff identified opportunity sites to accommodate 8,670 to 10,760 housing units based on low and high estimates of site build-outs (i.e.: sites that would house 10 to 35% more units than required). These sites were also located in zones with minimum densities suitable for very low-, low-, and moderate-income housing (in the so-called "Mullin densities," zones which allow housing to be built at 30 units to the acre, sufficient density to support affordable housing). The City came close to meeting the overall housing production goals though fell slightly 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 1,328 very low-, low-, and moderate-income housing units with a grand total of 7,017 housing units permitted (Table 2-1)

The 1999-2006 *Housing Element* lists eight housing goals with policies and policy actions to be taken to achieve those goals. The specific policy goals identified in the 1999-2006 Housing Element will continue into the next planning period mostly unchanged though there are some modifications. Some policy goals identified will be discontinued in the 2007-2014 Housing Element because they do not appear to be effective or address current needs (see Chapter 7 Goals, Policies and Actions)

As anticipated, despite considerable success in leveraging outside funds (including bonds provided by Proposition 46 in 2002), the City encountered some difficulty in achieving very low-, low- and moderate-income housing production goals in the current planning period. The increasing gap between housing costs that very low-income households 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 very low-income 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.

Within the sub-category of affordable multifamily rental housing rehabilitation, the City did not achieve its goals due to changes in state and federal funding for rental rehabilitation and the changing nature of the rental market since the mid-1990s. Rental property owners have little incentive to

participate in rehabilitation loan programs that include long-term rent restrictions. Even at low- or no interest, most rental property owners are reluctant to borrow money that deed restricts their properties for 30 years or more.

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 Community & Economic Development Agency 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 1999-2006 Housing Element and housing permits issued are summarized in Table 2-1 below.

**Table 2-1
Comparison of Housing Needs and Housing Production, 1999-2006**

State Identified Affordability Categories	1999-2006 RHNA	Building Permits Issued 1/1999 – 6/30/06
Very Low (up to 50% AMI)	2,238	547
Low (51-80% AMI)	969	626
Moderate (81-120% AMI)	1,959	155
Above Moderate (> 120% AMI)	2,567	5,689
Total	7,733	7,017

Source: City of Oakland building permit data, 2006; see “City of Oakland Annual Progress Report on Implementation of Housing Element, 2006”

Appropriateness and Effectiveness of 1999-2006 Programs

The 1999-2006 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 1999-2006 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 the “10K” Downtown Housing Program, implementing changes to its Planning Code and zoning map, instituting interim development guidelines to insure conformity with the General Plan and zoning regulations, expediting review of affordable units by assigning projects over 50 units to the Major Projects Division, allowing flexible parking and open space standards for dense projects and permitting secondary units of up to 650 sq. ft. without a conditional use permit to support alternate forms of affordable housing development such as multi-family developments, secondary units and manufactured housing. The City continues the process of updating its Planning Code, to implement the General Plan. Residential zoning districts and Mixed Use Commercial Corridors which encourages high-density housing are scheduled for adoption in late 2009. The City continued its work to revise a number of permit procedures and requirements for special needs housing and second units to facilitate the development of these types of housing.

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 increased its financial assistance and regulatory incentives for the development of affordable housing during the 1999-2006 Housing Element period. Using a combination of redevelopment low-income housing set-aside funds and federal entitlement funds, Oakland provided over \$97 million to assist in the construction or substantial rehabilitation of close to 2,900 affordable housing units. The City also provided pre-development assistance to nonprofit housing developers to pay the initial costs of some projects.

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 notices mailed to housing providers.

Other areas of City support for low- and moderate income housing included the implementation of a density bonus program and the formation of a Blue Ribbon Commission that studied Inclusionary Zoning, Condo Conversions and other possible housing policy strategies.

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 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. The city permits multi-family housing in most medium- to high-density residential and commercial zones, and conditionally permits multi-family housing in lower-density areas. 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; 327 units of such housing was produced during the study period. Other efforts to improve permitting include implementing discretionary permit processes that include objective approval criteria and assigning priority to affordable housing projects. In 2006, the City revised its regulations to encourage more secondary units, by permitting the facilities in all residential zones, without a conditional use permit -- up to 500 square feet with minimal design review, and up to 900 square feet total; the previous regulation allowed a secondary units up to 650 square feet.

Requirements for on- and off-site improvements and environmental review (CEQA) and related mitigation measures act as regulatory barriers to the development of housing. However, Oakland attempts to streamline CEQA review, and uses a balanced approach to imposing conditions to mitigate the impacts of new housing development. Infill development often presents significant challenges to housing development as well. Potential issues associated with infill development include environmental contamination that adds time and expense to the process of developing housing. The City assists developers with environmental remediation by using funds received from the EPA for brownfields site assessment and clean-up. Oakland received two grants of \$200,000 from the EPA to assist with environmental remediation for the Uptown project and the Lion Creek Crossings development near the Coliseum BART station. The City also operates a \$1 million loan fund for environmental site assessment.

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.

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 focused on the maintenance and improvement of public housing. Most properties with expiring Section 8 contracts have been preserved with extended low-income restrictions.

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 and Redevelopment Agency financing require 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.

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 City prepared for the release of a City Capital Needs NOFA.

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 2005, the City completed its Analysis of Impediments to Fair Housing. This analysis is conducted by the City of Oakland's Community and Economic Development Agency every five years in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD). In order to receive federal grant funds for housing and community development, the City is required to prepare a Consolidated Plan describing needs, resources, strategies, priorities and proposed actions. The Consolidated Plan includes an annual certification by the City that it is taking actions to Affirmatively Further Fair Housing. The purpose of these actions is to eliminate discrimination and segregation in housing on the basis of race, color, religion, sex, age, disability, familial status or national origin, and to expand housing choices for all residents of Oakland. As part of the effort to attain this goal, HUD requires cities to engage in fair housing planning. This process requires: (a) the development of an Analysis of the Impediments to Fair Housing Choice (AI); (b) the development of activities to overcome the effects of the identified impediments; and (c) the development of a record keeping system to monitor and record the activities undertaken to reduce or overcome the identified impediments to fair housing choice. The City of Oakland has, for many years, pursued actions to further fair housing. The AI serves both as a resource to consolidate findings of individual housing-related analyses completed by or for the City of Oakland, and as a guide for fair housing planning in Oakland.

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. In addition, City staff worked to promote fair lending practices throughout the City.

Goal 7: Promote Sustainable Development and Smart Growth

As Americans became more conscious of the threats of global warming, and the green movement gained momentum nationally, the City of Oakland continues to be a leader in implementing sustainable development practices. In May of 2006, the Oakland City Council adopted a resolution to encourage developers of residential and commercial projects to use green building design standards as set forth in the Alameda County Residential Green Building Guidelines for residential construction and the U.S. Green Building Council's LEED rating system for commercial construction. Many construction projects submit waste reduction plans to the City's Environmental Services Division and meet the minimum recycled materials requirement of 65%, while some construction projects recycle as much as 89% of their construction materials. Classes were offered to building inspectors about changes in State Law with regard to energy efficiency standards and other energy related topics. Oakland's Green Building Resource Center was initiated and nearly completed. The Center contains reference materials for developers seeking information on green building techniques. While the current sustainable development programs are voluntary, in July of 2008, the City Council president pledged to develop a mandatory green building ordinance.

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 cities 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, Redevelopment and Housing Departments. These efforts have resulted in Transit Village plans for the areas surrounding the Fruitvale, West Oakland, MacArthur, and Coliseum BART stations. A station area plan is in the preliminary stages of development for the Lake Merritt Bart station as well. 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 STELLANT document management system has helped to coordinate multiple departments' review of projects since it contains project correspondence and is available to all City staff. 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. The City's public interactive GIS system was updated to provide developers and the public access to detailed information about parcels and neighborhood characteristics.

B. REVIEW OF THE EXISTING HOUSING ELEMENT

Table 2-2 summarizes, and quantifies when possible, the City's accomplishments under the 1999-2006 Housing Element. The 1999-2006 Housing Element contained eight policy goals with specific policy statements and designated actions identified to carry out those policy goals. The evaluation presented in this table shows each goal, policy, and action and summarizes the actual

accomplishments, provides an analysis difference, and an indication of whether the City intends to continue implementing those goals, policies and actions in the next Housing Element cycle.

Implementation programs contained in the 1999-2006 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 1999-2006. Wherever possible, the table below quantifies the number of households and/or units assisted. The City was unable to quantify accomplishments for several programs, as noted below. These include accomplishments for housing counseling and rent board cases.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Goal 1 Provide Adequate Sites Suitable for Housing for ALL income Groups				
Policy 1.1 Downtown Housing Policy Program ("10K")				
Action 1.1.1 Downtown Site Identification	Inventory vacant and underutilized land in areas of the Downtown, suitable for housing. Include estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	An inventory of vacant and underutilized parcels was completed in 2000 and posted on the City's Community and Economic Development Agency website. This inventory is also distributed by Downtown Redevelopment Area project managers. Many of these sites were developed as housing.	Complete, however, blighted properties are still listed on the City's website.	Retain. Modify to include targeting new housing development along major corridors in addition to the Downtown.
Action 1.1.2 Assist Developers with Site Assembly	Assist developers to assemble underutilized parcels within redevelopment project areas to create sites for future housing by providing information on sites suitable for assembly and development.	The City has negotiated and approved development agreements which required Redevelopment agency assistance with site assembly.(see development agreement reporting in Action 1.1.4)		Retain.
Action 1.1.3 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 the Major Projects Unit for priority permit processing, management tracking of applications, and scheduling of public hearing for completed applications.	All residential projects over 50 units are assigned to the Major Projects Division for priority review.		Retain.
Action 1.1.4 Sale of Agency-Owned Property for Downtown Housing	The City's Redevelopment Agency will make Agency-owned sites available for redevelopment. The Agency will solicit Requests for Proposals (RFPs) from interested developers to construct housing on the Agency-owned sites.	DDA's were executed for all available sites. Three projects were completed, three projects are under construction and one project is in predevelopment as of 2006.		Retain.
Action 1.1.5 Streamline Environmental Review	Sponsor state legislation in an effort to streamline the environmental review process to provide for tiered review and other measures under the California Environmental Quality Act (CEQA) for projects in specified areas in the Downtown.	Assembly Bill 436, passed in October 2001 streamlined environmental impact reporting for most residential projects in specified sections of downtown Oakland. The streamlined process was authorized through December 2004.		Retain. Advocate new strategies for streamlining the environmental review process.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 1.2 Availability of Land				
Action 1.2.1 Update the City's Planning Code and Zoning Map	Update the Planning Code and Development Control Maps (Zoning Maps) to be consistent with the General Plan Land Use and Transportation Element adopted in 1998 to ensure that there is an adequate supply of residentially zoned land at sufficient densities to accommodate existing and future housing needs.	Zoning Update in Progress. Residential zoning and Mixed Use Commercial Corridor zoning which encourages high density housing are anticipated to be brought to the Planning Commission by the end of 2009.	Strategic Planning Division re-assembled in late 2007 to rewrite outdated zoning districts; work is ongoing.	Retain.
Action 1.2.2 Interim Development Guidelines	Pending completion of the zoning update, continue to implement the "Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations."	Zoning Update in Progress. At such point as new zoning districts are adopted, the Interim Guidelines will no longer be used.		Retain.
Action 1.2.3 Land Inventory	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 web site.	The City identified and made public sites identified in the 2004 Housing Element. In addition, specific sites were also identified in Redevelopment Areas.		Retain.
Policy 1.3 Appropriate Locations and Densities for Housing				
Action 1.3.1 Residential Densities	As specified in the General Plan, update the Planning Code to increase residential densities along major transit corridors, around selected BART stations, in the Central Business District, and in the Jack London waterfront district and encourage the production of housing for all income levels.	Zoning Update in Progress. The Central Business District designation permits areas of high density residential development near BART stations. A specific plan is being considered for Lake Merritt BART station to address a potential increase in density.	Strategic Planning Division re-assembled in late 2007 to rewrite outdated zoning districts; work is ongoing.	Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 1.3.2 Mixed-Use Development	Consistent with the General Plan Urban Residential land use classification, update the Planning Code and Development Control Map to rezone designated commercial areas along San Pablo Avenue, Telegraph Avenue, MacArthur Boulevard and International Boulevard to higher density residential uses or to urban residential mixed use zoning districts to allow mixed use developments that include a combination of retail, office, and residential uses in the same project or on the same site.	Zoning Update in Progress. Mixed Use Commercial Corridors which encourages high density housing are anticipated to be taken up by the Planning Commission in late 2009. New zoning districts will include Neighborhood Commercial, Community Commercial, and Urban Residential: these zoning districts will be proposed to allow higher density housing than is currently permitted by zoning.		Retain.
Action 1.3.3 Residential/Light Industrial Mix	Prepare zoning standards for the areas designated in the General Plan as “Housing and Business Mix” where residential uses and light industrial uses co-exist in the same neighborhoods.	Housing and Business Mix Zone adopted in October 2006.	Completed.	Delete.
Action 1.3.4 Transit Oriented Development	Revise the zoning standards for Transit Oriented Developments in areas near transit stations or major nodes to allow higher density housing with commercial development in close proximity to the West Oakland, MacArthur, Fruitvale, and Coliseum BART stations.	Revise the zoning standards for Transit Oriented Developments in areas near transit stations or major nodes to allow higher density housing with commercial development in close proximity to the West Oakland, MacArthur, Fruitvale, and Coliseum BART stations.	Not yet completed.	Retain.
1.3.5 New Construction of Live/Work Housing	Amend the Planning Code to allow new live/work construction and the addition of residential units in areas where there is a mix of residential and commercial uses.	The new HBX zone regulates areas with a mix of residential and commercial activity. This zone allows new live/work units that conform to the established regulations. New live/work construction is conditionally permitted in various General Plan and Estuary Policy Plan land use designations.	Not yet completed.	Retain.
Policy 1.4 Secondary Units				
Action 1.4.1 Secondary Unit Review Process	Amend the Planning Code to comply with new State law requirements to provide for ministerial review of secondary unit applications.	In 2003 the Planning Code regulations were changed to allow secondary units of up to 650 sq. ft. without a conditional use permit.	Completed.	Retain. Address parking as an obstacle to building secondary units.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 1.5 Manufactured Housing				
Action 1.5.1 Mobile Homes and Factory-Built Housing	Continue to implement City adopted regulations that allow mobile homes and manufactured housing in single-family residential districts.	This program continues to be implemented.		Retain.
Policy 1.6 Adaptive Reuse				
Action 1.6.1 Live/Work Conversions	Allow the conversion of existing industrial and commercial buildings to joint work/live units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.	Live/work conversions are allowed in all areas of the city. This program continues to be implemented. The Planning and Zoning Division is currently (2008) reviewing its policy with respect to allowing live/work conversions in industrial areas.		Retain.
Action 1.6.2 Downtown Live/Work Conversions	Amend the Planning Code to allow the conversion of non-residential buildings in the Downtown to convert to residentially-oriented joint living and working quarters.	In 2003 the City extended and amended the Ordinance that allows conversions of downtown office buildings to Residentially-Oriented Joint Living and Working Quarters as long as specific standards are met.		Delete.
Policy 1.7 Regional Housing Needs				
Action 1.7.1 Accommodate at Least 7,733 New Housing Units	Designate sufficient sites, use it regulatory powers, and provide financial assistance to accommodate at least 7,733 dwelling units between January 1999 and June 2006. The City will encourage the construction of at least 4,526 units for very low-, low-, and moderate-income households.	The city identified sites with the capacity for 13,730-15,800 units in various stages of development including housing projects in predevelopment (5,316 units) and the potential on additional housing opportunity sites (8,670-10,760 units).		Modify based on current RHNA.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Goal 2 Promote the Development of Adequate Housing for Low- and Moderate-Income Households				
Policy 2.1 Affordable Housing Development Programs				
Action 2.1.1 New Construction and Substantial Rehabilitation Housing Development Program	Issue annual Notices of Funding Availability (NOFAs) for the competitive allocation of affordable housing funds.	The annual NOFA competitive allocation of affordable housing funds continued as planned. Actual Affordable Housing Permitted (new and substantial rehabilitation) 1/1/99 to 6/30/06: 2,873 very low-, low-, and moderate income units (rental and ownership).		Retain.
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.	Loans were made for: Downs Senior Housing (6/20/01-repaid), North Oakland Senior Housing (6/20/01-repaid), Habitat for Humanity—10900 Edes Avenue (3/13/02-repaid), Northgate Apartments (6/28/02), Horizon Townhomes (8/12/02-repaid), Madison Street Lofts (11/14/03), MLK/BART Senior Homes (8/23/04-reconveyed), Habitat for Humanity-Byron Street Homes		Retain.
Action 2.1.3 Affordable Housing Site Acquisition Program	Provide loans to developers for acquisition of vacant and underutilized sites for future development of housing affordable to very low and low income households.	Since program inception, the city has provided 18 site acquisition loans for 14 projects.	Completed	Delete.
Action 2.1.4 Scattered-Site Single Family Housing Development Program (Acquisition and Rehabilitation Program)	Acquire and sell scattered parcels for infill development of affordable owner-occupied housing.	The Acquisition and Rehabilitation Program became the Vacant Housing Acquisition and Rehabilitation Program (V-HARP) in December 2001 (see Policy Item 4.1.3).	See V-HARP (Policy 4.1.3).	Delete.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.2 Affordable Homeownership Opportunities				
Action 2.2.1 First Time Homebuyer Programs	Continue to operate the Mortgage Assistance Program and Public Safety Officers and Teachers Down Payment Assistance Program to provide financial assistance for first-time homebuyers	The city has provided 378 mortgage assistance loans to first time homebuyers from January 1999 to June 2006.		Retain.
Action 2.2.2 Lease-Purchase Program	As a participant in the East Bay / Delta Partnership, continue to operate a lease-purchase program through the East Bay/Delta Housing and Finance Agency to assist renters to transition to homeownership.	The Lease-Purchase program is no longer in operation. East Bay / Delta Housing & Finance Agency has become Bay Area Homebuyer Agency and works to further homeownership opportunities in Alameda and Contra Costa counties.		Delete.
Action 2.2.3 Section 8 Homeownership	Work with the Oakland Housing Authority to develop an effective program to utilize Section 8 assistance for homeownership.	During FY 2003-04, 1 loan was made to homebuyers through the Section 8 program. In FY 2004-05, 3 loans were made and in FY 2005-06, 7 loans were made.	A total of 11 loans were made during the period. The first transaction closed in January 2004.	Retain.
Action 2.2.4 Revision of Condominium Conversion Ordinance	The City might consider modifications to its Condominium Conversion Ordinance to provide more opportunities for affordable homeownership, especially to allow existing tenants to purchase their rental units.	No changes were adopted as of 2006. The City Council continues to debate a comprehensive housing policy that includes an update to the Condominium Conversion ordinance.	Condominium Conversion ordinance has been reviewed in various policy discussions. Its update continues to be considered.	Retain.
Policy 2.3 Density Bonus Program				
Action 2.3.1 Density Bonus Ordinance	Develop and adopt a density bonus ordinance to provide density bonuses of 25 percent for projects serving low income residents.	In 2001, all elements of stated goals for this ordinance were adopted by Oakland City Council.	Ordinance needs to be updated to comply with statutory requirements. The law changed twice in last planning period. The local ordinance is not updated and needs to be.	Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.4 Inclusion of Affordable Units in Market Rate Projects				
Action 2.4.1 Uptown Project	Work with the developer of the uptown area in Downtown Oakland to ensure inclusion of affordable units for moderate-, low-, and very low-income households.	Construction under way with expected completion of two developments in 2009: The Uptown with 665 units of housing including 146 affordable units and Fox Courts with 79 units of affordable housing plus one manager's unit.		Retain.
Action 2.4.2 Case-by-Case Negotiation	Seek voluntary agreements with individual developers to include affordable units in redevelopment areas and other large market-rate housing developments.	Ongoing. For the Wood Street Project, the Redevelopment Agency has negotiated at least 15 percent of affordable housing units for the project and is working with the developers as the project move forward. The City and Agency also negotiated at least 15 percent affordable housing units for the proposed Oak to Ninth Project, which is currently estimated at 3,100 total housing units and 465 affordable units. For the MacArthur BART Transit Village the City and Agency negotiated 15 percent of affordable housing units for the project and is working with the developers as the project moves forward.		Retain with possible change from Case-by-Case Negotiation to a comprehensive Housing Development Policy being considered by the City Council.
Policy 2.5 Permanently Affordable Homeownership				
Action 2.5.1 Community Land Trust Program	Develop a program for a citywide community land trust to acquire and own land for development of owner-occupied housing for lower-income families.	After further study by the interim board and City staff, this program was deemed infeasible without significant and on-going additional operating support. In February 2004, the Agency's funding commitment was terminated, and remaining funds were re-allocated to several new affordable development projects.	Policy goal not accomplished given staff evaluation of proposed program, required infrastructure, and market conditions.	Retain and/or Modify. Due to Foreclosure Crisis this Policy is likely to be revisited given number of households being displaced.
Action 2.5.2 Resale Controls	Develop new provisions in financing agreements for City-assisted development projects to ensure that units remain permanently affordable through covenants running with the land.	Resale control guidelines were adopted and applied to all homeownership units developed with City assistance after July 2003.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.6 Seniors and Other Special Needs				
Action 2.6.1 Housing Development Program	Provide financial assistance to developers of housing for seniors and persons with special needs to supplement funding available through HUD's Section 202 and Section 811 programs.	Actual Affordable Housing Permitted (new and substantial rehabilitation) 1/1/99 to 6/30/06: Very low-income = 547 units Low-income = 626 units Moderate-income = 155 units		Retain.
Action 2.6.2 Senior Housing Programs (Home Equity Conversion and Project Share)	Support programs operated by local nonprofit organizations to assist seniors to remain in their homes through home equity conversion loans and home sharing programs.	Since July 2007, the City's contractor, Echo Housing, this program has provided information and referrals to 840 families and individuals, conducted 309 counseling sessions and conducted 61 group presentations.		Retain with possible modifications depending on budget restraints.
Action 2.6.3 Access Improvement Program	Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.	Grants were given to 73 properties for accessibility modifications to 1-to-4-unit properties where owners or tenants have disabilities between July 1999 and June 2006.		Retain.
Action 2.6.4 Housing for Persons with AIDS/HIV	Provide housing and associated supportive services for persons with AIDS/HIV 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.	The City has provided 99 households with service rich housing, 3,912 people with services and referrals and 245 households with permanent housing from July 2000 to June 2006.		Modify.
Policy 2.7 Large Families				
Action 2.7.1 Housing Development Program	Provide points in competitive funding allocations for projects that include a higher proportion of units with three 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.	The City's annual Notice of Funding Availability guidelines continue to provide bonus points for developments with average unit sizes above 2.5 bedrooms. For those developments funded during the last planning period, there were 386 three bedroom units constructed or substantially rehabilitated.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.8 Expand Local Funding Sources				
Action 2.8.1 Increase Redevelopment Housing Set-Aside	Increase the amount of funds contributed to the Redevelopment Agency Low and Moderate Income Housing Fund from 20 to 25 percent of the property tax increment received by the Agency.	Per a 2001 City Council Resolution, the Low-Moderate Housing set aside is 25 percent of tax increment, 5 percent above what is required by State law.	Completed	Retain.
Action 2.8.2 Jobs/Housing Impact Fee	Conduct a nexus study to determine the additional demand for affordable housing created by new non-residential development. Based on this study, the City will adopt a jobs/housing impact fee of \$4 per square foot to be assessed on new office and warehouse/distribution developments to offset the cost of providing additional affordable housing for new lower-income resident employees who choose to reside in Oakland. The fee will be effective beginning July 1, 2005.	Regulations were adopted and the Ordinance went into effect on July 1, 2005.		Retain.
Policy 2.9 Rental Assistance				
Action 2.9.1: 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.	The housing Authority has received 1,314 new Section 8 vouchers from July 2000 to June 2005.		Retain.
Policy 2.10 Continuum of Care for the Homeless				
Action 2.10.1 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, which provides food and survival supplies, as well as counseling and case management, to homeless people on the street or in encampments. The City will also continue to encourage outreach as part of the services of providers who are funded through City programs.	The Homeless Mobile Outreach Program has served 8,518 people between July 2000 and June 2006.		Modify.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 2.10.2 Support programs that help prevent renters and homeowners 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, and that provide counseling and assistance for homeowners dealing with default and delinquency issues. The City will also continue to operate its Code Enforcement Relocation Program, which requires relocation assistance to persons displaced due to housing code enforcement actions.	The City has provided 2,242 households with rental assistance (1,271 units of rent assistance and 971 eviction prevention assistance) from July 2000 to June 2006.	Oakland Department of Human Services no longer works with Code Enforcement Relocation Program.	Modify.
Action 2.10.3 Provide shelter programs to the homeless and special needs populations	The City will continue to fund programs that provide shelter and services to the homeless and to special needs populations such as those with HIV/AIDS and those with domestic violence issues	The City assisted 74,997 people through the Existing Year Round Emergency Shelter System, 37,716 people through the Winter Shelter Program and 8,825 people through the Emergency Shelter Hotel/Motel Voucher Program between July 2000 and June 2006.	The Oakland Department of Human Services has changed its focus from a continuum of care system to housing first model under the City's PATH Strategy. Serving the same populations, but changing the service/housing package provided.	Modify.
Action 2.10.4 Provide transitional housing programs to those who are ready to transition to independent living	The City will continue to fund and support transitional housing programs with services, especially to families, for those who are ready to address the issues that have prevented them from returning to self-sufficiency,	The City has provided support to 841 families in transitional housing.	The City has changed its focus from a continuum of care system to housing first model under the City's PATH Strategy. Serving the same populations, but changing the service/housing package provided.	Modify.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 2.10.5 Support development of permanent housing affordable to extremely low income households	The City will continue to seek ways to provide housing affordable to extremely low income households, including those moving from transitional housing, by supporting funding from the state and federal levels, including project-based Section 8 rental assistance.	All rental housing developments assisted by the City or the Redevelopment Agency have included some units for extremely low income households.		Retain.
Action 2.10.6 Coordinate actions and policies that affect the extremely low income population of Alameda County	The City will continue to participate in the County-wide Continuum of Care Council to assist with the jurisdictional coordination of issues pertinent to the extremely low income population in Alameda County. One specific action will be conducting of a formal count and survey of those who are homeless in Alameda County, with a special emphasis on those in Oakland.	In FY 2005-06, Oakland City Council authorized the adoption of the Alameda County-wide Homeless & Special Needs Housing Plan (EveryOne Home Plan) as well as the development of a companion Strategy to end homelessness in the next 10 years. These plans potentially shift resources and services in Oakland and surrounding cities relative to the delivery of services to the homeless. The EveryOne Home Plan, combining HIV/AIDS, homeless and mental health service systems is the first such strategy in the nation. The EveryOne Home Plan establishes five broad goals: 1) Prevent homelessness and other housing crisis; 2) Increase housing opportunities for the target populations; 3) Deliver flexible services to support stability and independence; 4) Measure success and report outcomes; and 5) Develop long-term leadership and build political will.	Coordination of actions and policies will continue to serve low income populations of Alameda County. Service strategy was shifted from the provision of temporary housing to permanent housing with supportive services. The Continuum of Care Council no longer exists. The new coordination efforts will be governed under the EveryOne Home Plan council.	Modify.
Action 2.10.7 Advocate for policies beneficial to the extremely low income and homeless populations of Oakland	The City will endeavor to support state and federal legislation that benefits extremely low income and homeless populations in Oakland and will advocate in other venues for local and regional policies beneficial to those populations.	The City continues to advocate for an expansion of Federal funding for the Section 8 program and for funding sources to provide supportive services.		Modify.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 2.11 Promote an Equitable Distribution of Affordable Housing Throughout the Community				
Action 2.11.1 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 and Redevelopment Agency will give preference to projects in areas with low concentrations of poverty.	The annual Notice of Funding Availability for affordable housing gives bonus points to developments that are located in Census tracts with low concentrations of poverty.		Retain.
Action 2.11.2 Reduce concentrations of poverty in large public housing developments	The City will work with the Oakland Housing Authority to use HOPE VI financing to redevelop several large public housing developments.	The City has worked with the Housing Authority to fund 4 large HOPE VI housing rehabilitation and redevelopment projects. As of June 2006, two Hope VI mixed-income projects are completed, one is underway and one is in predevelopment stages. Each project has replaced all the public housing units and provided additional units affordable up to 60-80% area median income.		Retain. This policy continues to be implemented as two remaining projects with Hope VI funds will be completed in 2009-2010.
Action 2.11.3 Continue to use Section 8 vouchers to assist very low income families obtain housing in a wider range of neighborhoods	The Oakland Housing Authority will continue its outreach efforts to encourage broader participation by property owners in the Section 8 tenant-based voucher program.	OHA dedicated a staff liaison to provide outreach to new property owners. There were monthly owner briefings in 2006. Owner briefings have been increased to twice monthly in 2008.		Retain.
Goal 3 Remove Constraints to the Availability and Affordability of Housing for All Income Groups				
Policy 3.1 Expedite and Simplify Permit Process				
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.	115 multi-family units were completed during the study period.		Retain.
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.	327 units of special needs housing was completed during the study period.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 3.1.3: Discretionary Permits	Continue to implement discretionary permit processes (design review, conditional use permits, etc.) in a manner that includes explicit and objective approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.	The Planning and Zoning Department continues to issue discretionary permits based on explicit and objective approval criteria, such as the project's conformance with the buildable envelope and density regulations.		Retain.
Action 3.1.4: "One-Stop" Permit Process	Implement a "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.	No progress was made on instituting a "one stop" permit process. Progress was made on making the STELLANT document management system contain planning and building permit records. The city will continue to coordinate its review of residential development applications.		Retain.
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.	The Major Projects Division moves large scale projects, including affordable housing projects, through the entitlement process in a more efficient manner.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 3.1.6: Expedite Environmental Review	Reduce the time and cost of environmental review by using CEQA exemptions and focused and tiered Environmental Impact Reports, such as in four designated areas of downtown to eliminate the need for analysis of alternatives, growth inducing impacts, or cumulative impacts consistent with AB 436.	<p>Assembly Bill 436, passed in October 2001 streamlined environmental impact reporting for most residential projects in specified sections of downtown Oakland. The streamlined process was authorized through December 2004.</p> <p>The "Class 32" infill exemption is used to expedite the environmental review of infill projects. The infill exemption, and accompanying analysis and supporting studies, along with Oakland's standard conditions of approval provide the requisite environmental analysis and mitigation of potential impacts from infill projects. This framework reduces the time and cost of environmental review of infill projects.</p>		Retain.
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.	In 2003, the zoning regulations were changed to allow a secondary unit of up to 650 square feet without a conditional use permit and conditionally permitting a secondary unit of up to 1,200 square feet under certain circumstances.		Retain.
Policy 3.2 Flexible Zoning Standards				
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.	Oakland enforces state handicap standards for new buildings (SFD and duplexes are exempt). All common areas, parking garages and access paths must be handicap accessible and include a percentage of adaptable units. In remodeling projects, 20% of the cost of the remodel must be spent in retrofitting for handicap access.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
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).	Planned unit developments enabled the completion, construction or approval of the Uptown project (80 units), Arcadia Park (366), and Wood Street (456).		Retain.
Action 3.2.3 Flexible Parking Standards	Allow reductions in the parking standards in the proposed RUX-Urban Residential Mixed Use Corridor zoning district to be designated along three major transit corridors, and the proposed TOD-Transit-Oriented Development zoning district to be designated in the vicinity of the West Oakland, MacArthur, Fruitvale and Coliseum BART stations. Study the feasibility of reducing parking standards in the vicinity of the downtown BART stations.	Zoning Update in Progress. Mixed Use Commercial Corridors zoning which encourages high-density housing is anticipated to be brought to the Planning Commission in late 2009. The downtown, or Central Business District, zoning update is expected to be brought to the Planning Commission in early 2009. Flexible parking standards will be studied as part of these processes.		Retain.
Action 3.2.4 Flexible Open Space Standards	To increase the density and reduce per-unit development costs, amend the Planning Code to reduce the amount of open space in high density Downtown projects.	The Zoning Code S-17 Downtown Residential Open Space regulations were amended in July 2001 to allow more flexibility for the dimensions and location of open space and a reduction in the open space requirement to 75 square feet per unit. Macarthur BART Transit Village was designed in 2008 to use a reduced open space requirement, as well.		Retain.
Policy 3.3 Development Fees and Site Improvement Requirements				
Action 3.3.1: Project Review Process and Development Agreements	Require only those on- and off-site improvements necessary to meet the needs of residential projects and to mitigate significant on- and off-site environmental impacts.	The city continues to implement a reasoned approach to imposing conditions to mitigate the impacts of new development.		Retain.
Action 3.3.2: Development Fees	Consider impact fees to mitigate actual impacts on City infrastructure and services, while balancing the need to minimize costs for new housing development.	No new impact fees have been adopted for residential development.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 3.4 Intergovernmental Coordination				
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.	Planning coordinates with other agencies as necessary to approve projects.		Retain.
Policy 3.5 Reduce Land Costs				
Action 3.5.1: Site Acquisition	Establish a site acquisition loan program for land banking by developers to avoid future increases in land costs.	Since program inception, the city has provided 18 site acquisition loans for 14 projects.		Delete.
Policy 3.6 Financing Costs				
Action 3.6.1: Access to Low-Cost Financing for Development	Continue to assist affordable housing developers in obtaining financing for their projects.	See Housing Programs Under Goal 2.		Retain.
Action 3.6.2: Access to Low-Cost Financing for Home Purchase	Continue to implement homebuyer assistance programs for low- and moderate-income households.	See Programs 2.2.1 and 2.2.3.		Retain.
Policy 3.7 Environmental Constraints				
Action 3.7.1 Remediation of Soil Contamination	Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination on potential housing sites.	1) The City received \$385,000 in funds for the Brownfields Cleanup Revolving Loan Fund from the EPA. The City will use these funds in FY 2007/08. 2) The City operates a \$1 million loan fund for environmental site assessment. 3) The City received two \$200,000 grants from EPA for site assessment and cleanup of the Uptown Project. 4) The City received two \$200,000 grants from EPA for site assessment of the Coliseum Gardens area.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 3.8 Community Outreach and Education				
Action 3.8.1 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.	The City has continued to coordinate with East Bay Housing Organizations and other entities to do community outreach and education to gain community support for affordable housing.		Retain.
Goal 4 Conserve and Improve Older Housing and Neighborhoods				
Policy 4.1 Housing Rehabilitation Loan Programs				
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 a variety of programs.	The City administers the Emergency Home Repair Program, Home Maintenance and Improvement Program, Lead-Hazard Control Paint Program and the Minor Home Repair Program 2,325 units of housing were rehabilitated under these programs from July 1999 through June 2006.		Retain.
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 units with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.	The City administers the Home Maintenance and Improvement Program. 341 properties have been rehabilitated using this program from July 1999 through June 2006.		Retain.
Action 4.1.3 Vacant Housing Acquisition and Rehabilitation Program (V-HARP)	Provide loans for the acquisition and rehabilitation of vacant buildings of 1 to 20 units. Rehabilitated units will be made available for either ownership or rental housing for lower-income households.	<p>Program was approved in December 2001 and implemented in December 2002. (Previously the Acquisition and Rehabilitation Program – Refer to Policy Item 2.1.4.)</p> <p>Since program inception, the City has provided four acquisition/rehabilitation loans (Drachma, Inc. in 5/2003, Drachma, LP in 12/2004, East Side Arts and Housing in 11/2005, and Grove Park/MacArthur Homes in 10/2007). A total of \$2,130,000 in funds have been expended for the construction of a total of 34 units.</p>		Modify. Citywide finds for this program have been expended. The West Oakland Redevelopment Area PAC has included in their Implementation Plan that a small percentage of its Low/Mod Housing funds be used for V-HARP programs in the West Oakland redevelopment area.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 4.1.4 Rehabilitation Programs for Rental Housing	Explore options for the development of new programs to provide financing for rehabilitation of existing rental housing to correct code deficiencies and ensure affordability for low-income households. The City will develop one or more new programs for acquisition and rehabilitation of rental housing, and for assistance to existing owners of rental housing, subject to the restrictions imposed by funding sources such as CDBG, HOME, and Redevelopment Agency Low/Moderate Income Housing Funds.	The City continues to seek feasible sources for a rental housing rehabilitation program. Funds from two new Redevelopment Areas may be used for this purpose.		Retain in 2009 Housing Element. Continue to seek funds from new Redevelopment Areas as feasible source for rental rehabilitation program.
Policy 4.2 Blight Abatement				
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, weed and graffiti abatement, securing vacant buildings, and a Clean Oakland Program (that addresses litter and illegal dumping).	<p>CEDA Building Services staff enforces the Blight Ordinance and other property maintenance regulations to reduce blighted conditions in Oakland. In enforcing the Blight Ordinance, staff sends notice of confirmed violations. If the blight is not abated, the City performs the clean up and liens the property. Public Works staff removes graffiti and trash dumped in all City rights of way. The “Keep Oakland Beautiful” program encourages the public to maintain their properties and building frontages.</p> <p>City response to blight issues: Respond to blight complaints = 34,500 Properties cleaned = 5,600 Liens recorded = \$6,100,000</p>		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 4.2.2 Housing Code Enforcement	Enforce housing codes to ensure decent, safe, and sanitary housing conditions.	<p>CEDA Building Services staff enforces habitability regulations to ensure safe, sanitary, and healthy housing conditions. When Building Services confirms a tenant complaint, inspectors send notices to the property owners to abate habitability violations. If the owners do not comply, the City will lien the property for the cost of inspections and will take them to court to correct the violations.</p> <p>City response to housing code issues: Respond to housing complaints = 41,000 Notices mailed = 148,000 Liens recorded = \$14,700,000</p>		Retain.
Action 4.2.3 Housing Receivership Program	Pursuant to State law, the City will continue to bring actions in the municipal courts to appoint a receiver to address substandard property.	This program not active after 2005. Housing and Community Development Department staff seeking to reinstate actions to rehabilitate substandard housing.		Retain.
4.3 Commercial District Revitalization				
Action 4.3.1 Neighborhood Commercial Revitalization Program	Provide technical assistance to merchant organizations to support marketing, streetscape improvements, signage and other efforts to establish the identity of Oakland's unique commercial areas and stimulate revitalization.	NCR staff was responsible for implementing programs to improve the physical and economic condition of targeted commercial corridors throughout the City of Oakland's Community Development Districts. NCR staff utilizes the framework of the National Trust for Historic Preservation's Main Street Program to develop revitalization strategies for neighborhood commercial districts. As of June 2007, the NCR program ended. Tasks of NCR program staff were re-assigned to the Redevelopment Division and Business Development Unit.	Between 2002 and 2006 technical assistance was provided to between 15 and 18 merchant groups.	Delete.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 4.3.2 Façade Improvement Loans	Provide financial assistance to owners of businesses in neighborhood commercial revitalization areas to improve the appearance of building façades.	The Commercial Property Façade Improvement Program offers architectural design assistance and matching grants to rehabilitate and improve the façade of commercial buildings. Urban design concept plans for pedestrian and streetscape improvements are developed to create business and pedestrian friendly environments along high trafficked corridors. As of June 2007, the NCR program ended. Tasks of NCR program staff were re-assigned to the Redevelopment Division and Business Development Unit.	Between 2001 and 2007 financial assistance was provided to 180 façade improvement projects with City grants totaling almost \$2.275 million dollars. City grants were used to leverage almost \$4 million in private funds.	Delete.
4.4 Housing Preservation				
Action 4.4.1 Housing Relocation	Notify the public of the opportunity to purchase prior to the sale of any homes acquired for any public improvement project.	No homes were acquired for any public improvement project and therefore no relocation is needed.	There was no opportunity to carry out this policy during this Housing Element implementation period.	Retain.
Goal 5 Preserve Affordable Rental Housing				
Policy 5.1 Preservation of At-Risk 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.	With assistance from CHPC, the City is updating and improving its database and tracking system. The city continues to identify projects at high-risk of converting to market rate housing each year.		Retain.
Action 5.1.2 Contact with Owners of At-Risk Buildings	Contact owners to advise them of new 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.	A comprehensive survey was completed in 2002 and all owners were provided with information regarding new State notice requirements. There are two rental buildings that have had recent activity: St. Marks and Park Village. St. Marks (100 units of senior housing) renewed its Section 8 contract for 20 years. Park Village opted out of renewal in 2006 resulting in legal actions taken against owner.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
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.	The City has provided financial assistance for 2 preservation projects. Several other projects were preserved without any City assistance.		Retain.
Policy 5.2 Support for Assisted Projects with Capital Needs				
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 continues to advocate for expanded funding for housing.		Retain.
Action 5.2.2 Funding for Capital Needs	Consider requests for funding for rehabilitation and renovation of older assisted projects, as part of its housing development program. Points will be awarded under the City's ranking process for projects that preserve affordable rental housing.	The City's annual NOFA for funding for housing development gives additional points for projects that make capital improvements to existing assisted housing. The City will also fund a one-time Capital Needs NOFA in 2009.		Retain.
Policy 5.3 Rent Adjustment Program				

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
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.	<p>The Rent Adjustment Program enforces the Rent Adjustment Ordinance which prevents excessive residential rent increases.</p> <p>During this period Rent Adjustment processed 3,018 rent adjustment petitions. Approximately two-thirds resulted in a rent decrease.</p> <p>This program fielded about 14,000 phone inquiries each year regarding multiple landlord-tenant issues.</p> <p>Since 2003, this program has indexed eviction notices to residential tenants. These are required to be filed with the Rent Adjustment Program. For the first two years, we received about 5,000 each year. In subsequent years, we received about 10,000 per year.</p> <p>Rent Adjustment implemented Just Cause for Eviction Ordinance and Ellis Act tenant protection ordinances.</p>		Retain.
Policy 5.4 Preservation of Single-Room Occupancy Hotels				
Action 5.4.1 Residential Hotel Study	Complete a study/survey of residential hotels to determine market conditions and possible strategies for assisting owners to improve their buildings. The result of the study will be an identification of residential hotels that have greatest potential for preservation and feasible strategies for their preservation.	Study was never conducted. One SRO was demolished during Housing Element period for construction of Uptown development. There were 33 units demolished, of which 17 served very low-income households. Those units were replaced with 133 units affordable to very low-income households and 33 units affordable to moderate-income households.		Delete.
Action 5.4.2 Project Based Section 8 Assistance	Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance for residential hotels, both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.	The City and OHA have been working to target project-based section 8 to SRO's. Because the OHA is a Moving to Work housing authority, it has more flexibility to do so.	OHA has agreed to provide project based section 8 for the rehabilitation of the California Hotel to provide permanent supportive housing.	Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 5.4.3 Residential Hotel Conversion/Demolition	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.	Conditional Use Permit requirements have been maintained. In July 2003, the Redevelopment Agency adopted replacement housing requirements for Agency projects that remove SRO units from the housing supply.		Retain.
Policy 5.5 Limitations on Conversion of Residential Projects 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.	Ordinance stands un-changed.		Retain.
Policy 5.6 Limitations on Conversion of Rental Property to Condominiums				
Action 5.6.1 Condominium Conversion Ordinance	Continue to implement Planning code provisions in the existing ordinance that restrict conversions.	Changes to the Condominium Conversion Ordinance were considered but none have been adopted.		Retain.
Goal 6 Promote Equal Housing Opportunity				
Policy 6.1 Fair Housing Actions				
Action 6.1.1 Funding for Fair Housing Organizations	Provide funding for organizations that provide outreach, counseling, education, investigation, and enforcement of fair housing and anti-discrimination laws.	The City funds several fair housing organizations each year through a community process.		Retain with possible modifications depending on budget restraints.
Action 6.1.2 Housing Search Assistance for the Disabled	Provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.	The City contracts with a local organization to provide housing search assistance and counseling.		Retain with possible modifications depending on budget restraints.
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.	The City has completed an updated Affirmative Fair Marketing Procedures manual. City funded Housing Projects are required to submit marketing plans for review for compliance with the procedures.		Retain with possible modifications depending on budget restraints.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 6.2 Reasonable Accommodations				
Action 6.2.1 Incorporate Reasonable Accommodations into City Programs and Policies	The City's Office of ADA Compliance will continue to ensure that requirements for accessibility are met throughout the City's programs	The City's Office of ADA Compliance continues to ensure that requirements for accessibility are met throughout the City's programs.		Retain.
Policy 6.3 Promote Regional Efforts to Expand Housing Choice				
Action 6.3.1: Regional Housing Needs Determination	Actively participate in the 2006 – 2012 Regional Housing Needs Determination Process 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.	City of Oakland staff worked with ABAG staff during FY 2005-06 on the determination of the Regional Housing Needs. The 2007-2014 Regional Housing Needs Assessment assigned higher percentages for very low-, low- and moderate-income unites in areas with low poverty concentrations.		Retain.
Policy 6.4 Fair Lending				
Action 6.4.1 Community Credit Needs Assessment	Conduct bi-annual assessments of community credit needs, including credit needs for housing.	The assessment was completed in 2003. During FY 2004-05, the City worked with the Financial Services Agency to certify banks to provide banking services.		Retain.
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 by limiting its banking business and eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels of investment within Oakland, including home mortgages and financing for housing development.	Linked Banking Service Ordinance adopted in 1993 (Reso #11607 C.M.S.) and amended and restated in 1998 (Reso #12066 C.M.S.). Efforts to further strengthen this City policy by including language to address predatory lending was passed in 2001 (Reso #12362). In 2005 the California Supreme Court struck down municipalities' effort to adopt these types of policies locally. Currently, the 1998 Ordinance stands as City policy.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 6.4.3 Predatory Lending Controls	Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, limiting City banking business with such institutions, and providing consumer information on how to avoid predatory lending. Adopt an ordinance prohibiting predatory lending practices.	A coalition of non-profit housing counselors, City staff and other representatives provide information and support to residents. Ordinance adopted in 2001. Ordinance defeated by California Supreme Court in January 2005.		Retain.
Goal 7 Promote Sustainable Development and Smart Growth				
Policy 7.1 Sustainable Residential Development Programs				
Action 7.1.1 Green Building Design for Private Development	Foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure. All new residential developments and major retrofits will be encouraged to use the "Alameda County New Home Construction Green Building Guidelines" in the design and construction of buildings.	On May 2, 2006 the Alameda County Residential Green Building Guidelines for residential construction and the U.S. Green Building Council's LEED rating system for commercial construction were adopted by resolution. This resolution encourages developers of residential and commercial projects to use green building design. As of 2007, total of 41 private projects have been constructed using green building construction design.	This action step was achieved. However, the adopted resolution merely encourages developers to use green building standards. Therefore, it is still important to pursue green building standards for all residential and commercial construction.	Modify. Consider adopting an ordinance mandating green building practices in all new private residential and commercial construction.
Action 7.1.2 Green Building Design for City-funded Development	Consider adopting an Ordinance that requires all City-funded housing projects to comply with the Leeds Silver Standard for Green Building Design.	No such ordinance has been adopted; however the City's Notice of Funding Availability program considers green building in its evaluation process.	The City was not able to get the support to adopt such an ordinance.	Retain. The City will continue to pursue this issue.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 7.1.3 Re-Use of Building Materials	Encourage the re-use of building materials with high recycled content as a means of promoting energy and water efficiency, and reducing the amount of construction waste. The City will provide incentives for projects that recycle building materials.	An incentive program has not been adopted however, nearly every construction project with a waste reduction plan reviewed by Environmental Services meets the minimum recycled materials requirement of 65%, while some construction projects recycle as much as 89% of their construction materials.		Retain.
Policy 7.2 Energy Conservation				
Action 7.2.1 Energy Conservation Standards	Continue to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures.	The City's Environmental Services Division partnered with PG&E to offer 10 trainings for inspectors about updates in State Law with regard to energy efficiency standards and other energy efficiency topics.		Retain.
Action 7.2.2 Solar Heating and Cooling	Continue to review plans for residential construction taking into account building orientation, street layout, lot design, landscaping, and street tree configuration with the intent of maximizing solar access and cooling opportunities.	Staff continues to review Subdivision layouts to maximize solar access and cooling opportunities.		Retain.
Action 7.2.3 Technical Assistance	Continue to educate people about the advantages of energy conservation and provide technical assistance for energy efficiency in new construction or remodeling projects.	Oakland's Green Building Resource Center initially opened in 2000. The Center contains reference materials for developers seeking information on green building techniques. The Center is staffed 2 days/week for 2 hours/day; staff time will increase in 2008-2009. A corresponding website will be finished in 2008-2009.		Retain.
Policy 7.3 Infill Development				
Action 7.3.1 Planning Code Requirements	As part of the Planning Code update process, the City will review its property development standards for small infill lots and in those areas where there is a mix of residential and commercial land uses to assist with appropriate residential development on challenging sites.	The Planning Code update is in progress. Infill development represents the majority of development in Oakland, since the city is mostly built-out. Staff works with developers of infill lots to develop solutions to challenging sites. CEQA exemptions are issued for infill lots as well.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Policy 7.4 Compact Building Design				
Action 7.4.1 Compact Building Design	Work with developers to encourage buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking.	Vertical buildings with structured and underground parking are encouraged by Design Review at the staff level and Planning Commission level. Variances are supported for reduced parking and compact parking spaces to achieve density.		Retain.
Policy 7.5 Mixed Use Development				
Action 7.5.1 Development Incentives	Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. These incentives will be specified in the updated Planning Code.	No incentives have been developed. However, the Planning Code update is in progress, and development incentives will be evaluated and included where appropriate.		Retain.
Action 7.5.2 Transit-Oriented Development	See Action 1.3.4			
Goal 8 Increase Public Access to Information through Technology				
Policy 8.1 Implement an Electronic Document Management System				
Action 8.1.1 Document Access	To the extent that funding is available, the City will develop and implement a new Electronic Document Management (EDMS)/Permit and Code Enforcement Tracking System (PCETS) that will be available for viewing through the City's web site.	The City has implemented the STELLANT document management system that contains project correspondence; efforts are underway to scan all case file information to include on the STELLANT system. The PERTS system will be the City's new permit and code enforcement tracking system, however this system is still under development.		Retain.
Action 8.1.2 Permit Processes and Code Enforcement	Subject to available funding, the EDMS/PCETS system will support web-based collaboration with internal and external agencies for quick resolution of permit projects, code enforcement issues, and plan reviews.	Development of the PERTS system, which will achieve this action, is underway.		Retain.

**Table 2-2
Assessment of 1999-2006 Housing Element Implementation**

POLICY/PROGRAM	GOALS (1999-2006)	ACTUAL ACCOMPLISHMENT	ANALYSIS OF DIFFERENCE	DELETE, RETAIN OR MODIFY IN 2009 HOUSING ELEMENT
Action 8.1.3 E-Government Services	Through the EDMS/PCETS system, Oakland will seek to provide citizens with easy access to land development services and documents through various communication channels, including the City's web site, fax, e-mail, integrated voice response system (IVRS), telephone, and in-person at satellite offices.	More planning documents are available online such as application forms and environmental impact reports.		Retain.
Action 8.1.4 Customer Relationship Management	Through the EDMS/PCETS system, service requests and complaints submitted to will be immediately routed to the responsible City division and/or individual. Work orders will be issued and resolution monitored. Requests will be mapped to the City's GIS for quick reference.	Development of new PERTS system is ongoing.		Retain.
Policy 8.2 On-Line Access to Information				
Action 8.2.1 Public Notices and Documents	Notices of meetings, agendas, minutes and staff reports for bodies such as the Planning Commission and various task forces and working groups will be posted on the City's web site.	Meeting notices and agendas, as well as Planning Commission (PC) reports and (PC) subcommittee reports are available online. City Council reports are also available online.		Retain.
Action 8.2.2 Housing and Community Development Website	Develop a new website for the Housing and Community Development Division to provide comprehensive information on housing related programs and data.	The website was developed in July 2002 and has been updated on a continuous basis.		Retain.
Policy 8.3 Geographic Information Systems				
Action 8.3.1 Update Parcel Layer	Update the Parcel Layer of its GIS to provide accurate boundaries and data for each land parcel in the City, including data from the County Assessor's database as well as data from other sources.	The GIS parcel layer was updated during FY 2004/05. The parcel layer should be periodically updated.		Retain.
Action 8.3.2 Web-Based GIS	Enhance its web-based GIS system to allow developers and the public to access detailed information about parcels and neighborhood characteristics.	The web-based GIS program has been enhanced with the addition of aerial photos and various departments adding numerous layers; should be updated periodically.		Retain.