

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

*Handwritten:* HPT's PDF 4-22-2014

Jurisdiction OAKLAND  
Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

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# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction OAKLAND  
 Reporting Period 01/01/2013 - 12/31/2013

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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
Oakland 34	5+	Renter	22	10	0	1	33	33	Low Income Housing Tax Credits	Deed Restricted Units		
Lakeside Senior Apartments	5+	Renter	78	13	0	1	92	92	Low Income Housing Tax Credits	Deed Restricted Units		
Lion Creek Crossings, Phase 5	5+	Renter	127	0	0	1	128	128	Low Income Housing Tax Credits	Deed Restricted Units		
MacArthur BART Apartments	5+	Renter	89	0	0	1	90	90	Low Income Housing Tax Credits	Deed Restricted Units		
AveVista	5+	Renter	67	0	0	1	68	68	Low Income	Deed		

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.

						Housing Tax Credits	Restricted Units
<b>(9) Total of Moderate and Above Moderate from Table A3</b>				0	160		
<b>(10) Total by Income Table A/A3</b>				383	23	0	160
<b>(11) Total Extremely Low-Income Units*</b>				384			

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction OAKLAND

Reporting Period 01/01/2013 - 12/31/2013

**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				TOTAL UNITS	(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	0	0	0		
(2) Preservation of Units At-Risk	0	0	0	0		
(3) Acquisition of Units	0	0	0	0		
(5) Total Units by Income	0	0	0	0		

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction OAKLAND  
 Reporting Period 01/01/2013 - 12/31/2013

**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	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	47	10	98	0	0	155	0

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction OAKLAND

Reporting Period 01/01/2013 - 12/31/2013

**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.		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Year 1		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted Non-Restricted	1900	0	0	0	97	383	0	0	0	0	480	1420
	Deed Restricted		0	0	0	0	0	0	0	0	0		
	Non-Restricted		0	0	0	71	23	0	0	0	0		
Low	Deed Restricted Non-Restricted	2098	0	0	0	0	0	0	0	0	0	94	2004
	Deed Restricted		0	0	0	0	0	0	0	0	0		
Moderate		3142	0	0	0	0	0	0	0	0	0	0	3142
Above Moderate		7489	0	0	0	106	160	0	0	0	0	266	7223
Total RHNA by COG: Enter allocation number:		14629											
Total Units			0	0	0	274	566	0	0	0	0	840	
Remaining Need for RHNA Period													13789

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

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

Jurisdiction OAKLAND  
 Reporting Period 01/01/2013 - 12/31/2013

**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
dummy			see hardcopy

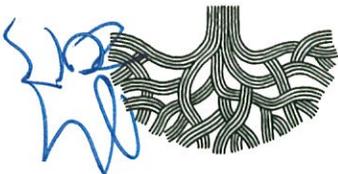
**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction OAKLAND

Reporting Period 01/01/2013 - 12/31/2013

General Comments:

CITY OF OAKLAND



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

Department of Housing and Community Development

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

March 31, 2014

Housing Policy Department  
Received on: APR - 2 2014

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 2013.

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 2013.

If you have any questions please feel free to contact me at 510-238-3714 or Maryann Sargent, Housing Policy and Programs, at 510-238-6170.

Sincerely,

MICHELE BYRD

Director

Dept of Housing and Community Development

cc: Governor's Office of Planning and Research



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

Jurisdiction City of Oakland

Reporting Period 1/1/2013 - 12/31/2013

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

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
Oakland 34	5+	R	22	10		1	33	33	TCAC	Deed Restricted Units	
Lakeside Senior Apartments	5+	R	78	13		1	92	92	TCAC	Deed Restricted Units	
Lion Creek Crossings, Phase 5	5+	R	127			1	128	128	TCAC	Deed Restricted Units	
MacArthur BART Apartments	5+	R	89			1	90	90	TCAC, HCD- TOD&IG, PBS8	Deed Restricted Units	
AveVista	5+	R	67			1	68	68	TCAC, PBS8, OHA land donation	Deed Restricted Units	
<b>(9) Total of Moderate and Above Moderate from Table A3</b>						5					
<b>(10) Total by Income Table A/A3</b>			383	23	0	5	411	411			
<b>(11) Total Extremely Low-Income Units*</b>							88				

\* Note: These fields are voluntary



Jurisdiction City of Oakland

Reporting Period 1/1/13- 12/31/13

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant

to G.C. Section 65583.1(c)(1)

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(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			
(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. Family	2. Single 2 - 4 Units	3. Units	5+ Units	4. Unit	5. Second	6. Mobile Homes	7. Total	8. Number of Infill units*
No. of Units Permitted for Moderate	0	0						0	0
No. of Units Permitted for Above Moderate	47	10		98				155	

\* 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.		Permitted Units Issued by Affordability									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	127	257	0	212	181	97	383			1,257	643
	Non-deed restricted											
Low	Deed Restricted	63	156	12	8	52	71	23			385	1,713
	Non-deed restricted											
Moderate	Deed Restricted	6	14	2	0	0	0				22	3,120
	Non-deed restricted											
Above Moderate		785	369	285	439	44	106	5			2,033	5,456
Total RHNA by COG. Enter allocation number:		14,629									3,697	10,932
Total Units		981	796	299	659	277	274	411				
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)	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.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<b>Goal 1: Provide Adequate Sites Suitable for Housing for All Income Levels</b>			
<b>Policy 1.1 Downtown and Major Corridors Housing Program</b>			
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 agencies, effective February 1, 2012, and with it, the power to use eminent domain for site assembly. The City retains 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 rate units). Construction began on this project in 2012, and continued in 2013. The Agreement commits the City and Successor Redevelopment Agency to assist financially with the site assembly and infrastructure. In 2013, the City continued to reimburse MacArthur Transit Community Partners for project development expenses.	
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 agencies, 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. In 2013, 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 began staff review of an amendment to the Oakland Planning Code, identifying a zone or zones where emergency shelters can be permitted outright. Expected public hearings and attempted adoption in 2014.	
1.1.6 Streamline Environmental Review	2007 - 2009	(1) Staff began updating the City's Standard Conditions of Approval which are requirements applied to development projects that have the effect of reducing potential environmental impacts thereby streamlining environmental review. The update is expected to be completed in 2011. (2) Staff participated in the Bay Area Air Quality Management District's process to update the District's CEQA Guidelines. Staff submitted written comments, attended workshops, and spoke at public hearings to advocate for a streamlined approach to the review of air quality impacts.	
<b>Policy 1.2: Availability of Land</b>	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 superseded, 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.



Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	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	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 circulated and had public hearings on new design guidelines for multifamily buildings on the commercial corridors, which were adopted in 2013.
	1.3.4 Transit Oriented Development	Ongoing, 2011-2013	Multi-family construction at MacArthur BART is underway in 2013, 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 2013.
	1.3.5 Promote new housing opportunities in the Estuary Area	Ongoing, 2010-2013	Central Estuary Area planning study was completed in 2010. The Plan was adopted in 2013. The plan does not include any new areas of residential uses. Oak to Ninth development, now called "Brooklyn Basin" is still in the pre-development/permitting stages in 2013, with demolition expected to begin in 2014.
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 2013. (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

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<b>Goal 2: Promote the Development of Adequate Housing for Low- and Moderate-Income Households</b>			
Policy 2.1 Affordable Housing Development Programs	2.1.1 New Construction and Substantial Rehab Housing Development Program	Ongoing, 2007-2014	In 2013, Housing staff decided to use funds available for affordable housing to address new construction as well as rehabilitation/preservation of existing affordable housing. The City of Oakland awarded \$7,225,000 for new construction projects and \$200,000 for one rehabilitation/preservation project in 2013-14 NOFA round.
	2.1.2 Housing Predevelopment Loan and Grant Program	Ongoing, 2007-2014	In calendar year 2013, 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 2013 the City Assisted 8 households to purchase their first home by providing deferred payment loans. Of the households assisted, there were 5 households that received more than one first-time homebuyer loans from multiple funding sources. There was one loan made for an acquisition rehab purchase.
	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 and has 42 pre-qualified participants. Since the program's inception, 91 participants have purchased homes.
	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 2013, the status of Oakland activities was there were 17 acquired foreclosed homes. One of the homes was demolished due to the condition of the house. 16 homes have been completely rehabilitated. Of those homes, 12 are for sale and 4 of them have been 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	In California, Inclusionary Zoning for rental housing was invalidated in 2009 by the California Court of Appeal for the Second Appellate District because it directly conflicted with a provision of the state's Costa-Hawkins Rental Housing Act of 1996 which specifically gave all landlords the right to set the "initial rental rate" for new housing units. In October 2013, California Governor Jerry Brown vetoed legislation that would reauthorize municipalities to adopt or continue implementing ordinances with inclusionary rental housing requirements for low income households. The legislation, AB 1229, would have overturned a 2009 appellate court ruling known as the Palmer Decision, which held that state rent control law prohibited cities and counties from using inclusionary zoning practices.
	2.4.2 Revision of Condominium Conversion Ordinance	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2014.



Table C

## Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	2.4.3 Revision of Other Existing Housing Programs	Ongoing, 2007-2014	Proposals may be presented to the Oakland City Council in 2014.
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 2013, the status of OakCLT activities was there were 17 acquired foreclosed homes. One of the homes was demolished due to the condition of the house; 16 homes have been completely rehabilitated. Of those homes, 12 are for sale and 4 of them have been sold. (Also discussed in Policy 2.2.3.)
	2.5.2 Resale Controls	Ongoing, 2007-2014	For any homeownership properties that are funded by the City of Oakland long-term affordability is maintained by requiring resale controls.
Policy 2.6 Seniors and Other Special Needs	2.6.1 Housing Development Program	Ongoing, 2007-2014	In 2013, three housing developments, a total of 99 units, for special needs populations were granted funds to support the rehabilitation of housing for these populations. No senior housing developments were funded in 2013.
	2.6.2 Housing for Persons with AIDS/HIV	Ongoing, 2007-2014	In fiscal year 2013 the HOPWA (Housing Opportunities for Persons with AIDS) program provided housing assistance (tenant based rental assistance, permanent supportive housing, and other housing services) to more than 820 persons living with HIV/AIDS and their families. Information and referral services were provided to approximately 600 households for HIV/AIDS housing and other services. Seventeen new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to 144. Acquisition, rehabilitation and/or development efforts for additional HIV/AIDS living units is underway for completion during fiscal year 2013-2014 which will produce 27 new HOPWA units.
	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 2013, 36 large family housing units (i.e. units with 3 or more bedrooms) were awarded through the 2012-2013 Notice of Funding Availability for Affordable Rental and Ownership 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 years 2011-12 and 2012-13 \$1,085,509 had been collected. In February 2013 it was all allocated for affordable housing development in FY 2013-14 NCPA awards.



Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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. At the end of 2013, OHA was authorized for 12,805 vouchers, 118 more than the previous year. OHA also received 9 Tenant Protection Vouchers. OHA was awarded an additional 60 Veterans Affairs Supportive Housing vouchers for a total of 265 VASH vouchers administered by OHA.
Policy 2.10: PATH Strategy for the Homeless	2.10.1 Homeless Outreach Programs	Ongoing, 2007-2014	The Homeless Mobile Outreach Program and The Oakland PATH Rehousing Initiative (OPRI) provided access to temporary shelter, hotel vouchers, rental assistance and various outreach services to 3,930 people experiencing homelessness or at risk of homelessness. Through collaboration with multiple service providers, 567 people obtained permanent housing.
	2.10.2 Support Programs to Help Renters and Homeowners From Becoming Homeless	Ongoing, 2007-2014	Through PATH and Rapid Rehousing Program, approximately 296 renters were prevented from becoming homeless through rental assistance, housing stabilization and relocation services. Going forward, DHS will continue to support programs that provides advocacy services for renters to help them remained in housed.
	2.10.3 Shelter Programs	Ongoing, 2007-2014	In 2013, through the PATH Strategy, the City has provided 68,885 shelter bed nights to homeless families and individuals. The Winter Shelter program at Henry Robinson Multi-Services Center maintained full capacity with 50 beds available for homeless persons during the winter months and Crossroads Shelter also provided 125 shelter beds during the year for the homeless population. In recent months, DHS has shifted its focus to shelter diversion. The department will focus on keeping people housed through outreach and advocacy services. Shelter stays will be used when all other housing options are exhausted and for emergency use, such as escape from intimate partner abuse situations.
	2.10.4 Transitional Housing Programs	Ongoing, 2007-2014	In 2013, 588 households to include youth and families, received transitional/supportive housing and services under PATH and Supportive Housing Programs (SHP). Under SHP, 201 clients maintained transitional or permanent housing.
	2.10.5 Development of Permanent Housing for Extremely Low Income	Ongoing, 2007-2014	In 2013, 14 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. DHS also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; and other federal and state initiatives to end homelessness.



Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	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 project based vouchers to support persons served under the City's OPRI program, providing housing subsidies, assistance and intensive case management to serve homeless populations; those living in homeless encampments and those reentering from criminal detention 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 2012-2013 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.
	2.11.2 Reduce Concentrations of Poverty in Large Public Housing Developments	Ongoing, 2007-2014	In 2013 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. OHA has reduced the number of public housing units in its portfolio to 1605 units. Tassafaranga was a former 67-unit public housing site and was replaced with project-based Section 8 and Tax Credit units. There are no public housing units at the site. Phase 5 of Lion Creek Crossings, the final phase, is under construction with 128 units of Senior units, no public housing. All public housing at Lion Creek Crossing have been rebuilt.
	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 people in all areas of the city by facilitating quarterly property owner workshops and by partnering with Eden R&R, Inc., which has a broad reach in connecting landlords and program participants to resources. The Authority also uses Go Section 8 in order to provide clients with information regarding rental listings throughout the city of Oakland in efforts to assist tenants with locating housing, especially in areas with lower concentrations of poverty.
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.



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	3.1.2 Special Needs Housing	Ongoing, 2007-2014	In 2013, the Planning and Zoning division met with homeless shelter operators and service providers, as well as advisory bodies to identify zones appropriate for permitting emergency homeless shelters by-right in accordance with SB2. Adoption of the ordinance to amend the Planning Code to permit emergency homeless shelters by-right in at least one zone and to make minor amendments to the City's Planning Code definitions for transitional and supportive housing to treat transitional and supportive housing in the same manner as other multifamily housing to comply with SB2 is anticipated to be adopted in the summer of 2014.
	3.1.3 Discretionary Permits	Ongoing, 2007-2014	In 2013, the Planning and Zoning division continued to use standard checklists for design review of all new housing (and other discretionary permit processes). The Planning and Zoning division also worked on an ordinance to amend the Planning Code to permit emergency homeless shelters by-right in at least one zone and to make minor modifications to the City's Planning Code definitions to treat transitional and supportive housing in the same manner as other multifamily housing consistent with SB2. Staff intends to amend the Planning Code to comply with SB2 in 2014.
	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 substantial.
	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 2013.
	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.



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	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, 2007-2014	The City operated the CalReUse loan fund for environmental assessment and the Brownfield loan fund for cleanup in 2012, but no new loans were given in 2013. 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 2013.
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.
<b>Goal 4: Conserve and Improve Older Housing and Neighborhoods</b>			
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 calendar year 2013 a total of 211 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 its Vacant Housing Acquisition and Rehabilitation Program. In calendar year 2013 no applications were received, and no rehabs were completed.



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Policy 4.2: Blight Abatement	4.2.1 Anti-Blight Programs	Ongoing, 2007-2014	In 2013, Neighborhood Preservation Division responded to 3,650 neighbor complaints of property maintenance and cleaned 48 blighted properties.
	4.2.2 Housing Code Enforcement	Ongoing, 2007-2014	In 2013, Neighborhood Preservation Division responded to approximately 2,470 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 2013, collected \$120,000 in abatement and clean-up fees on 48 properties for property and building maintenance.
	4.2.4 Vacant Building Registration Program	Ongoing, 2007-2014	In 2013, lenders registered 2,310 foreclosed and vacant residential, as well as defaulted and foreclosed properties (1,600 NODs and 710 REOs), paid \$447,584 in registration fees, and \$613,884 in property maintenance penalties, and abated and proactively maintained their properties. Neighborhood Preservation Division inspected 500 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 2009-11 a sub-committee of the Landmarks Preservation Advisory Board met to study developing a formal building relocation program (procedures and assistance) to implement the 1999-2006 Historic Preservation Housing Element Policy 'Property Relocation Rather Demolition.' No formal proposal or action resulted. Planning and Building continue to require good-faith efforts to move any buildings displaced by new development. Three such efforts to relocate individual older houses broadly classified as "historic" were in progress at the end of 2013.
	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.
	4.3.3 Senior Counseling Programs	2007-2009, continued funding contingent upon successful application for the award of funds	In 2013, the City's contract to provide counseling to seniors considering Home Equity Conversions lapsed and was not renewed. City staff are evaluating the effectiveness of this program and may move to a fee for service contract.
	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. 36 applications were received, 26 grants were approved and 20 projects were completed in calendar Year 2013.



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	4.3.5 Acquisition and Rehabilitation of Foreclosed Homes	Ongoing, 2007-2014	Beginning in 2009 and continuing in 2013, 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. In addition, in 2013, the City launched several new initiatives to help long-time Oakland residents stay in their homes. Integrating door to door outreach that reached 3,500 households, providing housing counseling or legal services for 800 residents, and sponsoring new innovative programs, such as the ROOT Loan Fund that resets mortgages for qualifying homeowners in foreclosure. To address the problems associated with an escalated housing market and growing unaffordability, the City worked with other partners to create new funds to assist homeowners and renters to remain in their homes or find alternative housing. The City also launched a new Community Buying program to transform abandoned properties into new affordable ownership or rental housing.
	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. Currently, into the sixth year of the program (2013), 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.
<b>Goal 5: Preserve Affordable Rental Housing</b>			
Policy 5.1: Preservation of At-Risk Housing	5.1.1 Monitoring and Preservation	Annual, 2007-2014	There were no opt-outs in 2013.
	5.1.2 Contact With Owners of At-Risk Buildings	Annual, 2007-2014	There were no actions taken in 2013.
	5.1.3 Financial Assistance for Preservation Projects	Ongoing, 2007-2014	Projects receiving funds in 2014 through the 2013-2014 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing Included: Marcus Garvey Commons
	5.1.4 Project Based Section 8 Assistance	Ongoing, 2007-2014	In 2013, OHA made one project based voucher award for 25 units, and executed 10 Housing Assistance contracts with non-profit partners for a total of 286 units. These units will serve low-income families and special needs households.
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 2014 through the 2013-2014 NOFA for Preservation and Rehabilitation of Existing Affordable Rental Housing Included: Marcus Garvey Commons.



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Policy 5.3: Rent Adjustment Program	5.3.1 Rent Adjustment Ordinance	Ongoing, 2007-2014	In 2013, the Rent Adjustment Program continued to enforce the Rent Ordinance. The purpose of the Ordinance is to stabilize rents in the City of Oakland.
	5.3.2 Just Cause for Eviction Ordinance	Ongoing, 2007-2014	In 2013, 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 2013, the 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 does not operate a SRO program. In 2013 two projects were completed that were former hotels. Through the project based Section 8 program, OHA leased up 135 studios at the California Hotel completed by an independent non profit, and at the Savoy, OHA and a partnering non profit completed a substantial rehabilitation of two former single room occupancy hotels in the heart of Downtown Oakland that were constructed nearly 100 years ago. One, the Oaks Hotel was an 84-room SRO hotel with shared bathrooms and kitchens. The second, the Jefferson Inn was a 65-room hotel with three commercial spaces. The adjacent hotels were combined into 101 studio units, now assisted through the Section 8 program.
	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 2013.
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 2013.
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 2014.
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 Tassataronga Village have been completed. No public housing was included in the redevelopment of Tassataronga 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. Other than our five smaller public housing senior properties, OHA has only three remaining large public housing sites, all of which have undergone substantial modernization within the last 20 years. Through the MTTV program, the properties are being subsidized beyond the insufficient funds provided by the public housing operating subsidy from HUD. Two sites are managed by OHA and one site is managed by a third-party property management firm.



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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.
<b>Goal 6: Promote Equal Housing Opportunity</b>			
<b>Policy 6.1: Fair Housing Actions</b>	6.1.1 Funding for Fair Housing Organizations	Ongoing, 2007-2014	In 2013, the City funded a grant that provided funding to four organizations providing tenant/handlord counseling and fair housing services.
	6.1.2 Housing Search Assistance for the Disabled	Ongoing, 2007-2014	In 2013, the City's contract with a local organization to provide housing search assistance and counseling for the disabled population ended. Future funding of these services will be considered in the next 2 year contract round starting July 2015.
	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.
<b>Policy 6.2: Reasonable Accommodations</b>	6.2.1 Incorporate Reasonable Accommodations	Ongoing, 2007-2014	In 2013, 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-street 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. During 2013, Planning staff and City Attorney's office reviewed the proposed program; public hearings and adoption is expected in 2014.



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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 local 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 next survey and RFP cycle (typically every 3-5 years). In 2013, City of Oakland's Fiscal Services Department issued an RFP for banking services. In 2014, Fiscal Services finalized the selection of new vendors from the list of certified banks.
	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. The City also launched in 2013 a public/private partnership to revitalize the International Boulevard Corridor, a new transit-oriented corridor that is currently home to the City's greatest socio-economic diversity as well as crime and violence. In order to help vulnerable residents access legal and other services, the City launched a one-stop Housing Assistance Center in 2013.
	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. To address the post-foreclosure crisis lending market issues, the City is funding counseling and legal services to protect residents and potential homebuyers from predatory lending practices
<b>Goal 7: Promote Sustainable Development and Sustainable Communities</b>			
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: <a href="http://www.oaklandgreenbuilding.com">www.oaklandgreenbuilding.com</a> . The City encourages participation in the Energy Upgrade California in Alameda County program by providing handouts at the Green Building Resource Center and on the website.



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	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 and residential addition and alteration projects 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 single-family multifamily construction, and renovations to single family homes over 1,000 square feet must follow the standards and best practices from Build It Green, and LEED for Homes. The Ordinance is expected to be updated in July of 2014 concurrent with the effective date of the 2013 Energy Code to include green building requirements for multi-family additions and alterations. See website: <a href="http://www.oaklandgreenbuilding.com">www.oaklandgreenbuilding.com</a>
	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 standardized and streamlined its solar permitting process for residential buildings. Over the planning period of 2007-2013, there were 1,400 photovoltaic permits issued and finaled in Oakland.
	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.



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	7.3.4 Transit-Oriented Development	Ongoing, 2008-2014	Multi-family construction at MacArthur BART is underway in 2013; the Bridge Housing affordable development. The Lake Merritt BART Station Specific Plan continued the public planning process in 2013, with anticipated adoption in 2014.
	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).
	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, 2010-2014	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.



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	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 or 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.

Goal 8: Increase Public Access to Information through Technology



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Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583. in H.E.	Status of Program Implementation
Name of Program	Objective	Timeframe	Status of Program Implementation
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 2013, this information is available only to City staff; in 2015, it is intended to be made available to the public through the Accela software program.
	8.1.2 Permit Processes and Code Enforcement	Ongoing, 2007-2014	Some basic building permit application forms are currently available online. The Accela software program launched in January 2014 for staff, and will be rolled out to the public in 2015.
	8.1.3 E-Government Services	Ongoing, 2007-2014	Continued to develop and test the technology to make payments online; Accela software launched in January, 2014, to staff.
	8.1.4 Customer Relationship Management System	Ongoing, 2007-2014	The Accela software program launched in 2014 for staff; it is expected to be accessible to the public in a later stage, perhaps in 2015.
Policy 8.2: On-Line Access to Information	8.2.1 Public Notices and Documents	Ongoing, 2007-2014	No change in 2013; 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 2013; 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 2013, the City's GIS team updated the Alameda County Parcel database twice.
	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 2015, with the launch of the Accela software system.



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

General Comments:

Intentionally left blank.

