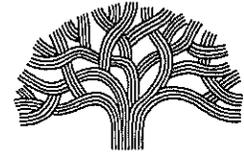


CITY OF OAKLAND



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Community and Economic Development Agency
Housing and Community Development Division

(510) 238-3501
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March 30, 2011

Cathy Creswell
Department of Housing and Community Development
Division of Housing Policy Development
State of California
1800 3rd Street, Room 430
Sacramento, CA 95811

HOUSING POLICY
DEVELOPMENT, HCD

APR 05 2011

Re: Annual Progress Report on the Implementation of the Housing Element 2010.

Dear Ms. Creswell:

The City of Oakland is pleased to submit the following Annual Progress Report on the Implementation of the Housing Element for 2010.

If you have any questions please feel free to contact me at 510-238-3714 or Jeffrey Levin, Housing Policy and Programs Manager, at 510-238-6188.

Sincerely,

A handwritten signature in black ink that reads "Michele Byrd". The signature is written in a cursive, flowing style.

MICHELE BYRD
Deputy Director of Housing

cc: Melinda Benson

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Oakland
 Reporting Period 1/1/2010 - 12/31/2010

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8		
			Affordability by Household Income									Total Units per Project	Est. # Infill Units*
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low- Income	Low- Income	Moderate- Income	Above- Moderate- Income			See Instructions	See Instructions			
Tassafaronga Homeownership	SF	O		8			8	8	RCD, HCD, AHP, Developer Funds	Regulatory Agreement			
Lion Creek Crossings Phase IV	5+	R	71				71	72	RDA, HOME, TCAC, HOPE VI, AHP, OHA	Regulatory Agreement			
Harrison Senior Housing	5+	R	72				72	73	TCAC, HUD 202, OHA Land, AHP, Developer Funds	Regulatory Agreement			
6th & Oak Senior Housing	5+	R	69				69	70	TCAC, RDA, HCD, AHP	Regulatory Agreement			
(9) Total of Moderate and Above Moderate from Table A3			212	8	0	439	439	659					
(10) Total by Income Table A/A3			212	8	0	439	659	223					
(11) Total Extremely Low-Income Units*													

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Oakland
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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	Unit Type					6. Total	7. Number of Infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
No. of Units Permitted for Above Moderate	142	21	276			439	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first Year of the RHNA allocation period. See Example.		2007									Total Units Issued to Date (all years)	Total Remaining RHNA by Income Level	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Income Level	Dead Restricted	127	257	0	212						596	1,304	
	Non-dead restricted												
Very Low		1,900										1,859	
Low	Dead Restricted	63	156	12	8						239	3,120	
	Non-dead restricted												
Moderate		3,142										5,611	
Above Moderate		7,489											
Total RHNA by COG:		14,629											
Enter allocation number:		981										2,735	11,894
Total Units		796											
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Note: Units (affordable and market-rate) permitted to be built in non-residentially zoned sites: 474 units

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 1: Provide Adequate Sites Suitable for Housing for All Income Levels				
Policy 1.1 Downtown and Major Corridors Housing Program	1.1.1 Site Identification		2011	Completed as part of 2007-2014 Housing Element Update; post to website upon adoption of the Housing Element.
	1.1.2 Assistance with Site Assembly		Ongoing, 2007-2014	The Redevelopment Agency approved an Owner Participation Agreement with MacArthur Transit Community Partners for the MacArthur Transit Village - 624 residential rental and ownership units, 516 market rate and 108 below market rate - to assist with site assembly and infrastructure; and the Agency continued site acquisition on major corridors in East Oakland for mixed-use projects.
	1.1.3 Expedited Review in the Downtown		Ongoing, 2007-2014	Planning and Zoning staff continue to review permit applications for large, multi-family projects in the downtown, several of which are undergoing Environmental Impact Reports.
	1.1.4 Sale of Agency-Owned Property in the Downtown		Ongoing, 2007-2014	The Redevelopment Agency approved an amendment to the Disposition and Development Agreement with Olson 737 - Oakland 1, LLC to allow for additional time to convert the 252 unit market rate condominium project into a 264 unit market rate rental project; and approved an amendment to extend the Disposition and Development Agreement with FC Uptown Parcel 4 LLC for 220 unit market rate condominium project by 3 years; and the Agency continued site acquisition on major corridors in East Oakland for major mixed-use projects.
	1.1.5 Homeless and Supportive Shelters		Adopt amendment to the Planning Code, within one year of	In 2011, the Strategic Planning division is preparing an ordinance to amend the Planning Code, identifying a zone or zones where emergency shelters can be permitted outright.

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Jurisdiction City of Oakland
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	1.1.6 Streamline Environmental Review	2007 – 2009	(1) Staff began updating the City's Standard Conditions of Approval which are requirements applied to development projects that have the effect of reducing potential environmental impacts thereby streamlining environmental review. The update is expected to be completed in 2011. (2) Staff participated in the Bay Area Air Quality Management District's process to update the District's CEQA Guidelines. Staff submitted written comments, attended workshops, and spoke at public hearings to advocate for a streamlined approach to the review of air quality impacts.
Policy 1.2 Availability of Land	1.2.1 Update the Planning Code and Map	April 2011	In 2010, the City held several public hearings to develop the new zoning regulations of the citywide zoning update. The hearings were before the Planning Commission and the Landmarks Preservation Advisory Board. The City Council was expected to adopt the new zoning in March 2011.
	1.2.2 Interim Development Guidelines	April 2011	Interim Development Guidelines (known as the "Guidelines for General Plan Conformity") expire in June 2011, and, following the adoption of the Citywide Zoning Update, will be substantially replaced by regulations in the zoning code.
	1.2.3 Land Inventory (Opportunity Sites)	2011	The site inventory of opportunity sites (Appendix C, Table C-9 of the Housing Element) has been posted to the City's website, and is available to developers of market rate and affordable housing.
	1.3.1 Increase Residential Densities	2011	Residential densities were increased downtown as part of the Central Business District zoning update completed in 2009. Additionally, residential densities are increasing in some areas as part of the citywide zoning update (adoption anticipated in April 2011).
Policy 1.3 Appropriate Locations and Densities for Housing	1.3.2 Mixed Use Development	2011	Mixed use zoning districts are being proposed along the City's main transportation corridors as part of the citywide zoning update that is expected to be adopted in April 2011. Also, a limited range of commercial uses are proposed to be permitted in residential areas in existing commercial buildings.
	1.3.3 High Density Residential Development Standards	2011	The Citywide Zoning update (expected adoption April 2011) has some revised development standards. Further, design guidelines and review of the Conditional Use Permit thresholds, open space and parking standards for multi-unit buildings will begin in 2011.
	1.3.4 Transit Oriented Development	2011	Review of the S-15 Transit Oriented Development zone update will occur in 2011, after adoption of the Citywide Zoning Update. The Lake Merritt BART Station Specific Plan is underway.

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Jurisdiction		City of Oakland	
Reporting Period		1/1/2010 - 12/31/2010	
	1.3.5 Promote new housing opportunities in the Estuary Area	2012	Central Estuary Area planning study was completed in 2010. The resulting package of zoning and mapping changes, which might include zones for infill housing in certain areas, is undergoing CEQA review in 2011, with City Council hearings expected in 2012.
Policy 1.4 Secondary Units	1.4.1 Secondary Unit-Parking Solutions	2011	Evaluating the parking regulations for secondary units will be part of the 2011 review of all parking regulations (see Action 3.2.3)
Policy 1.5 Manufactured Housing	1.5.1 Mobile Homes and Factory Built Housing	Ongoing, 2007-2014	This program continues to be implemented.
Policy 1.6 Adaptive Reuse	1.6.1 Live/Work Conversions	Ongoing, 2007-2014	This program continues to be implemented.
Policy 1.7 Regional Housing Needs	1.7.1 Accommodate 14,629 New Housing Units	Ongoing, 2007-2014	In addition to housing developments which are under construction, approved, or in pre-approval, the Housing Element identified sites with the capacity and the regulatory program to allow more units than the Regional Housing Needs Allocation for Oakland.
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 Development Program	Ongoing, 2007-2014	In 2010, funds for 492 units of new affordable housing were awarded in 2010 in response to the 2009-2010 Notice of Funding Availability (NOFA) for Affordable Rental and Ownership Housing.
	2.1.2 Housing Predevelopment Loan and Grant Program	Ongoing, 2007-2014	In Fiscal Year 2010, the City of Oakland approved one predevelopment loan for Dignity Housing West Associates-James Lee Court for \$35,000.
Policy 2.2 Affordable Homeownership Opportunities	2.2.1 First Time Homebuyer Programs	Ongoing, 2007-2014	The City provided 110 mortgage assistance loans to first-time homebuyers during calendar year 2010.
	2.2.2 Section 8 Homeownership	Ongoing, 2007-2014	OHA has a homeownership program to assist residents in becoming first-time homeowners. The Authority provides Section 8 home ownership vouchers to Section 8 and public housing clients and coordinates with the city of Oakland and other organizations to leverage resources. The program is active.
	2.2.3 Scattered-Site Single-Family Acquisition and Rehabilitation Program (Neighborhood Stabilization Program)	Adopted December 2008	The City has worked with the Oakland Community Land Trust to implement the Neighborhood Stabilization Program to rehabilitate foreclosed properties. By the end of 2010, the status of program activities was: a) 18 acquired foreclosed homes; b) 5 completed rehabs; c) 3 units currently under rehab; d) 8 units in pre-construction; e) 1 home in contract; and f) 0 units sold.
Policy 2.3 Density Bonus Program	2.3.1 Density Bonus Ordinance	2011	In 2011, the Strategic Planning division is preparing an ordinance to amend the Planning Code, updating the existing density bonus provisions of the Code.

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Policy 2.4 Comprehensive Housing Policy	2.4.1 Inclusionary Zoning	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2011.
	2.4.2 Revision of Condominium Conversion Ordinance	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2011.
	2.4.3 Revision of Other Existing Housing Programs	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2011.
Policy 2.5 Permanently Affordable Homeownership	2.5.1 Community Land Trust Program	Consider new program development	The Oakland Community Land Trust (OakCLT) was awarded \$5.025 million dollars of NSP Funds in 2009 for the acquisition and rehabilitation of foreclosed single family homes in East and West Oakland. By the end of 2010, the status of OakCLT program activities was: a) 18 acquired foreclosed homes; b) 5 completed rehabs; c) 3 units currently under rehab; d) 8 units in pre-construction; e) 1 home in contract; and f) 0 units sold.
	2.5.2 Resale Controls	Ongoing, 2007-2014	Ongoing.
Policy 2.6 Seniors and Other Special Needs	2.6.1 Housing Development Program	Ongoing, 2007-2014	In 2010, one senior housing development and four housing developments for the special needs population were granted funds to support the development and rehabilitation of housing for these populations.
	2.6.2 Housing for Persons with AIDS/HIV	Ongoing, 2007-2014	In 2010, construction of 5 HOPWA units were completed. Another 16 HOPWA units were in the development phase and 4 units in rehabilitation. Alameda and Contra Costa Counties maintained use of 157 HOPWA Stewardship housing units. Approximately 299 persons with HIV/AIDS and their families received housing assistance. 172 HOPWA clients were assisted with Tenant Based Rental Assistance, 89 with short term mortgage & utility assistance, approximately 38 households with other housing, and 41 households gained accessed to stable permanent housing.
	2.6.3 Accessible Units in New Federally-Assisted Housing	Ongoing, 2007-2014	The City of Oakland continues to comply with regulations governing the use of federal funds for affordable housing developments. According to HUD Section 504, all City housing development projects receiving federal funds are required to construct and set aside units to be occupied by persons with disabilities. This means that at least five percent of federally funded newly constructed units will be available to persons with physical disabilities and two percent of units to persons with auditory or visual disabilities.
Policy 2.7 Large Families	2.7.1 Housing Development Program	Ongoing, 2007-2014	In 2010, 160 large family housing units (i.e. units with 3 or more bedrooms) were awarded through a combination of the 2009-2010 Notice of Funding Availability for Affordable Rental and Ownership Housing and the 2009-2010 Notice of Funding Availability for Preservation and Rehabilitation of Existing Affordable Rental Housing.

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Policy 2.8 Expand Local Funding Sources	2.8.1 Consider Increase in Redevelopment Housing Set-Aside 2.8.2 Jobs/Housing Impact Fee	Ongoing, 2007-2014 Ongoing, 2007-2014	Given the substantial reductions in revenue that have occurred due to downward reassessment of property values, this is unlikely to be implemented. Ongoing. As of 2010, \$206,000 had been collected. City expects to allocate in 2011.
Policy 2.9: Rental Assistance	2.9.1 Expansion of Section 8 Vouchers	Ongoing, 2007-2014	OHA actively seeks additional vouchers when they become available. OHA applied for vouchers for the Family Unification Program and Non-Elderly Disabled, but OHA was not awarded funding for these vouchers in 2010. OHA was awarded 105 Veterans Affairs Supportive Housing vouchers.
Policy 2.10: PATH Strategy for the Homeless	2.10.1 Homeless Outreach Programs 2.10.2 Support Programs to Help Renters and Homeowners From Becoming Homeless	Ongoing, 2007-2014 Ongoing, 2007-2014	Through the Homeless Mobile Outreach Program, 100 persons living in encampments were served. Of the 100 served, 37 were placed in transitional or permanent housing. 94 intakes and 84 assessments were performed. 94 office intakes were completed and 28,733 units of harm reduction were provided. In 2010, through PATH and ABRA Homeless Prevention & Rapid Rehousing programs, approximately 862 renters were prevented from becoming homeless through rental assistance and another 481 through legal assistance. Additional services were provided under these programs support clients in regaining self sufficiency.
	2.10.3 Shelter Programs	Ongoing, 2007-2014	In 2010, through the PATH Strategy, the City has provided approximately 59,435 bednights of shelter and 28 bednights of hotel/motel stays to 1,540 homeless people. Eligible clients were further assisted to permanent supportive housing, transitional housing, and/or to other services assessed as needed to eliminate future episodes of homelessness.
	2.10.4 Transitional Housing Programs	Ongoing, 2007-2014	In 2010, 134 households received transitional/supportive housing and services. Of the 134, households, 71 households obtained permanent housing.
	2.10.5 Development of Permanent Housing for Extremely Low Income	Ongoing, 2007-2014	In 2010, The Oakland Housing Authority awarded a total of 193 project based Section 8 vouchers in 2010. Of that total, 52 were awarded to projects selected in the City's Preservation and Rehabilitation of Existing Housing NOFA. They include: 15 vouchers for Oakland Point Limited Partnership (OPLP); 12 vouchers for James Lee Court; and 25 vouchers for Drasin Manor. Acquisition of St. Mary's Closer To Home facility was completed in 2010, adding to the PATH Housing inventory 6 unit congregate living space.

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	2.10.6 Coordinate Actions and Policies for the Extremely Low Income	Ongoing, 2007-2014	The City continues to participate in the Alameda County-wide efforts under the EveryOne Home Plan, a road map for ending homelessness. EveryOne Home represents an opportunity to coordinate actions and policies to benefit the extremely low income and homeless populations.
	2.10.7 Advocate Policies for the Extremely Low Income and the Homeless	Ongoing, 2007-2014	The City advocates for policies and funding to benefit the homeless and low income populations. Such work has resulted in access to Section 8 & CalWorks assistance and funding to support for persons served under the City's PATH Strategy.
Policy 2.11: Promote an Equitable 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	Ongoing, 2007-2014	The 2009-2010 Notice of Funding Availability for Affordable Rental and Ownership Housing included a 6-point bonus incentive for rental projects located in low-poverty census tracts, a 3-point bonus incentive for rental projects located in moderate-poverty census tracts, and a 5-point bonus incentive for ownership projects located in census tracts with homeownership rates below the City average at the time the NOFA was published (41.4%).
	2.11.2 Reduce Concentrations of Poverty in Large Public Housing Developments	Ongoing, 2007-2014	Phase I and II of Tassafaronga Village were completed in 2010 with residents signing leases in April 2010. The final phase (Phase III) of Tassafaronga is under construction. Phases I - III of Lion Creek Crossings have been completed and the final phase (Phase IV) is under construction. Both developments provide mixed income housing on former public housing sites.
	2.11.3 Continue to Use Section 8 Vouchers to Assist Very Low Income Families Obtain Housing in a Wider Range of Neighborhoods	Ongoing, 2007-2014	OHA continues its outreach efforts to property owners in all areas of the city. OHA has implemented a Landlord Advisory Group to receive feedback from property owners.
Policy 2.12: Affordable Housing Preference for Oakland Residents and Workers	2.12.1 Oakland Resident and Worker Housing Preference Policy Resolution	Write new policy for adoption during Housing Element planning period 2007-2014.	The implementing regulations for the Oakland Resident and Worker Preference Policy for Affordable Housing were approved by the City Administrator in early 2010. Both the Policy and the Certification are provided to City-funded developers as part of the review/approval of their final marketing and management plans.
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	Ongoing, 2007-2014	Multi-family housing continues to be permitted in Oakland, with the adoption of the Citywide Zoning Update (expected in April 2011), multifamily housing could be built in additional areas.

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Reporting Period	1/1/2010 -	12/31/2010	
	3.1.2 Special Needs Housing	Amend Planning Code within one year of Housing Element certification.	In 2011, the Strategic Planning division is preparing an ordinance to amend the Planning Code, updating the provisions of the Code so that transitional or other supportive housing is permitted in the same manner as multi-family housing.
	3.1.3 Discretionary Permits	Amend Planning Code within one year of Housing Element certification.	In 2011, the Strategic Planning division is preparing an ordinance to amend the Planning Code, updating the provisions of the Code so that transitional or other supportive housing is permitted in the same manner as multi-family housing.
	3.1.4 "One-Stop" Permit Process	Ongoing, 2007-2014	This program continues to be implemented.
	3.1.5 Assign Priority to Affordable Housing	Ongoing, 2007-2014	This program continues to be implemented. Permit applications for affordable housing developments, as with other multi-family projects, are "deemed complete" within 30 days of submittal.
	3.1.6 Expedite Environmental Review	Ongoing, 2007-2014	CEQA exemptions are used for development projects where appropriate. The City's Standard Conditions of Approval are continually updated to reflect current best practices and new legislation. The City is continuing to regularly update its environmental review procedures (e.g., CEQA guidelines and thresholds and policies) to further streamline environmental review; a new edition is expected in 2011.
	3.1.7 Secondary Units	July, 2011	This program continues to be implemented.
Policy 3.2: Flexible Zoning Standards	3.2.1 Alternative Building Code Standards	Ongoing, 2007-2014	This program continues to be implemented.
	3.2.2 Planned Unit Development Zoning	Ongoing, 2007-2014	This program continues to be implemented.
	3.2.3 Flexible Parking Standards	2011	The City has begun to study the possibility of amending the parking regulations in the 1965 zoning code.

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	3.2.4 Flexible Open Space Standards	2009	Completed; new Central Business District regulations, including open space regulations, were adopted in 2009.
Policy 3.3: Development Fees and Site Improvement Requirements	3.3.1 Project Review Process and Development Agreements	Ongoing, 2007-2014	This program continues to be implemented.
	3.3.2 Development Fees	Ongoing, 2007-2014	No new impact fees have been adopted for residential development.
Policy 3.4 Intergovernmental Coordination	3.4.1 Multiple Agency Reviews	Ongoing, 2007-2014	This program continues to be implemented.
Policy 3.5: Financing Costs	3.5.1 Access to Low-Cost Financing for Development	Ongoing, 2007-2014	See Housing Programs under Goal 2, Policy 2.1.
	3.5.2 Access to Low-Cost Financing For Home Purchase	Ongoing, 2007-2014	See Housing Programs under Goal 2, Policy 2.2.
Policy 3.6: Environmental Constraints	3.6.1 Remediation of Soil Contamination		The City operates the CalReUse loan fund for environmental assessment and the Brownfield loan fund for cleanup. Both these loans are for private parties, non profits and private developers. The USEPA awarded Oakland three brownfields assessment grants in 2009; two grants of \$200,000 were awarded for the West Oakland community-wide assessment (Petroleum & Hazardous Substances) and one grant of \$200,000 was awarded for the Foothill-Seminary Project assessment.
Policy 3.7: Community Outreach and Education	3.7.1 Community Outreach Program	Ongoing, 2007-2014	The City continues to provide support to East Bay Housing Organizations and other entities to do community outreach and education to gain community support for affordable housing.
Goal 4: Conserve and Improve Older Housing and Neighborhoods			
Policy 4.1: Housing Rehabilitation Loan Programs	4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing	Ongoing, 2007-2014	The City continues to implement owner-occupied rehabilitation loan programs for both single family units and 2 to 4 unit buildings. In fiscal year 2009-10 a total of 266 total projects were completed.
	4.1.2 Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units	Ongoing, 2007-2014	Rehabilitations include, major and minor rehabilitation, energy retrofits, and seismic retrofits access improvements for the disabled.
	4.1.3 Vacant Housing Acquisition and Rehabilitation Program (West Oakland Only)	Ongoing, 2007-2014	The City continues to implement it's Neighborhood Housing Revitalization Program. In fiscal year 2009 2 applications were received, 2 approved totaling \$164,000 and 1 completed totaling \$150,000.
Policy 4.2: Blight Abatement	4.2.1 Anti-Blight Programs	Ongoing, 2007-2014	In 2010, responded to 4,800 neighbor complaints of blighted properties and cleaned approximately 1,000.

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	4.2.2 Housing Code Enforcement	Ongoing, 2007-2014	In 2010, responded to approximately 3,200 residential rental tenant complaints for habitability as defined by Oakland Housing Code (based on State Housing Law).
	4.2.3 Problem Properties Program	Ongoing, 2007-2014	In 2010, assessed \$4.2 million in abatement and clean-up fees for approximately 650 blighted parcels.
	4.2.4 Vacant Building Registration Program	Ongoing, 2007-2014	In 2010, Building Services Department mailed approximately 1,500 program notifications to banks. Inspected approximately 1,000 parcels. Mailed approximately 650 notices to register vacant buildings and 265 to notice to abate blight.
	4.2.5 Tax Default Foreclosure Sale Program	Ongoing, 2007-2014	CEDA Real Estate department is working with Alameda County Tax Collector to auction properties which have been tax-defaulted for 10 years or more.
Policy 4.3: Housing Preservation	4.3.1 Housing Relocation	Ongoing, 2007-2014	In 2009 a sub-committee of the Landmarks Preservation Advisory Board worked to develop property relocation procedures, design guidelines and an assistance program to implement Historic Preservation Element Policy 3.7 - ' Property Relocation Rather Demolition.' Efforts to adopt these new policies were on-hold in 2010.
	4.3.2 Senior and Disabled Housing Repairs	Ongoing, 2007-2014	The City contracts with a local organization to provide home repairs and safety modifications for seniors and disabled homeowners.
	4.3.3 Senior Counseling Programs	2007-2009: continued funding contingent upon successful application for the award of funds	The City continues to contract with a local organization to provide counseling to seniors considering Home Equity Conversions.
	4.3.4 Access Improvement Program	Ongoing, 2007-2014	The City continues to implement the Access Improvement Program which provides repairs for seniors and disabled persons. 30 applications were received, 23 grants were approved and 24 projects were completed in fiscal year 2009-10.

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	4.3.5 Acquisition and Rehabilitation of Foreclosed Homes	Ongoing, 2007-2014	Beginning in 2009 and continuing in 2010, the OAKCLT worked with City Staff to develop procedures and processes, in accordance with the HUD's NSP guidelines, for the acquisition, rehabilitation and resale of foreclosed homes for the Oakland Land Trust.
	4.3.6 Continuing Implementation of Mills Act Contracts	Ongoing, 2007-2014	The year 2010 was the first year of a permanent Mills Act Program, following a successful two year pilot program Mills Act in the City of Oakland. There were 5 properties approved to receive a property tax reduction in exchange for a long-term contract to put the property's tax savings into the rehabilitation of a building. The property must be a Designated Historic Property. The historic designation process can occur concurrently with the Mills Act application.

Goal 5: Preserve Affordable Rental Housing

Policy 5.1: Preservation of At-Risk Housing	5.1.1 Monitoring and Preservation	Annual, 2007-2014	There were no opt-outs in 2010.
	5.1.2 Contact With Owners of At-Risk Buildings	Annual, 2007-2014	No action in 2010.
	5.1.3 Financial Assistance for Preservation Projects	Ongoing, 2007-2014	Projects receiving funds in 2010 through the 2009-2010 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: Drasin Manor, Saint Andrew's Manor, Effie's House, San Antonio Terrace, James Lee Court, Oakland Point Limited Partnership, Main Way Court, and Drachma Housing.
	5.1.4 Project Based Section 8 Assistance	Ongoing, 2007-2014	OHA retroactively awarded projects selected for City funding in the 2009-2010 Preservation NOFA. OHA awarded 52 Project Based Section 8 vouchers to three projects selected under the City Preservation NOFA in 2010.
Policy 5.2: Support for Assisted Projects with Capital Needs	5.2.1 Advocacy for State and Federal Financing	Ongoing, 2007-2014	City continues to seek additional State and Federal resources and advocate for no additional cuts in existing programs.
	5.2.2 Funding for Capital Needs	Ongoing, 2007-2014	Projects receiving funds in 2010 through the 2009-2010 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: Drasin Manor, Saint Andrew's Manor, Effie's House, San Antonio Terrace, James Lee Court, Oakland Point Limited Partnership, Main Way Court, and Drachma Housing.

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Policy 5.3: Rent Adjustment Program	5.3.1 Rent Adjustment Ordinance	Ongoing, 2007-2014	The Rent Adjustment Program continues to enforce the Rent Adjustment Ordinance, which prevents excessive residential rent increases.
	5.3.2 Just Cause for Eviction Ordinance	Ongoing, 2007-2014	The Rent Adjustment Program enforces the Just Cause for Eviction Ordinance. The purpose of this Ordinance is to protect tenants against arbitrary, unreasonable, or retaliatory evictions.
	5.3.3 Ellis Act Protections Ordinance	Ongoing, 2007-2014	The City's Rent Adjustment Program enforces the Ellis Act Protections Ordinance. The purpose of this Ordinance is to enact procedures for withdrawal of units from the rental market as one of the allowable reasons for eviction.
Policy 5.4: Preservation of Single Room Occupancy Hotels	5.4.1 Project Based Section 8 Assistance	seek annual funding	OHA submitted a request to HUD for authorization to create a PBV program specific to SRO/residential hotel units. OHA received approval to implement the "SRO-PBV" program. No formal Project Based Voucher awards were made to residential hotels in the calendar year 2010.
	5.4.2 Residential Hotel Conversion/Demolition Protections	Ongoing, 2007-2014	In 2010 there were no activities covered by this ordinance.
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use	5.5.1 Residential Property Conversion Ordinance	Ongoing, 2007-2014	The ordinance was not updated in 2010. The policy continues to remain in effect. There were approximately 6 conversions in 2010 due to slow down in the housing market.
Policy 5.6: Limitations on Conversion of Rental Property to Condominiums	5.6.1 Condominium Conversion Ordinance	Ongoing, 2007-2014	A new policy may be considered by City Council in 2011.
Policy 5.7: Preserve and Improve Existing Oakland Housing Authority-Owned Housing	5.7.1 Redevelopment of Large Public Housing Developments	Ongoing, 2007-2014	Phase I and II of Tassafaronga Village have been completed and the final phase (Phase III) is under construction. Phases I - III of Lion Creek Crossings have been completed and the final phase (Phase IV) is under construction. As additional sources of funding become available, OHA will apply for those resources and utilize them to continue redevelopment efforts at its large public housing sites.
	5.7.2 Disposition and Rehabilitation of Scattered Site Public Housing	Ongoing, 2007-2014	OHA has completed the transfer of scattered site units. Significant renovation efforts at many sites was completed before the transfer of ownership. The new owner will continue renovations of the remaining sites as needed. In 2010, OHA submitted an application to HUD for disposition of 383 units in five senior properties.
Goal 6: Promote Equal Housing Opportunity			
Policy 6.1: Fair Housing Actions	6.1.1 Funding for Fair Housing Organizations	Ongoing, 2007-2014	The City continued to fund several fair housing organizations in 2010.
	6.1.2 Housing Search Assistance for the Disabled	Ongoing, 2007-2014	The City continued to contract with a local organization to provide housing search assistance and counseling.

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	6.1.3 Affirmative Fair Marketing	Ongoing, 2007-2014	The City rewrote its Affirmative Fair Marketing Procedures guidelines. 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	Ongoing, 2007-2014	The City of Oakland's ADA Programs Division continues to coordinate compliance with the Americans with Disabilities Act (ADA) Title II for State and Local Government Activities. It does this by facilitating physical access improvements for City-owned buildings and facilities upgrades, and ensuring programmatic access to City services. The ADA office also investigates and mediates complaints of disability discrimination that fall within the City's jurisdiction. The City of Oakland expedites repairs of sidewalks damaged by City street trees when necessary—and when requested—to provide access to residences and other essential facilities for people with disabilities through the ADA Sidewalk Repair Program.
	6.2.2 Develop written guidelines, to be followed by an ordinance, for granting reasonable accommodation for all planning permits	2011	In 2011, after adoption of the Housing Element, City will develop written guidelines, clarifying and publicizing the existing administrative procedures for granting reasonable accommodation for all planning permits; to be followed by an ordinance amending the Planning Code, codifying these procedures.
Policy 6.3: Promote Regional Efforts to Expand Housing Choice	6.3.1 Regional Housing Needs Allocation	Ongoing, 2007-2014	The city continues to advocate that regional housing allocations take into account existing concentrations and will seek to have this policy incorporated into the SB 375 Sustainable Community Strategy process.
Policy 6.4: Fair Lending	6.4.1 Community Credit Needs Assessment	Ongoing, 2007-2014	City staff plans to conduct a Linked Banking Services Survey Spring 2011 to certify banks that have met their Fair Share Lending goal.
	6.4.2 Community Reinvestment Activities	Ongoing, 2007-2014	The City continues to implement community reinvestment programs that include: 1) encouraging private, for-profit lending and investment practices that overcome housing discrimination and meets the needs of all Oakland households and neighborhoods, expands opportunities for homeownership, and discourages discrimination in lending; 2) working with selected lenders as partners in the City's first-time homebuyer programs; 3) working with other jurisdictions and organizations to strengthen state legislation, 4) participating in joint City, Fannie Mae, Freddie Mac and California Reinvestment Coalition efforts to create new programs and promote existing lending programs.

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	6.4.3 Predatory Lending Controls	Ongoing, 2007-2014	Activities are focused on addressing the foreclosure crisis through events, outreach, counseling and partnerships. Resource information is mailed to homeowners and tenants who have received notices of defaults and face potential foreclosure or eviction. The City has contracted with an agency to provide workshops to homeowners facing possible foreclosure.
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Goal 7: Promote Sustainable Development and Sustainable Communities

Policy 7.1: Sustainable Residential Development Programs	7.1.1 Promote Green Building Design for Private Development	Ongoing, 2007-2014	The City's Green Building Resource Center contains information about options for green building design in private development. The website has been enhanced, now that the Green Building ordinance was adopted in 2010 at http://www2.oaklandnet.com/Government/0/PWA/0/FES/GAR/OAK024768
	7.1.2 Remove Barriers to Green Building Design for Private Development	Ongoing, 2007-2014	A multi-year public review process led to the adoption, in October 2010, of the Oakland Green Building ordinance, which removes barriers to green building techniques and requires new housing construction to follow Build it Green or LEED for Homes guidelines.
	7.1.3 Consider Requiring Green Building Design for Private Development	2010	In October, 2010, Oakland adopted a wide-ranging Green Building ordinance for residential development. New multifamily construction, and renovations over 1,000 square feet must follow the standards and best practices from Build it Green, and LEED for Homes. See website: http://www2.oaklandnet.com/GreenBuilding/index.htm
	7.1.4 Require Green Building Design requirements for City-funded Development	Ongoing, 2007-2014	Points are awarded during the Notification of Funding Availability for Affordable Housing Projects. The City adopted its Green Building ordinance in October, 2010, and it is being applied to multi-family housing currently.
Policy 7.2: Minimize Energy Consumption	7.2.1 Energy and Climate Action Plan	2010	In 2010, the City released a draft Energy and Climate Action Plan (ECAP) for public comment, and brought the draft ECAP to the Oakland Planning Commission and the Public Works Committee of the City Council. The City Council is expected to consider a request in spring 2011 that would direct staff to perform appropriate environmental review of the draft ECAP. Potential adoption of the draft ECAP would follow that review.

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	7.2.2 Alternative Energy Production	Ongoing, 2007-2014	In October, 2010, Oakland adopted a wide-ranging Green Building ordinance for residential development. New multifamily construction, and renovations over 1,000 square feet must follow the standards and best practices from Build it Green, and LEED for Homes, which includes alternative energy production. In addition, the City continues to permit installation of photovoltaic arrays on residential buildings.
	7.2.3 Technical Assistance	Ongoing, 2007-2014	Technical assistance is available from City staff at the Green Building information center, as well as from StopWaste.org.
Policy 7.3: Foster Low-Carbon Emissions and Development	7.3.1 Infill Planning Code Requirements	Ongoing, 2007-2014	The Citywide Zoning update began public hearings in 2010, and adoption is expected in 2011. Revised property development standards are being created to encourage infill development.
	7.3.2 Transit Proximity	Ongoing, 2007-2014	The Citywide Zoning update began public hearings in 2010, and adoption is expected in 2011. Revised property development standards are being created to encourage multi-family development on the transportation corridors, and near transit hubs.
	7.3.3 Mixed Use Development Incentives	Ongoing, 2007-2014	The Citywide Zoning update began public hearings in 2010, and adoption is expected in 2011. Revised property development standards are being created to encourage mixed-use development on the transportation corridors.
	7.3.4 Transit-Oriented Development	2011	The S-15 Transit Oriented Development zone update will occur after the Citywide Zoning update is adopted. The Lake Merritt BART Station Specific Plan is underway.
	7.3.5 Implement SB 375 provisions when adopted	Ongoing, 2008-2014	ABAG and MTC worked on developing the Sustainable Communities Strategy, required by SB 375, which will result in a coordinated plan for accommodating the region's housing need while reducing green house gas emissions. It is anticipated that the Final Draft Strategy will be prepared by 2012.
Policy 7.4: Minimize Environmental Impacts from New Housing	7.4.1 Compact Building Design	Ongoing, 2007-2014	Ongoing. The new Central Business District regulations include compact development requirements including tower siting regulations and the provision that parking must be structured (no surface parking allowed).
	7.4.2 Water Conservation	Ongoing, 2007-2014	The Oakland Green Building Ordinance has provisions to reduce water consumption, through the application of the Green Point Rated and LEED for Homes checklists. Both systems award points for water efficient landscaping, fixtures, and plumbing systems.

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	7.4.3 Waste Reduction	Ongoing, 2007-2014	The City requires Construction and Debris recycling through the building permit process, and household waste recycling.
	7.4.4 Foster Healthy Indoor Air Quality	Ongoing, 2007-2014	The Oakland Green Building Ordinance has provisions to improve indoor air quality, through the application of the Green Point Rated and LEED for Homes checklists. Both systems award points for low-VOC materials and reduction of formaldehyde in interior finishes.
	7.4.5 Recycled content of Building Materials	Ongoing, 2007-2014	The Oakland Green Building Ordinance has provisions for the use of building materials with recycled content in the construction of new multi-family housing, through the application of the Green Point Rated and the LEED for Homes checklists.
	7.4.6 Re-Use of Building Materials	Ongoing, 2007-2014	The Oakland Green Building Ordinance has provisions for the reuse of building materials in the construction of new multi-family housing, through the application of the Green Point Rated and the LEED for Homes checklists.
Policy 7.5: Promote Household Health and Wellness by Conducting Health Impact Assessments	7.5.1 Health Impact Assessments and Specific Planning Processes	Ongoing, 2010-2011	A health impact assessment is part of the scope of work for two planning efforts in 2010: the Central Estuary Specific Plan and the International Blvd. Transit Oriented Development Plan. Both plans are expected to be completed in 2011, and results will be reported back in the 2011 annual report.
	7.5.2 Health Impact Assessments and the City's Standard Conditions of Approval	Ongoing, 2010	Staff will incorporate health impact assessments related to air quality into the City's Standard Conditions of Approval as a way to mitigate health impacts from either existing uses on new development or impacts from new development.
	7.5.3 Health Impact Assessments and the Zoning Update	Ongoing, 2010	The Citywide Zoning update began public hearings in 2010, and adoption is expected in 2011. Air quality (and other health impacts) could be improved if new development occurs with neighborhood-serving retail—reducing auto trips.
Goal 8: Increase Public Access to Information through Technology			

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Policy 8.1: Implementation an Electronic Document Management System	8.1.1 Document Access	Implemented	Over 50,000 records have been scanned from the Planning and Zoning division; and over 200,000 records in Building Services. In 2010, this information is available only to City staff; in 2011 it is intended to be made available to the public.
	8.1.2 Permit Processes and Code Enforcement	December, 2012	Some basic building permit application forms are currently available online. Continued to develop and beta tested the technology to replace PTS; launch date expected in 2012.
	8.1.3 E-Government Services	December, 2012	Continued to develop and test the technology to make payments online; expected launch date in 2012
	8.1.4 Customer Relationship Management System	December, 2012	Continued to develop and test the technology to make service requests online; expected launch date in 2012
Policy 8.2: On-Line Access to Information	8.2.1 Public Notices and Documents	Ongoing, 2007-2014	In 2010, the City redesigned the Planning and Zoning website, for clarity and better accessibility for the disabled. Additional information for the public continues to be added regularly.
	8.2.2 Housing & Community Development Web Site	Ongoing, 2007-2014	In 2010, the City redesigned the Housing and Community Development website, for clarity and better accessibility for the disabled. Additional information for the public continues to be added regularly.
Policy 8.3: Geographic Information System	8.3.1 Update GIS Parcel Layer	Ongoing 2007-2014	In 2010, the City's GIS team updated the Alameda County Parcel database twice. Twice-yearly updates are planned for 2011 and 2012.
	8.3.2 Web-Based GIS	3-Jul-05	Staff tested the beta versions of a revised interactive GIS program. A new interactive GIS program is expected to be available for the public on the City's website in Spring, 2011.

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General Comments: