CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 5313 ● OAKLAND, CA 94612-2034

Housing and Community Development Department

(510) 238-3501
FAX: (510) 238-3691
TDD: (510) 238-3254

April 2, 2012

Housing Policy Department
Received on:
APR 04 2012

Department of Housing and Community Development
Division of Housing Policy Development
State of California
P.O. Box 952053
Sacramento, CA 94252-2053

Re: Annual Progress Report on the Implementation of the Housing Element 2011.

To whom it may concern:

The City of Oakland is pleased to submit the following Annual Progress Report on the Implementation of the Housing Element for 2011.

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,

MICHELE BYRD
Deputy Director of Housing

cc: Governor's Office of Planning and Research

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

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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
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Fairmount Apartments 401 Fairmount Ave	5+	R	9	21		1	31	31	TCAP, RDA, AHP, MHSA, OHA/PBS8, Developer Funds	Regulatory Agreement	
Saint Joseph's Senior Apartments 2647 International Blvd	5+	R	35	48		1	84	84	TCAC/CDLAC, MHP, RDA, AHP, CPCFA/CALReUSE, GP Equity, Developer Funds	Regulatory Agreement	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	40	40				
(10) Total by income Table A/A3 ► ►			44	69		42	155	115			
(11) Total Extremely Low-Income Units*			18								

* Note: These fields are voluntary

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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)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	38			2		40	

* Note: This field is voluntary

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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	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,900	127	257	0	212	44					640	1,260
	Non-deed restricted												
Low	Deed Restricted	2,098	63	156	12	8	69					308	1,790
	Non-deed restricted												
Moderate	Deed Restricted	3,142	6	14	2	0	0					22	3,120
	Non-deed restricted												
Above Moderate		7,489	785	369	285	439	42					1,920	5,569
Total RHNA by COG. Enter allocation number:		14,629	981	796	299	659	155					2,890	11,739
Total Units ► ► ►													
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)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	**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; available on City's Housing Element website.
	1.1.2 Assistance with Site Assembly	Ongoing, 2007-2014	The State Legislature abolished redevelopment effective February 1, 2012. There still remains an Owner Participation Agreeement with MacArthur Transit Community Partners for the MacArthur Transit Village that will include a development of 624 residential rental and ownership units (516 market rate units and 108 below market rated units). The Agreement commits the City and former Redevelopment Agency to assist with the site assembly and infrastructure.
	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 State Legislature abolished redevelopment effective February 1, 2012. Among the parcels of land that are still currently owned by the City of Oakland specificially dedicated to housing development is the Wood Street Affordable Housing Parcel located in West Oakland. This development is estimated to have new construction of between 140 and 170 affordable housing units. The RFP seeking a developer for this land is currently on hold due to housing market conditions.
	1.1.5 Homeless and Supportive Shelters	2011	In 2011, the Strategic Planning division began preparing an ordinance to amend the Planning Code, identifying a zone or zones where emergency shelters can be permitted outright. Expected public hearings and attempted adoption in 2012.

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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 expecting 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	Completed, April 2011	In April 2011, the updated residential and commercial zones for the City went into effect. These zones implement the General Plan Land Use and Transportation Element designations.
	1.2.2 Interim Development Guidelines	Ongoing, 2007-2014	Interim Development Guidelines (known as the "Guidelines for General Plan Conformity") are predominantly superceded, now that the Citywide Zoning Update is complete. However, some zones in the Estuary Policy Plan area still require the Interim Development Guidelines, and it will stay effective for the duration of this Housing Element.
	1.2.3 Land Inventory (Opportunity Sites)	Completed, 2011	The site inventory of opportunity sites (Appendix C, Table C-9 of the Housing Element), both the table and the files in GIS, have been posted to the City's Housing Element website.
Policy 1.3 Appropriate Locations and Densities for 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 increased in some areas, as part of the citywide zoning update (effective in April, 2011).
	1.3.2 Mixed Use Development	2011	Implemented as part of the Citywide Zoning update, effective in April, 2011.
	1.3.3 High Density Residential Development Standards	2011-2012	The Citywide Zoning update (effective in April, 2011) revised development standards for multi-family buildings. Further, staff began to study new design guidelines for multifamily buildings and revised parking standards in 2011, which will continue in 2012.

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	1.3.4 Transit Oriented Development	2011-2013	Staff is considering revising the S-15 Transit Oriented Development zone (specifically, height limits and design guidelines) in 2013. Multi-family construction at MacArthur BART is underway in 2011, specifically Phase 1, the new BART parking lot and infrastructure improvements; Phase 2 is the Bridge Housing development expected to be under construction in 2012; The Lake Merritt BART Station Specific Plan continued the public planning process in 2011.
	1.3.5 Promote new housing opportunities in the Estuary Area	2010	Central Estuary Area planning study was completed in 2010.The plan does not include any new areas of residential uses. Oak to Ninth is still in the pre-development/permitting stages.
Policy 1.4 Secondary Units	1.4.1 Secondary Unit -Parking Solutions	2011-2012	Evaluating the parking regulations for secondary units is part of the staff study of revising all parking regulations; begun in 2011, expected to continue in 2012. (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 2011, funds for 374 units of new affordable housing were awarded in response to the 2010-2011 Notice of Funding Availability (NOFA) for Affordable Rental and Ownership Housing.
	2.1.2 Housing Predevelopment Loan and Grant Program	Ongoing, 2007-2014	In calendar year 2011, the City of Oakland did not approve any predevelopment loans.
Policy 2.2 Affordable Homeownership Opportunities	2.2.1 First Time Homebuyer Programs	Ongoing, 2007-2014	In calendar year 2011 the City Assisted 51 households to purchase their first home by providing deferred payment loans. Of those households assisted there were 7 households that received two first-time homebuyer loans from two different funding sources.
	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.

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	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 2011, the status of program activities was there were 17 acquired foreclosed homes: 6 completed rehabs and currently for sale; 8 units in pre-construction; 1 home in contract; 2 units sold.
Policy 2.3 Density Bonus Program	2.3.1 Density Bonus Ordinance	2011	In 2011, the Strategic Planning division began preparing an ordinance to amend the Planning Code, adopting a revised density bonus. Expected public hearings and attempted adoption in 2012.
Policy 2.4 Comprehensive Housing Policy	2.4.1 Inclusionary Zoning	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2012.
	2.4.2 Revision of Condominium Conversion Ordinance	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2012.
	2.4.3 Revision of Other Existing Housing Programs	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2012.
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 2011, the status of OakCLT activities was there were 17 acquired foreclosed homes: 6 completed rehabs and currently for sale; 8 units in pre-construction; 1 home in contract; 2 units sold. (Also discussed in Policy 2.2.3.)
	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 2011, four housing developments, a total of 71 units, for special needs populations were granted funds to support the development and rehabilitation of housing for these populations. No senior housing developments were funded in 2011.
	2.6.2 Housing for Persons with AIDS/HIV	Ongoing, 2007-2014	In 2011, construction of 14 HOPWA units were completed. Another 24 HOPWA units were in the development phase. Alameda and Contra Costa Counties maintained use of 144 HOPWA Stewardship housing units and 25 AIDS shelter beds. Approximately 264 persons with HIV/AIDS and their families (total 358 people) received housing assistance. 164 HOPWA clients were assisted with Tenant Based Rental Assistance and 92 with short term mortgage & utility assistance. More than 90 client households gained accessed to stable permanent housing.

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	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 2011, 111 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.
Policy 2.8 Expand Local Funding Sources	2.8.1 Consider Increase in Redevelopment Housing Set-Aside	Ongoing, 2007-2014	The State Legislature abolished redevelopment effective February 1, 2012. There is no longer any tax increment and therefore no housing set-aside.
	2.8.2 Jobs/Housing Impact Fee	Ongoing, 2007-2014	Ongoing. As of 2011, $275,000 had been collected and allocated for affordable housing development.
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 was awarded an additional 50 Veterans Affairs Supportive Housing vouchers for a total of 155 VASH vouchers administered by OHA .
Policy 2.10: PATH Strategy for the Homeless	2.10.1 Homeless Outreach Programs	Ongoing, 2007-2014	Through the Homeless Mobile Outreach Program, 369 persons living in encampments were served. Of the 369 served, 50 were placed in transitional and 192 into permanent housing with additional funds from Oakland Housing Authority. 294 intakes and 131 assessments were performed. 34,909 units of harm reduction were provided and over 34 households received intensive case management.
	2.10.2 Support Programs to Help Renters and Homeowners From Becoming Homeless	Ongoing, 2007-2014	Through PATH and ARRA Homeless Prevention & Rapid Rehousing Program, approximately 1,016 renters were prevented from becoming homeless through rental assistance and housing stabilizaton & relocation services. 573 clients utilized case management, outreach, housing locators, legal, and credit repair services under HPRP.

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	2.10.3 Shelter Programs	Ongoing, 2007-2014	In 2011, through the PATH Strategy, the City has provided shelter and services including 59,877 shelter bednights, 155,024 meals, 997 with case management services, 259 housing counseling and other services that resulted in approximately 912 PATH clients obtained or maintained permanent housing; 247 obtained or maintained transitional housing; and 60 households received financial assistance to prevent homelessness.
	2.10.4 Transitional Housing Programs	Ongoing, 2007-2014	In 2011, 247 households received transitional/supportive housing and services. Of these, 61 households obtained permanent housing.
	2.10.5 Development of Permanent Housing for Extremely Low Income	Ongoing, 2007-2014	In 2011, 135 of the units awarded NOFA funds will be targeted to Extremely Low Income households. 51 units will be targeted specifically to households who are homeless or at risk of homelessness. The NOFA required that new developments include at least 10% of units at or below 30% of AMI, and gave bonus points to projects that exceed this minimum.
	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 to support for persons served under the City's OPRI program, seeking to provide housing and intensive case management to the hardest to serve homeless population.
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 2010-2011 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 6-point bonus incentive for ownership projects located in census tracts with homeownership rates below the City average.

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	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. The homeownership phase of Tassafaronga was developed by Habitat for Humanity East Bay. Habitat completed all 22 homes by the end of 2011. The 22 homes are located on two parcels adjacent to the revitalized Tassafaronga rental development. Phase IV of the Lion Creek Crossings rental development was completed in December 2011. 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. Two groups are now formed-one for smaller owners and one for owners who own/manage 100+ units.
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 in April 2011, the areas of the City where multifamily housing can be built, expanded.
	3.1.2 Special Needs Housing	Ongoing, 2007-2014	In 2011, the Planning and Zoning division conditionally permited special needs housing and shelter; however, an ordinance to amend the Planning Code to permit transitional and supportive housing in the same manner as other multifamily housing, was not advanced in 2011. Staff intends to prepare such an ordinance in 2012.
	3.1.3 Discretionary Permits	Ongoing, 2007-2014	In 2011, the Planning and Zoning division continued to use standard checklists for design review of all new housing (and other discretionary permit processes); however, an ordinance to amend the Planning Code to permit transitional and supportive housing in the same manner as other multifamily housing, was not advanced in 2011. Staff intends to prepare such an ordinance in 2012.

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	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 was issued in 2011.
	3.1.7 Secondary Units	Ongoing, 2007-2014	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	2012	In 2011, City staff began the parking study, which continues in 2012: staff might recommend revising the parking regulations of the 1965 zoning code.
	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.

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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 brownfields assessment grants for the years 2009-2011: work was compled in 2011 on five site assessments in West Oakland. No new EPA grant funds were awarded in 2011.
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 2010-11 a total of **312** total projects were completed. Rehabilitations include, major and minor rehabilitation, energy retrofits, and seismic retrofits access improvements for the disabled.
	4.1.2 Rehabilitation Loans for Owner-Occupied Buildings With 2 To 4 Units	Ongoing, 2007-2014	
	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 2010-11 no applications were received, and no rehabs were completed.
Policy 4.2: Blight Abatement	4.2.1 Anti-Blight Programs	Ongoing, 2007-2014	In 2011, Neighborhood Preservation Division responded to 4,650 neighbor complaints of property maintenance and cleaned 230 blighted properties.
	4.2.2 Housing Code Enforcement	Ongoing, 2007-2014	In 2011, Neighborhood Preservation Division responded to approximately 3,100 residential rental tenant complaints of building maintenance as defined by Oakland Housing Code (based on State Housing Law).
	4.2.3 Problem Properties Program	Ongoing, 2007-2014	In 2011, assessed $3.6 million in abatement and clean-up fees on 820 properties for property and building maintenance.
	4.2.4 Vacant Building Registration Program	Ongoing, 2007-2014	In 2011, lenders registered 900 foreclosed and vacant residential properties, paid $500,000 in registration fees, and $240,000 in property maintenance penalties. Neighborhood Preservation Division inspected 1,000 foreclosed properties for maintenance deficiencies.

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	4.2.5 Tax Default Foreclosure Sale Program	Ongoing, 2007-2014	Department of Planning, Building, and Neighborhood Preservation (formerly CEDA Real Estate Department) is continuing to work 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 2011.
	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	In 2011, the City continued 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. 29 applications were received, 22 grants were approved and 22 projects were completed in Fiscal Year 2010-11.
	4.3.5 Acquisition and Rehabilitation of Foreclosed Homes	Ongoing, 2007-2014	Beginning in 2009 and continuing in 2011, the Oakland Community Land Trust (OCLT) 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 OCLT.
	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 in the City of Oakland. One of two 2011 Mills Act Contracts was a single family residential property. Currently, there are 22 residential properties with recorded Mills Act Contracts 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 the building. The property must be a Designated Historic Property; the designation process can occur concurrently with the Mills Act application.

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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 2011.
	5.1.2 Contact With Owners of At-Risk Buildings	Annual, 2007-2014	No action in 2011.
	5.1.3 Financial Assistance for Preservation Projects	Ongoing, 2007-2014	Projects receiving funds in 2011 through the 2010-2011 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: James Lee Court, Kenneth Henry, Madison Park and Marcus Garvey Apartments.
	5.1.4 Project Based Section 8 Assistance	Ongoing, 2007-2014	At the end of 2011, OHA had approximately 770 units under PBV program HAP contracts. OHA received 96 Tenant Protection Vouchers for the expiring Mod Rehab Program contract at the Madison Park Apartment; 25 TPV's for the expiring Mod Rehab contract at the Hugh Taylor House and 4 TPV's for the expiring Mod Rehab contract at Drachma Housing.
Policy 5.2: Support for Assisted Projects with Capital Needs	5.2.1 Advocacy for State and Federal Financing	Ongoing, 2007-2014	The City continues to seek additional State and Federal resources and advocate for no additional cuts in existing programs. Unfortunately, Federal grant programs have been cut substantially and State funds have been exhausted. The City will support efforts to establish a permanent source of financing for affordable housing.
	5.2.2 Funding for Capital Needs	Ongoing, 2007-2014	Projects receiving funds in 2011 through the 2010-2011 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: James Lee Courts, Kenneth Henry, Madison Park and Marcus Garvey Apartments.
Policy 5.3: Rent Adjustment Program	5.3.1 Rent Adjustment Ordinance	Ongoing, 2007-2014	In 2011, the Rent Adjustment Program continued to enforce the Rent Adjustment Ordinance, which prevents excessive residential rent increases.
	5.3.2 Just Cause for Eviction Ordinance	Ongoing, 2007-2014	In 2011, the Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance. The purpose of this Ordinance is to protect tenants against arbitrary, unreasonable, or retaliatory evictions.

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	5.3.3 Ellis Act Protections Ordinance	Ongoing, 2007-2014	In 2011, the City's Rent Adjustment Program continued to enforce 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. OHA has not implemented this program due to being 100% leased up in its tenant-based program, other commitments and the uncertainty of reductions in federal funding.
	5.4.2 Residential Hotel Conversion/Demolition Protections	Ongoing, 2007-2014	Two existing affordable SROs are currently being renovated for long term affordable housing.
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 2011. The policy continues to remain in effect.
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 2012.
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 22 for sale units developed by Habitat for Humanity have been constructed. Phase IV of Lions Creek Crossings was completed in December 2011. 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	In 2011, OHA submitted an application to HUD for disposition of 383 public housing units in five senior-designated properties. Pending approval from HUD.
Goal 6: Promote Equal Housing Opportunity			
Policy 6.1: Fair Housing Actions	6.1.1 Funding for Fair Housing Organizations	Ongoing, 2007-2014	In 2011, the City funded a grant that provided funding to five organizations providing tenant/landlord counseling and fair housing services.
	6.1.2 Housing Search Assistance for the Disabled	Ongoing, 2007-2014	In 2011, the City continued to contract with a local organization to provide housing search assistance and counseling for the disabled population.
	6.1.3 Affirmative Fair Marketing	Ongoing, 2007-2014	The City rewrote its Affirmative Fair Marketing Procedures guidelines in 2010. City funded Housing Projects are required to submit marketing plans for review for compliance with the procedures.

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Policy 6.2: Reasonable Accommodations	6.2.1 Incorporate Reasonable Accommodations	Ongoing, 2007-2014	In 2011, the City of Oakland's ADA Programs Division continued to coordinate compliance with the Americans with Disabilities Act (ADA) Title II for State and Local Government services (excluding employment). It did this by ensuring programmatic access to City programs, activities and services and by facilitating physical access improvements for City-owned buildings and facilities. The ADA office investigates and mediates complaints of disability discrimination that fall within the City's jurisdiction. ADA Programs facilitates access for City customers by managing a centralized budget for Auxiliary Aids and Services, and by providing annual training opportunities to City staff and vendors. The City's Design, Engineering and Construction Division coordinates on-demand construction or reconstruction of curb ramps, repairs of sidewalks, and installation of on-street disabled parking zones to provide access to residences and other essential facilities for qualified individuals with disabilities.
	6.2.2 Develop written guidelines, to be followed by an ordinance, for granting reasonable accommodation for all planning permits	2011	In 2011, City began to develop written guidelines and an ordinance amending the Planning Code, clarifying and publicizing the existing administrative procedures for granting reasonable accommodation for fair housing for the disabled. However, an appropriate level of internal staff review meant it was expected to be deliberated in the public review process in 2012.
Policy 6.3: Promote Regional Efforts to Expand Housing Choice	6.3.1 Regional Housing Needs Allocation	Ongoing, 2007-2014	The City has actively advocated for a more equitable distribution of affordable housing through its participation in the Sustainable Communities Strategy (SCS) process and its participation on the Housing Methodology Committee that will determine the allocation process for the next Housing Element cycle.
Policy 6.4: Fair Lending	6.4.1 Community Credit Needs Assessment	Ongoing, 2007-2014	City staff conducted a Linked Banking Services Survey in November 2011 to certify banks that have met their Fair Share Lending goal. The final report on this survey will go to City Council in 2012.
	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, California Reinvestment Coalition and industry 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.
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 continues to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance. The website has been enhanced in 2011: www2.oaklandnet.com/GreenBuilding/index.htm
	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	The City adopted its Green Building ordinance in October 2010 and it is regularly applied to multi-family affordable housing development. In the annual Notification of Funding Availability for Affordable Housing, new development and rehabilitation projects must meet a minimum threshold of attaining the minimum scores in each category set forth in their respective Green Point Checklists. Projects scoring higher in the Green Point Checklist evaluation are given preference in the NOFA scoring process.
Policy 7.2: Minimize Energy Consumption	7.2.1 Energy and Climate Action Plan	2011	The Oakland City Council directed staff to complete appropriate environmental review of a draft Energy and Climate Action Plan (ECAP) in March 2011. 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	2011	The Citywide Zoning update, adopted in 2011, revised property development standards, particularly infill sites on or near the commercial corridors, with an aim to encourage infill development.
	7.3.2 Transit Proximity	2011	The Citywide Zoning update, adopted in 2011, revised property development standards to conform to the Land Use and Transportation Element, and in some cases, increased densities on sites near transit stops.
	7.3.3 Mixed Use Development Incentives	2011	The Citywide Zoning update, adopted in 2011, permitted mixed use development in nearly all commercially zoned areas (except the Hegenberger Corridor). Even in high density residential areas, ground floor commercial is permitted. In several commercial zones, ground floor commercial activities are required, and new design standards for the appearance of ground floor commercial encourages pedestrian activity.
	7.3.4 Transit-Oriented Development	2011	Staff is considering revising S-15 Transit Oriented Development zone (specifically, height limits and design guidelines) in 2013. Multi-family construction at MacArthur BART is underway in 2011, specifically Phase 1, the new BART parking lot and infrastructure improvements; Phase 2 is the Bridge Housing development expected to be under construction in 2012; The Lake Merritt BART Station Specific Plan continued the public planning process in 2011.
	7.3.5 Implement SB 375 provisions when adopted	Ongoing, 2008-2014	City staff worked with ABAG and MTC in 2011, developing the region's 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).

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	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.
	7.4.3 Waste Reduction	Ongoing, 2007-2014	The City requires Construction and Debris recycling through the building permit process, and household waste recycling. In addition, the Oakland Green Building ordinance checklists give points for waste reduction efforts.
	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, completed in 2011: the Central Estuary Specific Plan and the International Blvd. Transit Oriented Development Plan.
	7.5.2 Health Impact Assessments and the City's Standard Conditions of Approval	2011	In 2011, staff incorporated principles from Health Impact Assessments, related to air quality, into an update of the City's Standard Conditions of Approval, mitigating health impacts from either existing uses on new development or impacts from new development.

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	7.5.3 Health Impact Assessments and the Zoning Update	2011	The Citywide Zoning was adopted in 2011.
Goal 8: Increase Public Access to Information through Technology			
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 2011, this information is available only to City staff; in 2013, it is intended to be made available to the public.
	8.1.2 Permit Processes and Code Enforcement	Ongoing, 2007-2014	Some basic building permit application forms are currently available online. Continued to develop and beta tested the technology to replace PTS--Accela software; launch date expected in mid-2013.
	8.1.3 E-Government Services	Ongoing, 2007-2014	Continued to develop and test the technology to make payments online; Accela software expected launch date in 2013.
	8.1.4 Customer Relationship Management System	Ongoing, 2007-2014	Continued to develop and test the technology to make service requests online; Accela software expected launch date in 2013.
Policy 8.2: On-Line Access to Information	8.2.1 Public Notices and Documents	Ongoing, 2007-2014	No change in 2011: the City redesigned the Planning and Zoning website in 2010, for clarity and better accessibility for the disabled. Planning Commission agenda staff reports are now more convenient to view.
	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 2011, the City's GIS team updated the Alameda County Parcel database twice. Twice-yearly updates are planned for 2012 and 2013.
	8.3.2 Web-Based GIS	Ongoing, 2007-2014	Staff tested the beta versions of a revised interactive GIS program, but did not implement it. A new interactive GIS program is expected to be available for the public on the City's website in 2013, with the Accela software system.

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General Comments: