

CITY OF OAKLAND



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Community and Economic Development Agency
Housing and Community Development Division

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December 22, 2006

Jennifer Seeger, Bay Area Program Representative
Workforce Housing Reward (WFH) Program
Department of Housing and Community Development
Division of Housing Policy
State of California
1800 Third Street, Room 430
Sacramento, CA 95814

HOUSING POLICY
DEVELOPMENT, HCD
JAN 2 2007

Re: Annual Progress Report on the Implementation of the Housing Element for
FY 2005/06.

Dear Ms. Seeger:

The City of Oakland is pleased to submit the following Annual Progress Report on the Implementation of the Housing Element for FY 2005/06. Please feel free to contact me or Jeffrey Levin, Housing Policy and Programs Coordinator, with any questions at 415-238-6188.

Sincerely,


SEAN ROGAN
Deputy Director of Housing

**WORKFORCE HOUSING REWARD PROGRAM
Annual Progress Report
on Implementation of the Housing Element**

**General Plan Report requirement pursuant to
Section 65400 of the Government Code**

Jurisdiction: City of Oakland

Address: 250 Frank Ogawa Plaza, Suite 5313, Oakland, CA 94618

Contact: Jeffrey P. Levin Title: Housing Policy and Programs Coordinator

Phone: 510-238-6188 Email: jplevin@oaklandnet.com

Address: 250 Frank Ogawa Plaza, Suite 5313, Oakland, CA 94618

Report Period: CY 2005 FY 2005/2006

The following must be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.
3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program
2. Assess effectiveness of actions and outcomes

C. Progress toward mitigating governmental constraints identified in the housing element.

Annual Progress Report on Implementation of the Housing Element

July 1, 2005 - June 30, 2006

**December 22, 2006
City of Oakland
Community and Economic Development Agency**

Contact Information:

**Jeffrey Levin
Housing Policy and Programs Coordinator
250 Frank H. Ogawa Plaza, 5th Floor
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(510) 238-3501**

Introduction

The purpose of this Annual Progress Report on the Implementation of the Housing Element is to summarize the City of Oakland's Fiscal Year 2005-2006 Housing Program accomplishments and how those accomplishments contribute towards meeting the goals of the 1999-2006 Housing Element.

The report is organized as follows:

1. Housing unit production table, comparing housing permits issued by income level and deed restriction to the Regional Housing Needs Analysis (RHNA) figures for Oakland. Totals are provided for FY 2005-06 and for the entire implementation period to date (January 1, 1999 through June 30, 2006). Note that the production numbers for affordable housing would be higher if the City were reporting units completed rather than permits issued, as there were units completed in 1999 and 2000 that had building permits issued prior to 1999.
2. Detailed Goals, Policies and Actions from the City's adopted Housing Element.
3. Implementation Table with status for each action contained in the Goals, Policies and Actions.

The instructions for the report request that the City include information about progress towards mitigating identified governmental constraints. This information is covered in the Implementation Table under Goal 3, "Remove Constraints to the Availability and Affordability of Housing for all Income Groups", Policies 3.1- 3.8.

1. Housing Unit Production

State Identified Affordability Categories	1999-2006 RHNA	City of Oakland Housing Permits Issued			
		Jan 1, 1999 – Jun 30, 2005	Jul 1, 2005 – Jun 30, 2006		Total
			Unrestricted	Deed Restricted	
Very Low (up to 50% AMI)	2,238	393	0	154	547
Low (51- 80% AMI)	969	555	0	71	626
Moderate (81-120% AMI)	1,959	155	0	0	155
Above Moderate (> 120% AMI)	2,567	4,553	1,136	0	5,689
Total	7,733	5,656	1,136	225	7,017

Source: City of Oakland Permit Data.

2. Goals, Policies and Actions from Housing Element

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

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- Policy 1.1** **DOWNTOWN HOUSING PROGRAM (“10K”)**
In an effort to revitalize Downtown Oakland, the City will actively work to attract 10,000 new residents to the downtown through the development of at least 6,000 new housing units.
- Action 1.1.1* *Site Identification*
Conduct an inventory of vacant and underutilized land in certain areas of the Downtown, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.
- Action 1.1.2* *Assist Developers with Site Assembly*
Assist developers to assemble underutilized parcels within redevelopment project areas to create more viable sites for future housing development by providing information on sites suitable for assembly and development. For affordable housing developments, financing for site acquisition and predevelopment may be available (see actions 2.1.2 and 2.1.3). In some instances, the Agency will consider the use of its power of eminent domain to acquire individual parcels needed to complete the assembly of sites for downtown housing projects.
- 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.
- 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. RFPs will be posted on the City’s web site and distributed directly to developers, including nonprofit housing providers.
- 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.
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Policy 1.2 **AVAILABILITY OF LAND**

Maintain an adequate supply of land to meet its regional housing share under the ABAG Regional Housing Needs Determination.

Action 1.2.1 *Update the City's Zoning Planning Code and Zoning Map*
Update the Planning Code (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. Density increases will be directed toward the Growth and Change Areas as depicted on the General Plan Strategy Diagram (Figure 3, *Land Use and Transportation Element*).

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" which provide the rules and procedures for determining allowable uses and densities ("best fit" zones) when the current zoning is inconsistent with the General Plan.

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.

Policy 1.3 **APPROPRIATE LOCATIONS AND DENSITIES FOR HOUSING**

Consistent with the *General Plan Land Use and Transportation Element* adopted in 1998, review and revise its residential development regulations with the intent of encouraging and sustaining a diverse mix of housing types and densities throughout the City for all income levels.

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.

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. See Action 7.5.1.

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.

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.

Action 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.

Policy 1.4 SECONDARY UNITS
Support the construction of secondary units in single-family zones and recognize these units as a source of affordable housing.

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.

Policy 1.5 MANUFACTURED HOUSING
Provide for the inclusion of mobile homes and manufactured housing in appropriate locations.

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.

Policy 1.6 ADAPTIVE REUSE
Encourage the re-use of industrial and commercial buildings for joint living quarters and working spaces.

Action 1.6.1 Live/Work Conversions
Allow the conversion of existing industrial and commercial buildings to joint work/live units in specific commercial and industrial locations while considering the impacts on nearby viable businesses.

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.

Policy 1.7 REGIONAL HOUSING NEEDS
The City of Oakland will strive to meet its fair share of housing needed in the region.

- Action 1.7.1 Accommodate at Least 7,733 New Housing Units*
Designate sufficient sites, use its regulatory powers, and provide financial assistance to accommodate at least 7,733 dwelling units between January 1999 and June 2006, the City's share of the region's housing needs as estimated by ABAG. The City will encourage the construction of at least 4,526 units for very low-, low-, and moderate-income households.

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

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- Policy 2.1 AFFORDABLE HOUSING DEVELOPMENT PROGRAMS**
Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing, and housing for seniors and persons with special needs.

- Action 2.1.1 New Construction and Substantial Rehabilitation Housing Development Program*
Issue annual Notices of Funding Availability (NOFAs) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.

- Action 2.1.2 Housing Predevelopment Loan and Grant Program*
Provide loans to nonprofit housing organizations for predevelopment expenses such as preparation of applications for outside funding.

- Action 2.1.3 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.

- 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.

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- Policy 2.2 AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES**
Develop and promote programs and mechanisms to expand opportunities for lower-income households to become homeowners.

- Action 2.2.1 First Time Homebuyer Programs*
Continue to operate the Mortgage Assistance Program and Public Safety Officers and Teachers Down Payment Assistance Program to provide financial assistance for first-time homebuyers.

- 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 Agency

purchases homes on behalf of program participants and requires that participants undergo homeownership counseling and education through one of the Agency's approved partners to support the successful transition to homeownership.

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. The City will determine if this new federal program is feasible given the market cost of housing in Oakland and the low incomes of program participants.

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 home ownership, especially to allow existing tenants to purchase their rental units.

Policy 2.3 DENSITY BONUS PROGRAM

Develop and implement a program to permit projects to exceed the maximum allowable density if they include units set aside for occupancy by very low-, low-, and moderate-income households and/or seniors.

Action 2.3.1 *Density Bonus Ordinance*
Develop and adopt a density bonus ordinance to provide density bonuses of 25 percent for projects that provide at least:

- 20 percent of their units for low income households, or
- 10 percent of their units for very low income households, or
- at least 20 percent of the total units of a residential condominium housing development for moderate income households, or
- 50 percent of their units for persons of moderate income AND 10 percent of their units for persons of low incomes, or
- 50 percent of their units for seniors.

The City may permit density bonuses of up to 100 percent for projects that provide additional affordable units, subject to a conditional use permit.

Policy 2.4 INCLUSION OF AFFORDABLE UNITS IN MARKET RATE PROJECTS

Seek voluntary agreements with private developers of market rate housing to include units affordable to lower-income households, especially those projects involving Redevelopment Agency support or requiring major planning approvals.

Action 2.4.1 *Uptown Project*
Continue to 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.

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.

Policy 2.5 PERMANENTLY AFFORDABLE HOMEOWNERSHIP
Develop mechanisms for ensuring that assisted homeownership developments remain permanently affordable to lower-income households to promote a mix of incomes.

Action 2.5.1 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. Ownership of the land by a community-based land trust will ensure that the housing remains permanently affordable.

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.

Policy 2.6 SENIORS AND OTHER SPECIAL NEEDS
Assist and promote the development of housing with appropriate supportive services for seniors and other persons with 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.

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.

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.

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. This action will be carried out in accordance with the Alameda County AIDS Housing Plan.

Action 2.6.5 Accessible Units in New Federally-Assisted Housing
All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that receive Federal funds from the City as part of project review and funding approval.

Policy 2.7 LARGE FAMILIES
Encourage the development of affordable rental and ownership housing units that can accommodate large families.

Action 2.7.1 Housing Development Program Ranking System
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.

Policy 2.8 EXPAND LOCAL FUNDING SOURCES
Increase local funding to support affordable housing development and develop new sources of funding.

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.

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.

Policy 2.9 RENTAL ASSISTANCE
Increase the availability of rental assistance for very low-income households.

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 through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.

Policy 2.10 CONTINUUM OF CARE FOR THE HOMELESS
Continue to implement the City's Continuum of Care Plan to prevent homelessness and to provide shelter, transitional housing, and permanent housing for homeless individuals and families.

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.

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.

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.

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.

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. The City will also take actions to address barriers to the development of such housing.

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.

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.

Policy 2.11 PROMOTE AN EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING THROUGHOUT THE COMMUNITY

The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.

Action 2.11.1 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.

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. Existing developments will be demolished and replaced with new developments that contain a mix of income levels and housing types, including public housing for extremely low and very low income households, assisted rental units for very low and low income households, and homeownership for low and moderate income households.

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. Vouchers provide very low income families with the opportunity to rent housing in areas that normally would not be affordable to them.

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

Governmental Constraints

Policy 3.1 EXPEDITE AND SIMPLIFY PERMIT PROCESSES

Continue to implement permit processes that facilitate the provision of housing and annually review and revise permit approval processes.

Action 3.1.1: Allow Multifamily Housing

Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.

Action 3.1.2: Special Needs Housing

Continue to allow special needs housing and shelter by conditional use permit in specified residential and commercial zones.

- 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.
- 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.
- Action 3.1.5: Assign Priority to Affordable Housing*
Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.
- Action 3.1.6: Expedite Environmental Review*
Reduce the time and cost of environmental review by using CEQA exemptions 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.
- Action 3.1.7: Secondary Units*
Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.

Policy 3.2 FLEXIBLE ZONING STANDARDS

Allow flexibility in the application of zoning, building, and other regulations.

- Action 3.2.1 Alternative Building Code Standards*
Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 through 4.1.3 relating to housing rehabilitation and 6.2.1 relating to reasonable accommodations for persons with disabilities).
- Action 3.2.2 Planned Unit Development Zoning*
Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).
- Action 3.2.3 Flexible Parking Standards*
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.

- 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.

Policy 3.3 DEVELOPMENT FEES AND SITE IMPROVEMENT REQUIREMENTS

Reduce the cost of development through reasonable fees and improvement standards.

- 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.

- 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.

Policy 3.4 INTERGOVERNMENTAL COORDINATION

Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.

- Action 3.4.1: Multiple Agency Reviews*
Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review.

Non-Governmental Constraints

Policy 3.5 REDUCE LAND COSTS

Reduce land costs for housing by providing funding for land-banking by developers.

- Action 3.5.1: Site Acquisition*
Establish a site acquisition loan program for land banking by developers to avoid future increases in land costs. (See Action 2.1.3 regarding Site Acquisition Program.)

Policy 3.6 FINANCING COSTS

Reduce financing costs for affordable housing development.

- Action 3.6.1: Access to Low-Cost Financing for Development*
Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Goal 2.)

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 Actions 2.2.1 through 2.2.3.)

Policy 3.7 ENVIRONMENTAL CONSTRAINTS

Explore programs and funding sources to assist with the remediation of soil contamination on sites that maybe redeveloped for housing.

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. If appropriate funding can be identified, develop and implement a remediation assistance program.

Policy 3.8 COMMUNITY OUTREACH AND EDUCATION

Increase public acceptance and understanding of affordable development and issues through community outreach.

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.

Goal 4: Conserve and Improve Older Housing and Neighborhoods

Policy 4.1 HOUSING REHABILITATION LOAN PROGRAMS

Provide a variety of loan programs to assist with the rehabilitation of owner-occupied and rental housing for very low and low-income households.

Action 4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing

Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs, using the following programs:

- HMIP Amortized Loan Program
- HMIP Deferred Loan Program
- Alameda County Minor Home Repair Grant Program
- Emergency Home Repair Program
- Lead Hazard Control and Paint Program

- Action 4.1.2* *Rehabilitation Loans for Owner-Occupied Buildings with 2 to 4 Units*
Use the City's HMIP Loan Program for owner-occupied buildings of 1-4 units. In units with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.
- Action 4.1.3* *Vacant Housing Acquisition and Rehabilitation Program*
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.
- 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.

Policy 4.2 **BLIGHT ABATEMENT**

To improve housing and neighborhood conditions, the City will abate blighting conditions through a combination of code enforcement, financial assistance, and public investment.

- Action 4.2.1* *Anti-Blight Programs*
Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.
- Action 4.2.2* *Housing Code Enforcement*
Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the property for the cost of the repairs.
- Action 4.2.3* *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. The City determines which properties are substandard and requests that the court appoint a receiver who is responsible for compliance with codes and improving the property so that it can be legally occupied. The receiver can rent the property, and any costs incurred by the receiver to accomplish the improvements become a first lien on the property.

Policy 4.3 **COMMERCIAL DISTRICT REVITALIZATION**

Continue to implement programs to revitalize commercial districts in low-income neighborhoods. Commercial revitalization will serve as a catalyst for investment in conserving and improving the housing stock in surrounding areas.

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.

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.

Policy 4.4 HOUSING PRESERVATION
Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found.

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.

Goal 5: Preserve Affordable Rental Housing

Policy 5.1 PRESERVATION OF AT-RISK HOUSING
Seek to preserve the affordability of subsidized rental housing for lower-income households that may be at-risk of converting to market rate housing.

Action 5.1.1 Monitoring and Preservation
Monitor the status of federally assisted projects to identify those at-risk of converting to market rate housing. Monitoring will include analysis of HUD data, a survey of building owners and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.

Action 5.1.2 Contact with Owners of At-Risk Buildings
Contact owners to advise them of 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.

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.

Policy 5.2 SUPPORT FOR ASSISTED PROJECTS WITH CAPITAL NEEDS

Work with owners of assisted projects that have substantial needs for capital improvements to maintain the use of the properties as decent affordable housing.

Action 5.2.1 Advocacy for State and Federal Financing

Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds

Action 5.2.2 Funding for Capital Needs

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.

Policy 5.3 RENT ADJUSTMENT PROGRAM

Continue to administer programs to protect existing tenants from unreasonable rent increases.

Action 5.3.1 Rent Adjustment Ordinance

Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.

Policy 5.4 PRESERVATION OF SINGLE ROOM OCCUPANCY HOTELS

Seek mechanisms for protecting and improving the existing stock of residential hotels, which provide housing of last resort for extremely low-income households.

Action 5.4.1 Residential Hotel 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.

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.

Action 5.4.3 Residential Hotel Conversion/Demolition Protections

Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.

**Policy 5.5 LIMITATIONS ON CONVERSION OF RESIDENTIAL
PROPERTY TO NON-RESIDENTIAL USE**

Continue to use regulatory controls to limit the loss of housing units due to their conversion to non-residential use.

Action 5.5.1 Residential Property Conversion Ordinance

Continue to require a Conditional Use Permit prior to converting a residential use to a non-residential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.

**Policy 5.6 LIMITATIONS ON CONVERSION OF RENTAL HOUSING TO
CONDOMINIUMS**

Continue to use regulatory controls to limit the loss of rental housing units due to their conversion to condominiums.

Action 5.6.1 Condominium Conversion Ordinance

Continue to implement Planning code provisions in the existing ordinance that restrict conversions. As noted in Action 2.2.4, the City might consider revisions to provide more opportunities for affordable home ownership, especially to allow existing tenants to purchase their rental units. Changes to the Condominium Conversion Ordinance may be made only if adopted by the City Council following appropriate public notice.

Goal 6: Promote Equal Housing Opportunity

Policy 6.1 FAIR HOUSING ACTIONS

Actively support efforts to provide education and counseling regarding housing discrimination, to investigate discrimination complaints, and to pursue enforcement when necessary.

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. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, disseminate information through the mail and the media, and provide training sessions for landlords on fair housing law and owner responsibilities.

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.

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.

Policy 6.2 **REASONABLE ACCOMMODATIONS**
Provide reasonable accommodations to persons with disabilities in access to public facilities, programs, and services

Action 6.2.1 *Incorporate Reasonable Accommodations into City Programs and Policies*
The City's Office of ADA Compliance will continue to ensure that requirements for accessibility are met throughout the City's programs.

Policy 6.3 **PROMOTE REGIONAL EFFORTS TO EXPAND HOUSING CHOICE**
Encourage future regional housing allocations by ABAG to avoid over-concentration of low-income housing in communities with high percentages of such housing

Action 6.3.1: *Regional Housing Needs 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.

Policy 6.4 **FAIR LENDING**
Work to promote fair lending practices throughout the City to ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing.

Action 6.4.1 *Community Credit Needs Assessment*
Conduct annual assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.

Action 6.4.2 *Community Reinvestment Activities Linked to Banking*
Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment 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.

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.

Goal 7: Promote Sustainable Development and Smart Growth

Policy 7.1 SUSTAINABLE RESIDENTIAL DEVELOPMENT PROGRAMS
Develop and promote programs to foster the incorporation of sustainable design principles, energy efficiency and Smart Growth principles into residential developments. Offer education and technical assistance regarding sustainable development to project applicants.

Action 7.1.1 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.

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. Points will be awarded during the Notification of Funding Availability (NOFA) process for projects that meet or exceed the standard.

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 (see Chapter 8 for information on the City’s sustainable development initiatives).

Policy 7.2 ENERGY CONSERVATION
Encourage the incorporation of energy conservation design features in existing and future residential development.

Action 7.2.1 Energy Conservation Standards
Continue to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures.

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.

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.

Policy 7.3 INFILL DEVELOPMENT
Continue to direct development toward existing communities and encourage infill development at densities consistent with the surrounding communities.

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.

Policy 7.4 COMPACT BUILDING DESIGN
Work with developers to construct new housing that reduces the footprint of new construction, preserves green spaces, and supports the use of public transit.

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.

Policy 7.5 MIXED USE DEVELOPMENT
Encourage a mix of land uses in the same zoning district or on the same site in certain zoning districts.

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. Allowing uses in close proximity to one another encourages walking and biking rather than driving. Commercial uses in close proximity to residential areas are often reflected in higher property values, and therefore help raise local tax receipts. See Actions 1.3.2 and 3.2.3.

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
As part of a comprehensive update to the City's Permit Tracking System, the City will increase public access to information on City policies, programs, regulations, permit processes, and the status of specific parcels through electronic means.

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. This system will provide the public with electronic access to documents and information related to development

permits and activities. Implementation may include integration with the City's GIS system.

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. The system will provide smart links (automatic look-ups) with agencies from which the City needs information to process permits, place liens on properties, and conduct other actions. The system will expedite permit processing and code enforcement actions.

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.

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. A common view of each customer will be available to all staff with access to the EDMS/PCETS. Targeted and random citizen surveys will be conducted to obtain feedback, to be administered via the City's web site, fax, IVRS, call center, and in-person.

Policy 8.2 ON-LINE ACCESS TO INFORMATION

Expand the availability of information regarding meetings, hearings, programs, policies and housing-related issues through development and improvement of its web site.

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.

Action 8.2.2 Housing and Community Development Web Site

Develop a new web site for the Housing and Community Development Division to provide comprehensive information on housing loan and grant programs, assisted housing development, rent adjustment, housing and services for the homeless, City policies and plans, and housing-related data and links to other resources.

Policy 8.3 GEOGRAPHIC INFORMATION SYSTEM

Update the City's Geographic Information System (GIS) to provide more accurate and user-friendly access to information about parcels and neighborhoods.

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.

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.

3. IMPLEMENTATION STATUS

The table below provides the status of implementation for each program in the City of Oakland's 1999-2006 Housing Element for each of the actions described in Section 2: Goals, Policies and Actions from the Housing Element. Agencies with the notation "CEDA" are divisions within the City's Community and Economic Development Agency. The three-part numbers (for example, 1.1.1) in the Implementation Status table correspond to the numbered actions described in the Housing Element.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Goal 1: Provide Adequate Sites Suitable for Housing for All Income Groups			
Policy 1.1: Downtown Housing Program ("10K")			
1.1.1	Downtown Site Identification	Planning & Zoning (CEDA), Redevelopment (CEDA)	Complete inventory by April 2000, post on the City's web site and distribute thereafter
1.1.2	Assistance with Site Assembly	Redevelopment (CEDA)	Ongoing, 1999 – 2006
1.1.3	Expedited Review in the Downtown	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006
1.1.4	Sale of Agency-Owned Property	Redevelopment (CEDA)	Ongoing, 1999 – 2006
1.1.5	Streamline Environmental Review	Planning & Zoning (CEDA)	AB436 signed by Governor 10/10/2001
Policy 1.2: Availability of Land			
1.2.1	Update the Planning Code and Map	Planning & Zoning (CEDA)	December 2006
			Zoning Update in Progress.

Implementation Status

Actions ¹	Agency	Timeframe	Status
1.2.2 Interim Development Guidelines	Planning & Zoning (CEDA)	1999 through December 2006	Zoning Update in Progress.
1.2.3 Land Inventory	Planning & Zoning (CEDA), Redevelopment (CEDA)	December 2002	Completed.
Policy 1.3: Appropriate Locations and Densities for Housing			
1.3.1 Increase Residential Densities	Planning & Zoning (CEDA), Redevelopment (CEDA)	December 2006	Zoning Update in Progress.
1.3.2 Mixed Use Development	Planning & Zoning (CEDA)	December 2006	Zoning Update in Progress.
1.3.3 Residential/Light Industrial Mix	Planning & Zoning (CEDA)	June 2006	Housing and Business Mix Zone adopted in October 2006.
1.3.4 Transit Oriented Development District	Planning & Zoning (CEDA)	June 2006	Zoning Update in Progress.
1.3.5 New Live/Work Housing	Planning & Zoning (CEDA)	December 2006	Zoning Update in Progress.
Policy 1.4: Secondary Units			
1.4.1 Secondary Unit Review Process	Planning & Zoning (CEDA)	July 2003	Completed.
Policy 1.5: Manufactured Housing			
1.5.1 Mobile Homes and Factory Built Housing	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	This program continues to be implemented.
Policy 1.6: Adaptive Reuse			
1.6.1 Live/Work Conversions	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	This program continues to be implemented.

Implementation Status

Actions ¹	Agency	Timeframe	Status
1.6.2 Downtown Live/Work Conversions	Planning & Zoning (CEDA)	November 2003	In 2003 the City extended and amended the Ordinance that allows conversions of downtown office buildings.
Policy 1.7: Regional Housing Needs			
1.7.1 Accommodate 7,733 New Housing Units	Planning & Zoning (CEDA)	Initial implementation as part of 1998 General Plan update; final implementation to be completed as part of Planning Code update in December 2004	In progress.
Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households			
Policy 2.1: Affordable Housing Development Programs			
2.1.1 New Construction and Substantial Rehab	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	1,074 units of housing were constructed or underwent substantial rehabilitation from January 1999 to June 2006 (427 units of very low income housing, 544 units of low income housing and 93 units of moderate income housing). The construction and substantial rehabilitation of an additional 1,571 were underway in FY 2005/06. (For senior and special needs housing units, refer to Policy 2.6.)
2.1.2 Housing Predevelopment Loans and Grants	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	Two loans were repaid and reconveyed. The City committed loans for two projects.
2.1.3 Affordable Housing Site Acquisition Program	Housing & Community Development (CEDA)	New program created in 2000.	Since program inception, the city has provided 18 site acquisition loans for 14 projects.

Implementation Status

Actions ¹	Agency	Timeframe	Status
2.1.4	Housing & Community Development (CEDA)	Program terminated in December 2001.	The Acquisition and Rehabilitation Program became the Vacant Housing Acquisition and Rehabilitation Program in December 2001 (refer to Policy Item 4.1.3).
Policy 2.2: Affordable Homeownership Opportunities			
2.2.1	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	The city has provided 329 mortgage assistance loans to first time homebuyers from July 2000 to June 2006.
2.2.2	East –Bay Delta	Ongoing, 1999 – 2006	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.
2.2.3	Housing Authority	Complete feasibility assessment by December 2003. If feasible, implement program 2004 and thereafter.	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.
2.2.4	Housing & Community Development and Planning & Zoning (CEDA)	Present policy alternatives to City Council by December 2003.	Although no changes were adopted this year, the City Council is considering changes to the Condominium Conversion ordinance during FY 2006/07.
Policy 2.3: Density Bonus Program			
2.3.1	Planning & Zoning (CEDA)	Adopted June 2001; Amended June 2003	Adopted and amended ordinance. This ordinance continues to be implemented.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 2.4: Inclusion of Affordable Units in Market Rate Projects			
2.4.1 Uptown Project	Redevelopment (CEDA)	Estimated to be completed by 2010	The Agency anticipates a minimum of 166 affordable units out of 665 units in the project. Demolition and hazardous materials abatement was completed in June of 2006. Construction on the first building commenced in June of 2006.
2.4.2 Case-By-Case Negotiation	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	Ongoing. For the Wood Street Project, the City and 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 into construction. The City and Agency also negotiated at least 15 percent affordable housing units for the Oak to Ninth Project, which is currently estimated at 3,100 total housing units and 465 affordable units.
Policy 2.5: Permanently Affordable Homeownership			
2.5.1 Community Land Trust Program	Housing & Community Development (CEDA)	Develop program by December 2003 and implement thereafter	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.

Implementation Status

Actions ¹	Agency	Timeframe	Status
2.5.2 Resale Controls	Housing & Community Development (CEDA)	Adopt resale control guidelines by July 2003 and implement thereafter	Resale control guidelines were adopted and will be applied to all homeownership units developed with City assistance after July 2003.
Policy 2.6: Seniors and Other Special Needs			
2.6.1 Housing Development Program	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	From January 1999 through June 2006, 538 senior and supportive housing units were completed (354 units of very low income housing and 184 units of low income housing). An additional 713 units of senior and supportive housing were underway.
2.6.2 Home Equity Conversion and Project Share	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	The City's contractor, Echo Housing, provided information and referrals to 136 families/individuals, conducted 38 counseling sessions, and conducted 7 group presentations on the topic of Home Equity Conversion in FY 05/06. Since July 2000, this program has provided information and referrals to 840 families/individuals, conducted 309 counseling sessions and conducted 61 group presentations.
2.6.3 Access Improvement Program	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	Grants were given to 73 properties for accessibility modifications to 1-to-4-unit properties where owners or tenants have disabilities between July 2000 and June 2006. In FY 2005/06, 15 units were completed and three were underway.

Implementation Status

Actions ¹	Agency	Timeframe	Status
2.6.4 Housing For Persons With AIDS/HIV	Housing & Community Development (CEDA) Community Housing Services (DHS)	Ongoing, 1999 – 2006	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.
2.6.5 Accessible Units Federally-Assisted Housing	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	Since 1999, 10 projects with 1,120 units have been acquired or otherwise preserved with long-term extensions of their affordability covenants. All other projects with expiring Section 8 contracts have signed extensions.
Policy 2.7: Large Families			
2.7.1 Housing Development Program Ranking System	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	Developments with average unit sizes above 2.5 bedrooms receive bonus points in the Notice of Funding Availability.
Policy 2.8: Expand Local Funding Sources			
2.8.1 Increase Redevelopment Housing Set-Aside	Redevelopment (CEDA), Housing & Community Development (CEDA)	Increase set-aside beginning with FY 2001 – 2002	Completed. The Low/Moderate Housing set aside is 25% of tax increment, 5% above what is required by State law.
2.8.2 Jobs/Housing Impact Fee	Housing & Community Development (CEDA), Planning Services (CEDA)	Adopt Ordinance, July 2002 Implement Fee, July 2005	Regulations were adopted and the Ordinance went into effect on July 1, 2005.
Policy 2.9: Rental Assistance			
2.9.1 Expansion of Section 8 Vouchers	Housing Authority	Ongoing, 1999 – 2006	The Housing Authority has received 1,008 new Section 8 vouchers from July 2000 to June 2005.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 2.10: Continuum of Care for the Homeless			
2.10.1 Homeless Outreach Programs	Community Housing Services (DHS)	Ongoing, 1999 – 2006	The Homeless Mobile Outreach Program has served 8,518 people between July 2000 and June 2006.
2.10.2 Supportive Programs to Help Renters and Homeowners From Becoming Homeless	Housing & Community Development (CEDA) Community Housing Services (DHS)	Ongoing, 1999 – 2006	The City has provided 1,258 households with rental assistance from July 2000 to June 2006.
2.10.3 Shelter Programs	Community Housing Services (DHS)	Ongoing, 1999 – 2006	The City assisted 74,917 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.
2.10.4 Transitional Housing Programs	Community Housing Services (DHS)	Ongoing, 1999 – 2006	The City has provided support to 841 families in transitional housing.
2.10.5 Development of Permanent Housing for Extremely Low Income	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	All rental housing developments assisted by the City or the Redevelopment Agency have included some units for extremely low income households.

Implementation Status

Actions ¹	Agency	Timeframe	Status
2.10.6 Coordinate Actions and Policies for the Extremely Low Income	Housing & Community Development (CEDA) Community Housing Services (DHS)	Ongoing, 1999 – 2006	In FY 2005-06, Oakland City Council authorized the adoption of the Alameda County-wide Homeless & Special Needs Housing Plan (Multi-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 Multi-Plan, combining HIV/AIDS, homeless, and mental health service systems is the first such strategy in the nation. The Multi-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. An action plan has been established for FY 2006-07 as part of the Multi-Plan, focusing on the City along with it the Multi-Plan's other sponsoring and participating agencies.
2.10.7 Advocate Policies for the Extremely Low Income and the Homeless	Housing & Community Development (CEDA) Community Housing Services (DHS)	Ongoing, 1999 – 2006	The City continues to advocate for an expansion of Federal funding for the Section 8 program. The City is currently participating in the development of a county-wide housing and services plan for extremely low income and homeless persons.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 2.11: Promote and Equity Distribution of Affordable Housing Throughout the Community			
2.11.1 Provide Incentives for Location of City-Assisted Developments in Areas of Low Concentration of Poverty	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	Developments outside areas of low income concentrations receive bonus points in the Notice of Funding Availability.
2.11.2 Reduce Concentrations of Poverty in Large Public Housing Developments	Oakland Housing Authority Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	The City has worked with the Housing Authority to fund 4 large HOPE VI housing rehabilitation and redevelopment projects. Two HOPE VI mixed-income projects were completed, one is currently underway and one is in predevelopment stages. Each project has a one-to-one unit replacement housing requirement.
2.11.3 Continue to Use Section 8 Vouchers to Assist Very Low Income Families Obtain Housing In a Wider Range of Neighborhoods	Oakland Housing Authority	Ongoing, 1999 - 2006	Ongoing.
Goal 3: Remove Constraints to the Availability and Affordability of Housing for All Income Groups			
Policy 3.1: Expedite and Simplify Permit Processes			
3.1.1 Allow Multifamily Housing	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	This program continues to be implemented.
3.1.2 Special Needs Housing	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	This program continues to be implemented.
3.1.3 Discretionary Permits	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	This program continues to be implemented.
3.1.4 “One-Stop” Permit Process	Planning & Zoning (CEDA)	December 2006	In progress.

Implementation Status

Actions ¹	Agency	Timeframe	Status
3.1.5 Assign Priority to Affordable Housing	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	This program continues to be implemented.
3.1.6 Expedite Environmental Review	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006 (see also Action 1.1.5)	This program continues to be implemented.
3.1.7 Second Units	Planning & Zoning (CEDA)	See Action 1.4.1	This program continues to be implemented.
Policy 3.2: Flexible Zoning Standards			
3.2.1 Alternative Building Code Standards	Planning & Zoning (CEDA)	Ongoing, 1999 - 2006	This program continues to be implemented.
3.2.2 Planned Unit Development Zoning	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	A Planned Unit Development and Mixed Use Project with 3,100 units was approved in July 2006 (Oak to Ninth)
3.2.3 Flexible Parking Standards	Planning & Zoning (CEDA)	December 2006	Zoning Update in progress.
3.2.4 Flexible Open Space Standards	Planning & Zoning (CEDA)	July 2001	Zoning Code was amended in July 2001.
Policy 3.3: Development Fees and Site Improvement Requirements			
3.3.1 Project Review Process and Development Agreements	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	This program continues to be implemented.
3.3.2 Development Fees	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	No new impact fees have been adopted for residential development.
Policy 3.4: Intergovernmental Coordination			
3.4.1 Multiple Agency Reviews Promote Intergovernmental Coordination	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	This program continues to be implemented.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 3.5: Reduce Land Costs			
3.5.1 Site Acquisition Program	Housing & Community Development (CEDA)	Program created in 2000.	Since program inception, the city has provided 18 site acquisition loans for 14 projects.
Policy 3.6: Financing Costs			
3.6.1 Access to Low-Cost Financing for Development	Housing & Community Development (CEDA)	See Housing Programs Under Goal 2	See Housing Programs Under Goal 2.
3.6.2 Access to Low-Cost Financing For Home Purchase	Housing & Community Development (CEDA)	See Programs 2.2.1 and 2.2.3	See Programs 2.2.1 and 2.2.3.
Policy 3.7: Environmental Constraints			
3.7.1 Remediation of Soil Contamination	Housing & Community Development (CEDA)	Investigate potential funding sources by December 2005	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.
Policy 3.8: Community Outreach and Education			
3.8.1 Community Outreach Program	Planning & Zoning (CEDA), Housing & Community Development (CEDA)	Ongoing, 1999 –2006	The City has continued to provide support to East Bay Housing Organizations and other entities to do community outreach and education to gain community support for affordable housing.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Goal 4: Conserve and Improve Older Housing and Neighborhoods			
Policy 4.1: Housing Rehabilitation Loan Programs			
4.1.1 Rehab Loans for Single-Family Owner-Occupied Housing	Housing & Community Development (CEDA)	Ongoing, 1999 –2006	The City administers the Emergency Home Repair Program, Home Maintenance and Improvement Program, Lead-Hazard Control Paint Program and the Minor Home Repair Program. 1,876 units of housing were rehabilitated under these programs from July 2000 through June 2006. Rehabilitation of 54 units of housing was underway during FY 2005/06.
4.1.2 Rehab Loans for Owner-Occupied Buildings With 2 To 4 Units	Housing & Community Development (CEDA)	Ongoing, 1999 –2006	The City administers the Home Maintenance and Improvement Program. 205 properties have been rehabilitated using this program from July 2000 through June 2006.
4.1.3 Vacant Housing Acquisition and Rehab	Housing & Community Development (CEDA)	Program was approved in December 2001 and implemented in December 2002. (Previously the Acquisition and Rehabilitation Program – Refer to Policy Item 2.1.4.)	Since program inception, the City has provided three acquisition/rehabilitation loans (Drachma in 5/2003, Drachma Scattered Site in 12/2004 and East Side Arts and Housing in 11/2005). A total of 18 units have been acquired and rehabilitated and \$1,330,000 has been expended.
4.1.4 Rehabilitation Programs For Rental Housing	Housing & Community Development (CEDA)	Ongoing, 1999 –2006	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.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 4.2: Blight Abatement			
4.2.1 Anti-Blight Programs	Building Services (CEDA)	Ongoing, 1999 –2006	CEDA Building Services staff continues to enforce the Blight Ordinance and other programs to reduce blighted conditions in Oakland. In enforcing the Blight Ordinance, staff inspects the properties and sends notice of violations. If the blighted conditions are not abated the City will perform the clean up and pass the cost along to the property owner. Public Works, using graffiti abatement and the Keep Oakland Beautiful program, encourages the public to maintain their own properties.
4.2.2 Housing Code Enforcement	Building Services (CEDA)	Ongoing, 1999 –2006	CEDA Building Services staff enforces the housing codes to ensure decent, safe and sanitary housing conditions. When Building Services receives a tenant complaint, inspectors follow up with inspections and notices to the property owners to abate housing code violations. If the owners do not abate the conditions, the City may take them to court or correct the violations and lien the property for the cost.
4.2.3 Housing Receivership Program	Housing & Community Development (CEDA)	Ongoing, 1999 –2006	This program is no longer operational.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 4.3: Commercial District Revitalization			
4.3.1 Neighborhood Commercial Revitalization	Economic Development (CEDA)	Ongoing, 1999 –2006	NCR staff is 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.
4.3.2 Façade Improvement Loans	Redevelopment (CEDA), Economic Development (CEDA)	Ongoing, 1999 –2006	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.
Policy 4.4: Housing Preservation			
4.4.1 Housing Relocation	Redevelopment – Real Estate Unit (CEDA)	Ongoing, 1999 – 2006	No homes were acquired for any public improvement project and therefore no relocation is needed.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Goal 5: Preserve Affordable Rental Housing			
Policy 5.1: Preservation of At-Risk Housing			
5.1.1 Annual Monitoring and Preservation	Housing & Community Development (CEDA)	Annual, 1999 – 2006 City will identify projects at highest-risk each year (that could convert within the next 24 months)	With assistance from CHPC, the City is updating and improving its database and tracking system.
5.1.2 Contact With Owners of At-Risk Buildings	Housing & Community Development (CEDA)	2001-02	A comprehensive survey was completed in 2002 and all owners were provided with information regarding new State notice requirements.
5.1.3 Financial Assistance for Preservation Projects	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	The City has provided financial assistance for 2 preservation projects. Several other projects were preserved without any City assistance.
Policy 5.2: Support for Assisted Projects with Capital Needs			
5.2.1 Advocacy for State and Federal Financing	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	The City continues to advocate for expanded funding for housing.
5.2.2 Funding for Capital Needs	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	The City's annual NOFA for funding for housing development gives additional points for projects that make capital improvements to existing assisted housing.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 5.3: Rent Adjustment Program			
5.3.1	Rent Adjustment Board (CEDA)	Ongoing, 1999 – 2006	The Rent Adjustment Program enforces the Rent Adjustment Ordinance which prevents excessive residential rent increases. Enforcement of the Ordinance is governed by rules and procedures.
Policy 5.4: Preservation of Single Room Occupancy Hotels			
5.4.1	Housing & Community Development (CEDA)	December 2003	Completed.
5.4.2	Housing Authority	Seek annual funding	The City and OHA are working to develop a feasible program to provide project-based assistance to residential hotels. HUD guidelines have made this difficult to implement.
5.4.3	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	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.
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use			
5.5.1	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	Revisions to Ordinance are under consideration by City Council.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 5.6: Limitations on Conversion of Rental Property to Condominiums			
5.6.1 Condominium Conversion Ordinance	Planning & Zoning (CEDA)	Ongoing, 1999 – 2006	Although no changes were adopted this year, the City Council is considering changes to the Condominium Conversion ordinance during FY 2006/07.
Goal 6: Promote Equal Housing Opportunity			
Policy 6.1: Fair Housing Actions			
6.1.1 Funding for Fair Housing Organizations	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	The City funds several fair housing organizations each year through a community process.
6.1.2 Housing Search Assistance for the Disabled	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	The City contracts with a local organization to provide housing search assistance and counseling.
6.1.3 Affirmative Fair Marketing	Housing & Community Development (CEDA)	Ongoing, 1999 – 2006	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.
Policy 6.2: Reasonable Accommodations			
6.2.1 Incorporate Reasonable Accommodations	City Manager, Office of ADA Compliance	Ongoing, 1999 – 2006	The City's Office of ADA Compliance continues to ensure that requirements for accessibility are met throughout the City's programs.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 6.3: Promote Regional Efforts to Expand Housing Choice			
6.3.1 Regional Housing Needs Determination	Planning & Zoning (CEDA), Housing & Community Development (CEDA)	Work with ABAG staff between 2004 and 2005 during the development of the Regional Housing Needs Determination	Staff worked with ABAG staff during FY 2005/06 on the determination of the Regional Housing Needs.
Policy 6.4: Fair Lending			
6.4.1 Community Credit Needs Assessment	Housing & Community Development (CEDA), Financial Services Agency, Treasury Division	Ongoing, 1999 – 2006	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. A survey will be conducted early 2007.
6.4.2 Community Reinvestment Activities	Housing & Community Development (CEDA), Financial Services Agency, Treasury Division	Ongoing, 1999 – 2006 Linked Banking Ordinance amended in 2001.	The ordinance has been amended.
6.4.3 Predatory Lending Controls	Housing & Community Development (CEDA), Financial Services Agency, Treasury Division	Ongoing, 1999 – 2006 Ordinance adopted in 2001. Ordinance defeated by California Supreme Court in January 2005.	A coalition of non-profit housing counselors, City staff and other representatives provide information and support to residents.
Goal 7: Promote Sustainable Development and Smart Growth			
Policy 7.1: Sustainable Residential Development Programs			
7.1.1 Green Building Design for Private Development	Building Services (CEDA)	Ongoing, 1999 – 2006	Ongoing.

Implementation Status

Actions	Agency	Timeframe	Status
7.1.2 Green Building Design for City-funded Development	Building Services (CEDA)	Ongoing, 1999 – 2006	Points are awarded during the Notification of Funding Availability for Affordable Housing Projects. An ordinance is being drafted for City-owned projects.
7.1.3 Re-Use of Building Materials	Building Services (CEDA)	Ongoing, 1999 – 2006	An incentive program has not been adopted but information and technical assistance are available.
Policy 7.2: Energy Conservation			
7.2.1 Energy Conservation Standards	Building Services (CEDA)	Ongoing, 1999 – 2006	Enforcement is ongoing.
7.2.2 Solar Heating and Cooling	Planning & Zoning (CEDA) Building Services (CEDA)	Ongoing, 1999 – 2006	This program continues to be implemented.
7.2.3 Technical Assistance	Building Services (CEDA)	Ongoing, 1999 – 2006	Technical assistance is available from City staff and Alameda County.
Policy 7.3: Infill Development			
7.3.1 Planning Code Requirements	Planning & Zoning (CEDA)	December 2006	Zoning Update in progress.
Policy 7.4: Compact Building Design			
7.4.1 Compact Building Design	Planning & Zoning (CEDA), Building Services (CEDA)	Ongoing, 1999 – 2006	Compact Building Design is being incorporated into some new projects.
Policy 7.5: Mixed Use Development			
7.5.1 Development Incentives for Mixed-Use	Planning & Zoning (CEDA)	June 2006	29 mixed use development applications during FY 2005/06. Created a new mixed use zoning category.
7.5.2 Transit-Oriented Development	Planning & Zoning (CEDA)	June 2006	Zoning Update in progress.

Implementation Status

Actions ¹	Agency	Timeframe	Status
Policy 8.1: Implementation an Electronic Document Management System			
8.1.1	All CEDA divisions	By December 2006	Development of new system is underway.
8.1.2	All CEDA divisions	By December 2006	Development of new system is underway.
8.1.3	All CEDA divisions	By December 2006	Development of new system is underway.
8.1.4	All CEDA divisions	By December 2006	Development of new system is underway.
Policy 8.2: On-Line Access to Information			
8.2.1	All CEDA divisions	Ongoing, 1999 – 2006	Meeting notices and documents are posted to the City's web site.
8.2.2	Housing and Community Development (CEDA)	Ongoing, 1999 – 2006 (current web site to undergo periodic updating and improvement)	Web site was developed in July 2002 and has been updated on a continuous basis.
Policy 8.3: Geographic Information System			
8.3.1	Planning & Zoning, Housing and Community Development (CEDA)	By December 2006	The GIS parcel layer was updated during FY 2004/05.
8.3.2	Planning & Zoning, Housing and Community Development (CEDA)	By December 2006	Currently being implemented.

¹For a complete description of each action, see the Goals and Policies section that precedes Table 7-1, in Section 2 of this report.

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