CITY OF OAKLAND

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Community and Economic Development Agency
Housing and Community Development Division

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March 27, 2013

Housing Policy Department
Received on:

APR 0 2 2013

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 2012

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 2012. If you have any questions please feel free to contact me at 510-238-3714.

Sincerely,

MICHELE BYRD
Director of Housing and Community Development

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Oakland

Reporting Period 1/1/2012 - 12/31/2012

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	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.
Saint Joseph's Family Apts	5+	R	24	33		1	58	58	HCD, TCAC, RDA, HOME, AHP, NCCLF Grant, Haas Fdn Grant	Regulatory Agreement	
Brookfield Court	SF	O	3	9			12	12	RDA, HCD, AHP, City of Oakland	Regulatory Agreement	
Cathedral Gardens	5+	R	70	29		1	100	100	Section 8, RDA, HOPWA, MHSA, AHP	Regulatory Agreement	
(9) Total of Moderate and Above Moderate from Table A3 ►					0	2	2	2			
(10) Total by income Table A/A3 ► ►			97	71		4	172	172			
(11) Total Extremely Low-Income Units*			40								

* Note: These fields are voluntary

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**			2011 =0 2012 = 0			0	0
No. of Units Permitted for **Above Moderate**			2011 = 4 2012 = 2			6	6

* Note: This field is voluntary

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	181	97				874	1,026
	Non-deed restricted												
Low	Deed Restricted	2,098	63	156	12	8	52	71				362	1,736
	Non-deed restricted												
Moderate	Deed Restricted	3,142	6	14	2	0	0	0				22	3,120
	Non-deed restricted												
Above Moderate		7,489	785	369	285	439	44	106				2,028	5,461
Total RHNA by COG. Enter allocation number:		14,629	981	796	299	659	277	274				3,286	11,343
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

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	Completed, 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 Agreement 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 specifically 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	Expected in 2013	In 2013, the Strategic Planning division will bring 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 2013.
	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.

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Policy 1.3 Appropriate Locations and Densities for Housing	1.3.1 Increase Residential Densities	Completed, 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	Completed, 2011	Implemented as part of the Citywide Zoning update, effective in April, 2011.
	1.3.3 High Density Residential Development Standards	Ongoing, 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 2011-2012, which are expected to be completed in 2013.
	1.3.4 Transit Oriented Development	Ongoing, 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 2012, specifically Phase 1, the new BART parking lot and infrastructure improvements; Phase 2 is the Bridge Housing development expected to be under construction in 2014; The Lake Merritt BART Station Specific Plan continued the public planning process in 2012.
	1.3.5 Promote new housing opportunities in the Estuary Area	Ongoing, 2010-2013	Central Estuary Area planning study was completed in 2010. It will be adopted in 2013. The plan does not include any new areas of residential uses. Oak to Ninth development is still in the pre-development/permitting stages in 2012.
Policy 1.4 Secondary Units	1.4.1 Secondary Unit -Parking Solutions	Ongoing, 2011-2013	Evaluating the parking regulations for secondary units is part of the staff study of revising all parking regulations; began in 2011, continued in 2012. (see Action 3.2.3). Possible adoption of new regulations in 2014.
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.

Table C

Program Implementation Status

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
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 2012, Housing staff decided to use limited funds available for affordable housing to address rehabilitation and preservation of currently existing affordable housing. Therefore there were no funds available to fund new affordable housing developments in the 2011-12 Notice of Funding Availability (NOFA).
	2.1.2 Housing Predevelopment Loan and Grant Program	Ongoing, 2007-2014	In calendar year 2012, 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 2012 the City Assisted 28 households to purchase their first home by providing deferred payment loans. Of the households assisted, there were 5 households that received two first-time homebuyer loans from two different funding sources and 4 that were acquisition rehab purchases.
	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 2012, the status of program activities was there were 17 acquired foreclosed homes: 6 completed rehabs and currently for sale; 8 units in active construction; 3 units sold.
Policy 2.3 Density Bonus Program	2.3.1 Density Bonus Ordinance	Ongoing, 2011--2013	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 2013.
Policy 2.4 Comprehensive Housing Policy	2.4.1 Inclusionary Zoning	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2013.
	2.4.2 Revision of Condominium Conversion Ordinance	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2013.
	2.4.3 Revision of Other Existing Housing Programs	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2013.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 2012, the status of OakCLT activities was there were 17 acquired foreclosed homes: 6 completed rehabs and currently for sale; 8 units in active construction; 3 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 2012, three housing developments, a total of 105 units, for special needs populations were granted funds to support the rehabilitation of housing for these populations. No senior housing developments were funded in 2012.
	2.6.2 Housing for Persons with AIDS/HIV	Ongoing, 2007-2014	In 2012, construction of 11 HOPWA units were completed. Another 41 HOPWA units were in the development phase. Alameda and Contra Costa Counties maintained use of 129 HOPWA Stewardship housing units and 25 AIDS shelter beds. Approximately 573 persons with HIV/AIDS and their families received housing assistance. 61 HOPWA clients were assisted with Tenant Based Rental Assistance and 85 with short term mortgage & utility assistance. More than 297 client 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 2012, 24 large family housing units (i.e. units with 3 or more bedrooms) were awarded through a combination of the 2011-2012 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	In fiscal year 2011-12 $1,206,709 had been collected and mostly 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 205 VASH vouchers administered by OHA .

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Policy 2.10: PATH Strategy for the Homeless	2.10.1 Homeless Outreach Programs	Ongoing, 2007-2014	Through the Homeless Mobile Outreach Program, over 289 persons living in encampments were served. Of the 289 served, 45 were placed in transitional and 121 into permanent housing with additional funds and services under the OPRI program. 289 intakes and 89 assessments were performed. 15,241 units of harm reduction were provided and over 37 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 336 renters were prevented from becoming homeless through rental assistance and housing stabilization & relocation services. 294 clients utilized case management, outreach, housing locators, legal, and credit repair services under HPRP.
	2.10.3 Shelter Programs	Ongoing, 2007-2014	In 2012, through the PATH Strategy, the City has provided shelter and services including 54,761 shelter bed nights, 132,157 meals, 1,223 with case management services and other services that resulted in approximately 1,395 PATH clients obtained or maintained permanent housing; 67 obtained or maintained transitional housing; and 176 households received financial assistance to prevent homelessness.
	2.10.4 Transitional Housing Programs	Ongoing, 2007-2014	In 2012, 325 households received transitional/supportive housing and services under PATH and SHP programs. Under SHP, 258 clients (99 families) received transitional housing and services. Of the 258 SHP clients, 158 households obtained permanent housing.
	2.10.5 Development of Permanent Housing for Extremely Low Income	Ongoing, 2007-2014	In 2012, 10 of the units awarded NOFA funds will be targeted to Extremely Low Income households. The Notice of Funding Availability (NOFA) for Affordable Rental and Ownership Housing 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 vouchers to support for persons served under the City's OPRI program, providing housing subsidies, assistance and intensive case management to the hardest to serve homeless population those living in homeless encampments and reentering from jail institutions.
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 2011-2012 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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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	2.11.2 Reduce Concentrations of Poverty in Large Public Housing Developments	Ongoing, 2007-2014	In 2012 there was no new HOPE VI financing available for reconstruction of public housing with the goal of reducing the concentration of poverty in large public housing developments.
	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 permitted 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 2013.
	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.
	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.

Table C

Program Implementation Status

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
	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	Expected, 2013	In 2011, City staff began the parking study, which continued in 2012; in 2013, staff might recommend revising the parking regulations of the 1965 zoning code in 2014.
	3.2.4 Flexible Open Space Standards	Completed, 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	Ongoing	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 completed in 2012 on three site assessments. No new EPA grant funds were awarded in 2012.
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.

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
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 2011-12 a total of 274 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 dissolution of the Redevelopment agency forced the City to discontinue implementing it's Vacant Housing Acquisition and Rehabilitation Program. In fiscal year 2011-12 no applications were received, and no rehabs were completed.
Policy 4.2: Blight Abatement	4.2.1 Anti-Blight Programs	Ongoing, 2007-2014	In 2012, Neighborhood Preservation Division responded to 4,748 neighbor complaints of property maintenance and cleaned 104 blighted properties.
	4.2.2 Housing Code Enforcement	Ongoing, 2007-2014	In 2012, Neighborhood Preservation Division responded to approximately 2,247 residential rental tenant complaints of building maintenance as defined by Oakland Housing Code (based on State Housing Law). Developed Healthy Housing pilot with Alameda County Public Health for children with asthma.
	4.2.3 Problem Properties Program	Ongoing, 2007-2014	In 2012, collected $151,892 in abatement and clean-up fees on 104 properties for property and building maintenance.
	4.2.4 Vacant Building Registration Program	Ongoing, 2007-2014	In 2012, lenders registered 1581 foreclosed and vacant residential, as well as defaulted and foreclosed properties, paid $458,340 in registration fees, and $84,000 in property maintenance penalties, and abated and proactively maintained their properties. Neighborhood Preservation Division inspected 1,073 foreclosed and defaulted properties for maintenance deficiencies.
	4.2.5 Tax Default Foreclosure Sale Program	Ongoing, 2007-2014	Department of Planning, Building, and Neighborhood Preservation 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 2011-12.
	4.3.2 Senior and Disabled Housing Repairs	Ongoing, 2007-2014	The City CDBG contracts with a local organization to provide home repairs and safety modifications for seniors and disabled homeowners. The City of Oakland contracts with Alameda County to coordinate the Minor Home Repair Program. The Limit on repairs for the MHR program is $2499 per property. The City also has an Access Improvement Program that will assist in repairs to homes owned by persons with disabilities or renting to persons with disabilities. The Access Improvement Program has an expenditure limit of $24,000 per property.

Table C

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
	4.3.3 Senior Counseling Programs	2007-2009; continued funding contingent upon successful application for the award of funds	In 2012, 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. 26 applications were received, 20 grants were approved and 18 projects were completed in Fiscal Year 2011-12.
	4.3.5 Acquisition and Rehabilitation of Foreclosed Homes	Ongoing, 2007-2014	Beginning in 2009 and continuing in 2012, 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. All four 2012 Mills Act Contracts were single family residential properties. Currently, into the fifth year of the program, there are 25 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.
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 2012.
	5.1.2 Contact With Owners of At-Risk Buildings	Annual, 2007-2014	There were no actions taken in 2012.
	5.1.3 Financial Assistance for Preservation Projects	Ongoing, 2007-2014	Projects receiving funds in 2012 through the 2011-2012 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: C.L. Dellums, Madrone Hotel, James Lee Court, Marcus Garvey Commons and Slim Jenkins.
	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. In 2012, OHA awarded 135 Project Based Section 8 vouchers to one projects selected under the City Preservation NOFA.
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 2012 through the 2011-2012 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing included: C.L. Dellums, Madrone Hotel, James Lee Court, Marcus Garvey Commons and Slim Jenkins.

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Policy 5.3: Rent Adjustment Program	5.3.1 Rent Adjustment Ordinance	Ongoing, 2007-2014	In 2012, 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 2012, 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.
	5.3.3 Ellis Act Protections Ordinance	Ongoing, 2007-2014	In 2012, 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. No formal Project Based Voucher awards were made to residential hotels in the calendar year 2012.
	5.4.2 Residential Hotel Conversion/Demolition Protections	Ongoing, 2007-2014	This regulation, in the Planning Code at 17.102.230, was not changed in 2012.
Policy 5.5: Limitations on Conversion of Residential Property to Non-Residential Use	5.5.1 Residential Property Conversion Ordinance	Ongoing, 2007-2014	This regulation, in the Planning Code at 17.102.230, was not changed in 2012.
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	All phases of the full redevelopment of Tassafaronga Village have been completed. No public housing was included in the redevelopment of Tassafaronga Village, only Project Based Vouchers. Phases I - IV of Lion Creek Crossings have been completed and the final phase (Phase V) is in predevelopment, with no remaining public housing units to be created at the site. All units in Phase V will have Project Based Vouchers. OHA has only three remaining large public housing sites, all of which have undergone substantial modernization within the last 20 years. Through the MTW program, the properties are being subsidized beyond the insufficient funds provided by the public housing operating subsidy from HUD and are now being maintained and managed well. Any future development of these sites will be geared toward increasing density at the transit oriented sites or to provide service enriched housing for targeted populations.

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	5.7.2 Disposition and Rehabilitation of Scattered Site Public Housing	Ongoing, 2007-2014	OHA has completed the Disposition and the transfer of scattered site units to affiliated nonprofits, with significant renovation efforts being undertaken at the majority of the 249 properties. This unit and building restoration activity will continue for several years. As part of the Disposition, five of the remaining sites have been sold to a nonprofit at an appraised value and the proceeds will be used in accordance with the Disposition Approval. In 2010, OHA submitted an application to HUD for disposition of 383 units in five senior public housing properties.
Goal 6: Promote Equal Housing Opportunity			
Policy 6.1: Fair Housing Actions	6.1.1 Funding for Fair Housing Organizations	Ongoing, 2007-2014	In 2012, 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 2012, 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.
Policy 6.2: Reasonable Accommodations	6.2.1 Incorporate Reasonable Accommodations	Ongoing, 2007-2014	In 2012, 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. In addition, ADA Programs staffs the Mayor's Commission on Persons with Disabilities (MCPD) and the joint Access Compliance Advisory Committee of the MCPD and Mayor's Commission on Aging.
	6.2.2 Develop written guidelines, to be followed by an ordinance, for granting reasonable accommodation for all planning permits	Ongoing, 2011-2013	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. Planning staff and City Attorney's office reviewed the proposed program in 2012, and public hearings and adoption is expected in 2013.

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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. The RHNA process was completed in 2012.
Policy 6.4: Fair Lending	6.4.1 Community Credit Needs Assessment	Ongoing, 2007-2014	In June 2012, City Council adopted a resolution certifying the banks that met their Fair Share Goals and those that participated in the survey but did not meet the goals. The certifications were based on a Linked Banking Services Survey conducted in November 2011. In July 2012 the city adopted a resolution revising and updating the City's Linked Banking Ordinance by specifying changes to the annual survey.
	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 legistation, 4) participating in joint City, California Reinvestment Coalition and industry efforts to create new programs and promote existing lending programs.
	6.4.3 Predatory Lending Controls	Ongoing, 2007-2014	Activities are focused on addressing the foreclosure crisis through events, outreach, counseling and partnerships. The City has used Federal CDBG resources to contract with an agency to provide workshops to homeowners facing possible foreclosure. Additionally, in October 2012 the City adopted a resolution supporting foreclosure prevention and mitigation activities. Those activities include 1) allocation of funds for a foreclosure prevention loan fund, 2) community services including door to door outreach, 3) homeownership legal advocacy, 4) homeowner counseling and loan modification advocacy, and 5) tenant counseling and legal services.
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 continues to provide information to developers: 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	Adopted, 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

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	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	Completed, 2012	The Oakland City Council adopted the Energy and Climate Action Plan (ECAP) in December 2012.
	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	Completed, 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	Completed, 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	Completed, 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	4-Jul-05	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 2012.
	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.

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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.
	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, 2010-2013	The principles, if not the form, of health impact assessments are part of the City's 2012 specific planning efforts, in the Central Estuary Area Plan, where buffers for new residential uses and existing industrial uses were created and new safe bike and pedestrian ways are proposed; and in Lake Merritt Station Area Plan where a separately funded Health Risk Assessment informed future iterations of the Plan. Previously, in 2011, the International Boulevard Transit Oriented Development Plan included a chapter about public health of the community.
	7.5.2 Health Impact Assessments and the City's Standard Conditions of Approval	Completed, 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.
	7.5.3 Health Impact Assessments and the Zoning Update	Completed, 2011	The Citywide Zoning was adopted in 2011.

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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 2012: 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	No change in 2012: 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 2012, the City's GIS team updated the Alameda County Parcel database twice. Twice-yearly updates are planned for 2013.
	8.3.2 Web-Based GIS	Ongoing, 2007-2014	A revised, web-based interactive GIS program launched in 2012. In addition, a GIS system with additional capabilities (such as parcel permit information) is expected to be available for the public on the City's website in 2013, with the launch of the Accela software system.

General Comments: