

CITY OF OAKLAND



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

March 29, 2016

Housing Policy Department
Received on:
APR - 6 2016

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 2015.

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 2015. Also note that Oakland Housing and Community Development staff have complied with SB 341 requirements and they are posted at the following location on the City's website:

<http://www2.oaklandnet.com/Government/o/hcd/s/Data/DOWD008690>

If you have any questions please feel free to contact us directly or the staff that worked on this document: Devan Reiff, Planner at 510-238-3550 or Maryann Sargent, Housing Policy and Programs, at 510-238-6170.

Sincerely,

A handwritten signature in blue ink that reads "Michele Byrd".

MICHELE BYRD
Director
Housing & Community Development (Ste. 5313)
510-238-3714

A handwritten signature in blue ink that reads "Rachel Flynn".

RACHEL FLYNN
Director
Planning & Building (Ste. 3315)
510-238-2229

cc: Governor's Office of Planning and Research

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND

Reporting Period 01/01/2015 - 12/31/2015

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OAKLAND
 Reporting Period 01/01/2015 - 12/31/2015

Table A

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

Housing Development Information											
1	2	3	4				5	5a	6		8
			Affordability by Household Incomes						Assistance Programs for Each Development		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	See Instructions	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.
11th & Jackson-- "Prosperity Place"	5+	Renter	40	30	0	1	71	71	Affordable Housing Program- Fed Home Loan	Deed Restricted Units	
(9) Total of Moderate and Above Moderate from Table A3					0	602					
(10) Total by Income Table A/A3			40	30	0	602					
* Ndi: TitabEfreidsej d. ovkintame										22	

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Reporting Period 01/01/2015 - 12/31/2015

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	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

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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	68	25	508	0	0	601	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

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Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level								
Income Level	1		2	3	4	5	6	7	8	9			
Very Low	Deed Restricted	2059	40	0	0	0	0	0	0	0	0	40	2019
	Non-Restricted		0	0	0	0	0	0	0	0			
	Deed Restricted		30	0	0	0	0	0	0	0			
Low	Non-Restricted	2075	0	0	0	0	0	0	0	0	30	2045	
	Deed Restricted		0	0	0	0	0	0	0	0			
Moderate		2815	0	0	0	0	0	0	0	0	0	0	2815
Above Moderate		7816	602	0	0	0	0	0	0	0	0	602	7214
Total RHNA by COG. Enter allocation number:		14765											
Total Units			672	0	0	0	0	0	0	0	0	672	14093
Remaining Need for RHNA Period													

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

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>2.9.4 Provide transitional housing programs to those who are ready to transition to independent living</p>	<p>The City will continue to fund and support as part of its PATH Strategy, transitional housing programs with services to homeless singles, families and homeless youth. By providing housing with services for up to 24 months, the program's tenants are prepared for more stable and permanent housing. Services provided assist the tenants with issues that prevent them from obtaining or returning to self-sufficiency.</p>	<p>Ongoing, 2015-23</p>	<p>In FY 2015, 375 households including youth and families received transitional/supportive housing and services, of which 202 (75% of clients) exited the program into permanent housing. The model of transitional housing has shifted and programs now try to move residents into permanent housing within 6 months rather than 24 months</p>
<p>2.9.5 Support development of permanent housing affordable to extremely low income households</p>	<p>The City will continue to seek ways to provide permanent housing affordable to extremely low income households, by supporting funding from the state and federal levels. The City will also take actions to address barriers to the development of such housing. The City</p>	<p>Ongoing, 2015-23</p>	<p>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 in many areas including the development of affordable housing for extremely low income individuals. The City continues to advocate for the development of affordable housing for those individuals between 0%-15% AMI.</p>

	<p>will continue to participate in the Alameda County-wide efforts that have evolved from a County-Wide Continuum of Care Council to the Alameda County EveryOne Home Plan, a road map for ending homelessness.</p>		
<p>2.9.7 Advocate for policies beneficial to the extremely low income and homeless populations of Oakland</p>	<p>The City continues to advocate for an expansion of Federal funding for the Section 8 program "Moving to Work" as implemented by the Housing Authority under the title "Making Transitions Work" Program (both with the same acronym MTTW). The City is an active partner in the implementation of a county-wide housing and services plan (EveryOne Home Plan) for extremely low income and homeless persons.</p>	<p>Ongoing, 2015-23</p>	<p>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 which include those living in homeless encampments, leaving the foster care system, and those reentering from criminal detention institutions.</p>
<p>6.1.1 Funding for Fair Housing Organizations</p>	<p>Provide funding for organizations that provide outreach, counseling, education, and investigation of fair housing and anti-discrimination laws. Specific areas of focus will include race, ethnicity, family status, and disability. Fair housing organizations respond to inquiries from those who believe they may have been victims of discrimination, and disseminate information through billboard campaigns, workshops, public service announcements and other media.</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, the City extended for one year the FY 2013-15 contract that funded four organizations providing tenant/landlord counseling and fair housing services. A reevaluation of this program will be considered for FY 2016-17.</p>
<p>6.1.2 Housing Search Assistance for People with Disabilities</p>	<p>Seek to provide funding to organizations that assist persons with disabilities to locate accessible and affordable housing.</p>	<p>Ongoing, 2015-23</p>	<p>In 2013, the City's contract with a local organization to provide housing search assistance and counseling for the disabled population ended. In 2015, the City extended for one year all tenant/landlord counseling and fair housing services. Since there was no provider organization for housing search assistance for people with disabilities, there were no funds allocated for this program. A reevaluation of this program will be consider for FY 2016-17.</p>
<p>6.1.3 Affirmative Fair Marketing</p>	<p>Require all recipients of funds for housing development to market their projects in accordance with written fair marketing guidelines, including measures to reach households otherwise unlikely to apply for housing due to its location or character.</p>	<p>Ongoing, 2015-23</p>	<p>The 2015-2020 Analysis of Impediments for Fair Housing was completed in 2015. At the same time, the City rewrote its Affirmative Fair Marketing Procedures guidelines. All City-funded Housing Projects are required to submit marketing plans for review for compliance with the procedures.</p>

<p>6.1.4 Housing Assistance Center</p>	<p>Continue to support the Housing Assistance Centers' efforts to improve access to housing information and services for Oakland residents and small rental property owners and managers. The goal is to provide a one-stop housing services center that can assist with referrals, including accessing affordable housing and homeless shelter placements. The Housing Assistance Center is also partnering with other public and private agencies to improve access to additional housing resources and services available to Oakland residents.</p>	<p>Ongoing, 2015-23</p>	<p>The City continues to run the Housing Assistance Center.</p>
<p>6.3.1 Regional Housing Needs Allocation</p>	<p>Actively participate in future Regional Housing Needs Allocation (RHNA) processes to promote an allocation plan that seeks to reduce concentrations of low-income people and low-income housing, and to provide a broader range of housing choices throughout the region.</p>	<p>Ongoing, 2015-23</p>	<p>City staff will participate in the Plan Bay Area 2040 development process. This is the strategic update to Plan Bay Area 2013 and is the state-mandated, integrated long-range transportation, land-use and housing plan. Initial work on performance targets for the regions jurisdictions were proposed last in 2015 and will be further evaluated in 2016. Staff will continue to advocate for equitable planning in this performance target allocation process in this next RHNA cycle.</p>
<p>6.4.2 Community Reinvestment Activities Linked to Banking</p>	<p>Actively support efforts to ensure that banks meet and exceed their responsibilities for community reinvestment. Limit a bank's eligibility to participate in City-assisted lending programs to institutions that provide reasonable levels (fair share) of investment within Oakland, including home mortgages and financing for housing development.</p>	<p>Ongoing, 2015-23</p>	<p>In the calendar year 2015, there were no Linked Banking activities, the next cycle is planned for 2016. 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, and city council approved the selection of new vendor JP Morgan Chase Bank.</p>
<p>6.5.1 Housing Element Annual Progress Report</p>	<p>Submit, on an annual basis by April 1, a report to the California Department of Housing and Community Development on policies adopted in the 2015-2023 Housing Element (as required by state law). The City will also conduct annual public hearings before the Planning</p>	<p>On an annual basis by April 1</p>	<p>The City is currently scheduled to bring the 2015 Housing Element Annual Progress Report (APR) to the Planning Commission hearing on April 20, 2016, and to a Community and Economic Development Committee meeting on May 10, to be followed by a full City Council hearing on May 17, 2016.</p>

	<p>Commission and City Council to review and consider the Annual Progress Report within 30 days of its submittal to the State of California, and will post copies of the report on the City's website.</p>		
<p>7.1.2 Green Building Standards</p>	<p>Continue to require all new residential construction, and single-family additions and alterations to demonstrate compliance with an approved green building standard. Consider revising the Green Building Ordinance for Private Development to include multi-family additions and alterations. Increase enforcement of green building and building energy codes.</p>	<p>Ongoing, 2015-23</p>	<p>Green building standards are required for projects which meet the thresholds in the ordinance, in both the small project design review process, and at the regular design review applications (planning entitlements).</p>
<p>7.1.3 Require Green Building Design requirements for City-funded Development</p>	<p>All City-funded housing developments require certification under BuildItGreen.org's GreenPoint Rated or LEED certifications systems.</p>	<p>Ongoing, 2015-23</p>	<p>The City adopted its Green Building ordinance in October 2010 and in 2015, continued to regularly apply it 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.</p>
<p>7.2.2 Alternative Energy Production</p>	<p>Continue to review plans for residential construction, taking into account building orientation, street layout, lot design, planting, and street tree configuration, with the intent of maximizing solar access and cooling opportunities. Assist the public to generate renewable energy by posting information on the City website that offers content created by the City and links to web pages hosted by other organizations. Examples of materials include: a solar energy generation calculator, and a guide about proper maintenance and disposal of solar and other renewable energy generation systems. Provide information about solar and renewable energy incentives and resources in conjunction with all residential rehabilitation projects. Continue to be a municipal policy leader</p>	<p>Ongoing, 2015-23</p>	<p>More Oakland residents added solar to their homes in 2014 than in any previous year, with 557 new residential solar photovoltaic (PV) systems installed. These installations are generating 1,880 more KW of electricity and increased the total number of residential PV arrays to 2,390 as of the end of 2014 (figures for 2015 were not available for this reporting period)</p>

	by providing streamlined and advanced permitting processes, and by actively sharing Oakland's solar permitting Best Practices with others.		
7.2.4 Technical Assistance	Continue to educate applicants and residents about the advantages of energy conservation and provide technical assistance to help new construction or remodeling projects achieve superior levels of energy efficiency.	Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through EBEW and the BayREN programs.
7.3.1 Mixed Use Development Incentives	Provide development incentives for construction projects that mix land uses, build compactly, and ensure safe and inviting pedestrian corridors. Allowing uses in close proximity to one another encourages walking and bicycling, instead of automotive trips.	Ongoing, 2015-23	With the update of the commercial and residential zoning districts in the City, and with recently adopted new zoning districts for Broadway Valdez and Lake Merritt BART areas (the result of adopted Specific Plans), the City continues to encourage development of mixed-use buildings in commercial areas
2.11.1 Oakland Resident and Worker Housing Preference Policy Resolution	Continue to give first preference to households with at least one member who qualifies as a City of Oakland resident or worker. All other households will get second preference. There is no minimum length or residency or employment in Oakland to qualify for the resident or worker preference. The owner, developer, or leasing agent of each housing development will be required to verify residency and/or employment by collecting a Certification of Eligibility with the required documentation. The preference policy will be applied only if and to the extent that other funding sources for the housing project permit such a policy.	Ongoing enforcement, 2015-23	The implementing regulations for the Oakland Resident and Worker Preference Policy for Affordable Housing were approved by the City Administrator in early 2010. City-funded developers are provided both the Policy and the Certification in the City's marketing and management planning documents that are attached as exhibits to the regulatory agreement. As a part of the final review/approval of a developer's marketing and management plans, property management are required to comply with this policy to the extent that other funding sources for the housing project permit such a policy.
3.1.1: Allow Multifamily Housing	Continue to allow multifamily housing by right (no conditional use permit required) in specified residential zones and by conditional use permit in specified commercial zones.	Ongoing, 2015-23	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 significantly.
3.1.3: Discretionary Permits	Continue to implement discretionary	Ongoing,	In 2015, the Planning and Zoning Division continued to use standard

<p>3.1.4: "One-Stop" Permit Process</p>	<p>permit processes (design review, conditional use permits, etc.) in a manner that includes explicit approval criteria and approval procedures that facilitate the development of multifamily and special needs housing in appropriate areas of the City.</p>	<p>2015-23</p>	<p>procedures for design review of all new housing (and other discretionary permit processes). In 2015, the Planning and Zoning Division started the legislative process to further amend the Oakland Planning Code, to ensure that transitional and supportive housing is treated in the same manner as other housing facilities in the same zone to comply with SB2. The City's reasonable accommodations procedure was also adopted in 2014, providing flexibility in the application of the Planning Code for individuals with a disability.</p>
<p>3.1.6: Expedite Environmental Review</p>	<p>Continue the "one-stop" permit process that provides coordinated, comprehensive, and accurate review of residential development applications. Ensure coordination between different City departments, provide for parallel review of different permits associated with projects, and provide project coordinator services to expedite project review when needed.</p>	<p>Ongoing, 2015-23</p>	<p>This process continues to be implemented within the Bureaus of Planning and Building.</p>
<p>3.1.7: Secondary Units</p>	<p>Reduce the time and cost of environmental review by using CEQA exemptions, the City's Standard Conditions of Approval, and focused and tiered Environmental Impact Reports, as appropriate.</p>	<p>Ongoing, 2015-23</p>	<p>CEQA exemptions are used for development projects where appropriate. See detailed response in Action 1.1.3.</p>
<p>3.2.1 Alternative Building Code Standards</p>	<p>Continue to encourage the construction of new secondary units and the legalization of existing non-conforming secondary units to bring those units into compliance with current zoning and building standards.</p>	<p>See Action 1.4.1</p>	<p>In 2015, the City started the public process to adopt revisions to its Secondary Unit regulations, with the intent of reducing regulatory barriers to Secondary Unit development - particularly existing parking and setback requirements. In 2016, the City Council adopted the new rules (See also detailed response in Actions 1.4.1 and 1.4.2).</p>
<p>3.2.1 Alternative Building Code Standards</p>	<p>Continue the use of alternative accommodations and equivalent facilitation of the California Building Codes to address the special housing needs of persons with disabilities and to facilitate the rehabilitation of older dwelling units. (See Actions 4.1.1 and 4.1.2 for housing rehabilitation actions and Action 6.2.1 for reasonable accommodations for persons with disabilities).</p>	<p>Ongoing, 2015-23</p>	<p>This program continues to be implemented.</p>

3.2.2 Planned Unit Development Zoning	Maintain the provisions in the Planning Code for planned unit developments on sites where the strict application of zoning standards could make development less feasible. Consider reducing the minimum lot area requirement for residential planned unit developments (PUD).	Ongoing, 2015-23	This program continues to be implemented
3.2.4 Reduced Open Space Requirements	Consider expanding the reduced open space requirements as stated in the Broadway/Valdes District zoning regulations (codified in Planning Code Section 17.101C.050B) citywide.	2014-2017	In 2015, the City began the process of developing a specific plan for downtown Oakland and the Jack London District. As part of that planning process, the current open space standards applicable to downtown and the Jack London District will be evaluated and considered for amendment.
3.3.1: Project Review Process and Development Agreements	Continue to require only those on- and off-site improvements necessary to meet the needs of projects and to mitigate significant on- and off-site environmental impacts.	Ongoing, 2015-23	This program continues to be implemented.
3.3.2: Development Impact Fees	Consider transportation, capital improvement and housing impact fees to mitigate impacts on City infrastructure and services while balancing the costs to support new development. The City will be issuing a Request for Proposals (RFP) during the Housing Element planning period for an impact fee study that will consider transportation, infrastructure, and affordable housing. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland. (See also Action 2.7.2.)	Ongoing, 2015-23	In 2015, the City commissioned a Nexus study for affordable housing, transportation, and infrastructure impact fees. Adoption of impact fees is expected in 2016.
3.4.2: Allocations of Project Based Section 8 Voucher Units	Reduce costs and achieve greater cost effectiveness by allocating project-based vouchers, when possible, using an existing competitive process initiated by the City of Oakland, as funding and other program consideration allows.	Ongoing, 2015-23	OHA allocated 21 project-based vouchers to units in two qualifying developments (Redwood Hill Townhomes and 3706 San Pablo Ave.) using the City of Oakland Notice of Funding Availability (NOFA) competitive process.
3.6.1 Remediation of Soil Contamination	Explore possible funding sources and other ways to assist prospective housing	Investigate potential	The City no longer operates the Brownfield Program due to lack of staffing and difficulties of seeing positive returns on environmentally-challenged small

	<p>developers in addressing soil contamination on potential housing sites. If appropriate funding can be identified, develop and implement a remediation assistance program.</p>	<p>funding sources</p>	<p>infill brownfield sites. As private development projects are proposed, clean up actions may be undertaken, as required, based on environmental site assessment. City staff will explore the needs and possibility to apply for these grants for the Brooklyn Basin site if necessary</p>
<p>4.1.2 Rehabilitation Loans for Owner-Occupied Buildings with 2 to 4 Units</p>	<p>Use the City's HMIF Loan Program for owner-occupied buildings of 1-4 units. In structures with 2 to 4 units, the rental units may also be rehabilitated using funds from this program.</p>	<p>Ongoing, 2015-23</p>	<p>The City will continue to provide rehabilitation loans to moderate-, low-, and very low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, through existing Rehabilitation Programs</p>
<p>4.2.1 Anti-Blight Programs</p>	<p>Implement a variety of programs to reduce blighting conditions that can lead to disinvestment and deterioration of the housing stock. These include enforcement of blight regulations, graffiti abatement, boarding up of vacant buildings, and a Clean Oakland Program.</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, Neighborhood Preservation Division responded to 2,474 neighbor complaints of property maintenance and cleaned 75 blighted properties.</p>
<p>4.2.3 Problem Properties Program</p>	<p>City Staff will resolve public nuisance housing through joint enforcement actions of Code Enforcement, Police, Fire, and Alameda County Department of Environmental Health. Enforcement actions will include financial penalties and incentives.</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, the City abated 9 properties for property and building maintenance issues.</p>
<p>2.10.1 Provide incentives for location of City-assisted developments in areas of low concentration of poverty</p>	<p>In its annual competitions for the award of housing development funds, the City will give preference to projects in areas with low concentrations of poverty.</p>	<p>Ongoing, 2015-23</p>	<p>The 2015 Notice of Funding Availability for Affordable Rental and Ownership Housing included a 5-point bonus incentive for rental projects located in census tracts with poverty rates below the City average and a 5-point bonus incentive for ownership projects located in census tracts with homeownership rates below the City average</p>
<p>5.1.4 Project Based Section 8 Assistance</p>	<p>Collaborate with the Oakland Housing Authority to secure project-based Section 8 assistance to preserve at-risk housing both to enhance affordability and to provide additional income that can leverage private capital for repairs and improvements.</p>	<p>Ongoing, 2015-23</p>	<p>OHA completed rehabilitation of approximately 63 units of project-based voucher affordable housing to include modernization and upgrades to units to make them comparable or better than market rate units in the same area. Using MTW authority, OHA is allowed to modify the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding such as in low income housing tax credit programs. These modified standards allowed 6 families to remain housed after family composition changes.</p>
<p>4.2.5 Tax Default Properties Program</p>	<p>City staff will continue to work with the Alameda County Tax Collector, to auction</p>	<p>Ongoing, 2015-23</p>	<p>The Oakland Community Buying Program's Administrator Hello Housing is in process to purchase the first group of 26 tax-defaulted properties for</p>

	<p>properties that are both tax defaulted and that have extensive Code Enforcement liens. The program takes advantage of the City's right of first refusal to purchase such properties. This program allows for City to leverage its investment of Code Enforcement dollars by targeting third party purchases to small local developers of vacant problem properties. The goal of this program is to quickly rehabilitate housing stock for resale to affordable housing qualified applicants.</p>		<p>development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.</p>
<p>4.3.1 Historic Residential Building Relocation</p>	<p>Notify the public of the opportunity to purchase and relocate a residential building, prior to its demolition for a public improvement project.</p>	<p>Ongoing, 2015-23</p>	<p>Two houses relocated from development sites in 2015 - a c.1904 collage from a private development project at the foot of 29th Avenue to a privately owned parcel on East 15th Street where it replaces a house recently destroyed by fire, and a c.1930 house moved from the site of Children's Hospital expansion at 52nd Street and Martin Luther King Jr. Way to a privately owned site across MLK. Advertising efforts are in progress for at least 3 other houses. The requirement to offer displaced houses for moving (Historic Preservation Element Policy 3.7) is being more consistently enforced by Planning.</p>
<p>4.3.2 Housing Repairs for Seniors and People with Disabilities</p>	<p>Support home repair program offered by a local nonprofit organization to assist low-income seniors and people with disabilities to remain independent by rehabilitating their homes. City-wide services are contingent upon award of funding.</p>	<p>Consider funding program in next Housing Element Program Round, Planning Bureau</p>	<p>"The City currently provides rehabilitation loans and grants to moderate-, low-, and very low-income Homeowners including senior and people with disabilities for the correction of major code violations/deficiencies, emergency repairs, lead-based paint abatement, and accessibility modifications. Program availability is contingent on funding availability. A specific program targeting only low income senior would require additional funding sources for implementation."</p>
<p>4.3.3 Access Improvement Program</p>	<p>Provide grants to owners of rental and owner-occupied housing to make accessibility modifications to accommodate persons with disabilities.</p>	<p>Ongoing, 2015-23</p>	<p>The City will continue to provide Access Improvement grants to low and extremely low income Homeowners and tenants contingent of funding availability. Grant funds are designated for accessibility modifications to accommodate persons with disabilities.</p>
<p>4.3.5 Continuing Implementation of Mills Act contracts</p>	<p>The City will continue to offer several Mills Act contracts a year to stimulate the restoration and maintenance of designated historic properties through property tax reductions, as authorized by State law.</p>	<p>Ongoing, 2015-23</p>	<p>The City entered into Mills Act contracts with owners of seven additional properties in 2015, bringing the total number of contracts to 41. Six of the seven new contracts are for owner-occupied houses in West Oakland and neighborhoods near Lake Merritt, and work programs include work on foundations, roofing, stairs, and windows, as well as restoration of historic features.</p>
<p>4.3.8 Mitigate Loss of Units Demolished by Public or</p>	<p>Consider developing a new policy to</p>	<p>Program</p>	<p>This regulation, located in the Planning Code Section 17.102.230, was not</p>

Private Actions	<p>comply with the spirit of Government Code 65583(c)(4) that states: "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action."</p>	<p>implementation beginning 2015</p>	<p>changed in 2015.</p>
4.3.9 Seismic Safety Retrofit Policy	<p>Develop and explore funding sources for a new seismic retrofit policy, coupled with tenant protections, to preserve about 14,000 soft story housing units in Oakland's flatland neighborhoods at risk for destruction in a major earthquake. A low interest loan fund may be possible through combining available public monies with private capital or alternatively through issuing a new bond, which would require voter approval.</p>	<p>Program implementation beginning 2015</p>	<p>ABAG is working with the City of Oakland's Safer Homes Through Seismic Retrofits Program to identify and strengthen soft-story multi-unit buildings vulnerable to collapse in earthquakes. In 2008, Oakland surveyed its multi-family buildings with five or more units and in 2009 Oakland passed an ordinance that required the owners of these buildings to complete a simple evaluation of the ground floor. Phase 1 of the project identified and evaluated 1,380 potential soft-story buildings. Phase 2 of the program got underway in the Fall of 2014, with the goal of performing engineering evaluations and retrofitting buildings that lack adequate strength to resist shaking. In 2016, more data and information on this program is expected as efforts to develop the program proceed.</p>
4.4.1: Consider Developing a Standard City Tenant Relocation Policy and Fund City Program Operations	<p>The City has a number of ordinances that have tenant relocation assistance requirements, including under code enforcement activities, condo conversions, Ellis Act, Just Cause for evictions, and SRO conversions. City of Oakland will consider 1) establishing one standard policy across tenant relocation requirements, such as code enforcement, condo conversions, Ellis Act, Just Cause for evictions and SRO conversions, 2) explore new strategies to fund and recover relocation costs, and 3) allocate and fund adequate staffing to monitor relocation programs and recover costs from responsible landlords.</p>	<p>FY 2014-15</p>	<p>In 2016 updates to Ellis Act relocation requirements will be considered</p>
5.1.2 Contact with Owners of At-Risk Buildings	<p>Contact owners to advise them of notification requirements under State law, to offer to assist them in pursuing higher Section 8 rents from HUD, and to encourage them to work with the City to facilitate preservation purchases of their properties by interested parties.</p>	<p>Annual, 2015-23 City will identify projects at highest-risk each year (that could)</p>	<p>In 2014, an extensive review of existing affordable housing developments at-risk of loss to the supply was conducted for the 2015-23 Housing Element planning period. Results of this research can be seen in Chapter 3 of this document that was adopted December 2014.</p>

5.1.3 Financial Assistance for Preservation Projects	Award preference points under the City's Housing Development Program for funding for projects that preserve existing rental housing that is at risk of loss to the affordable housing supply. Support applications for Federal, State and private funding for preservation.	Ongoing, 2015-23	There were no affordable housing in need of being preserved that received funds in the 2015-2016 NOFA.
5.2.1 Advocacy for State and Federal Financing	Actively work to identify and secure State and Federal funding to provide for capital needs of older assisted projects. The City will notify property owners of available state and federal funding options and provide technical assistance in applying for such funds.	Ongoing, 2015-23	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 bond 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--Preservation and Rehabilitation Programs for Rental Housing (not owner-occupied, buildings)	Provide loans through a competitive funding process for the rehabilitation of affordable rental housing for those buildings with existing City regulatory agreements. The goal of this program is to correct code deficiencies and ensure affordability for low-income households. The City will develop this for acquisition, rehabilitation, and preservation of rental housing. The rental housing eligible for this program will have City regulatory restrictions from funding sources such as CDBG and HOME Funds	Ongoing, 2015-23	In 2015, Awarded a \$2M loan to assist with the rehabilitation of 20 units of affordable housing
5.3.1 Rent Adjustment Ordinance	Continue to implement the Rent Adjustment program (Chapter 8.22 of the Oakland Municipal Code) that limits rent increases on units covered by the Ordinance based on a formula tied to increases in the Consumer Price Index.	Ongoing, 2015-23	In 2015, the amendments to the Rent Adjustment Ordinance that capped rent increases at tenant percent further advanced the goal of the Ordinance to stabilize rents in Oakland.
5.3.2 Just Cause for Eviction Ordinance	Continue to implement the Just Cause for Eviction program (Chapter 8.22 of the Oakland Municipal Code) that limits evictions of residential tenants to specified causes and provides remedies.	Ongoing, 2015-23	In 2015, the Rent Adjustment Program continued to enforce the Just Cause for Eviction Ordinance. The Purpose of the Ordinance is to protect tenants against arbitrary, unreasonable, or retaliatory evictions.
5.3.3 Ellis Act Protections Ordinance	Continue to implement the adopted tenant protections (Chapter 8.22 of the Oakland	Ongoing, 2015-23	In 2015, the Rent Adjustment Program continued to enforce the Ellis Act Protections Ordinance. There was a significant increase in Ellis Act filings. In

	Municipal Code) when landlords remove residential rental units from the rental housing market pursuant to the Ellis Act (Cal. Gov't Code, §7060, et seq.).		2014, there were four (4) Ellis Act filings. However, in 2015, there were 17 filings, more than any year since the enactment of the Ordinance.
5.4.1 Residential Hotel Conversion/Demolition Protections	Continue to require, through the Planning Code, a Conditional Use Permit to convert a residential hotel facility to non-residential use (other than to a commercial hotel) or to demolish a residential hotel.	Ongoing, 2015-23	Planning Code section 17.102.230 was not updated or changed in 2015.
5.5.1 Residential Property Conversion Ordinance	Continue to require a Conditional Use Permit prior to converting a residential use to a non-residential use in a non-residential zone. The City will review existing conditional use permit requirements to determine if revisions to the process are needed to reduce the potential for conversion of residential uses.	Ongoing, 2015-23	Planning Code section 17.102.230 was not updated or changed in 2015.
1.1.1 Site Identification	Conduct an inventory of vacant and underutilized land within the City's PDAs including the MacArthur BART Station Area, West Oakland, Downtown/ Jack London Square Area, Fruitvale/Diamond Area, Eastmont Town Center Area, and the Coliseum BART Station Area, identify sites suitable for housing, including estimates of the number of housing units that those sites can accommodate, and make that information available to developers through a variety of media.	Keep updated inventory on the City's website	This is on the workplan of the Strategic Planning Division for 2016.
1.1.2 Expedited Review	Continue to expedite the permit and entitlement process for housing developments with more than 50 units in the Downtown by assigning them to specialized planners, for priority permit processing, management tracking of applications, and scheduling of public hearings for completed applications.	Ongoing, 2015-23	Senior Planners in the Bureau of Planning continue to process planning entitlement applications for larger developments in Downtown Oakland. In 2016, more staff is being added to the Bureau of Planning to help process entitlements more quickly.
5.6.1 Condominium Conversion Ordinance	The City will review the existing	FY 2014-15	No adjustments to this policy was considered by City Council in 2015.

	<p>Condominium Conversion Ordinance and consider changes that: 1) considers an annual conversion cap, 2) eliminates the exemption for 2-4 unit buildings in the non-Impact Areas, 3) creates opportunities for tenant purchase and affordable homeownership for low to moderate income households, and 4) has strong tenant protection measures. Changes to this ordinance may only be made if adopted by the City Council and following appropriate public notice and debate.</p>		
<p>5.7.1 Rehabilitation of Public Housing Units</p>	<p>Utilize funding flexibilities provided by the Making Transitions Work program to rehabilitate and modernize existing public housing or project-based voucher units in order to increase housing options for low-income families and to ensure that OHA provides upgraded, high-quality units that are comparable or better than the market rate properties surrounding them.</p>	<p>Ongoing, 2015-23</p>	<p>OHA completed building and site renovation and unit rehabilitation including landscaping improvements for the Project-Based Voucher portfolio owned by the Oakland Affordable Housing Preservation Initiative. Roof repairs were completed at the Harrison Tower and Peralla Villa public housing site. Security cameras were installed at Lockwood Gardens, a large public housing development, to increase safety and security for residents and facilitate crime resolution.</p>
<p>1.1.5 Consider expanding the existing Micro-living quarters pilot program to the entire Downtown and Jack London Square PDA.</p>	<p>Micro-living quarters are defined in the Oakland Planning Code as a multiple-tenant building with an average net-floor area of 175 square feet but a minimum size of 150 square feet. Bathroom facilities are included within each living quarter but cooking facilities are not allowed within each living quarter. A shared kitchen is required on each floor, the maximum number units are not prescribed but the size of the units and the FAR shall dictate the limits. Currently, these facilities may only be located in the Broadway Valdez Commercial Zone, D-BV-2 and a small area of the D-BV-3 south of Bay Place and are permitted upon the granting of a Conditional Use Permit.</p>	<p>2015-2017</p>	<p>In July 2015, the city began the process of developing a Specific Plan for Downtown Oakland (which includes the entire Downtown and Jack London Square PDA). As part of the Downtown Plan, micro-units are being considered in Downtown areas where they are currently prohibited.</p>
<p>1.2.1 Land Inventory (Opportunity Sites)</p>	<p>Develop a list of vacant and underutilized sites potentially suitable for higher density</p>	<p>Post to City's website within</p>	<p>Posted to the City's website, http://www2.oaklandnet.com/Government/OurOrganization/PlanningZones</p>

	housing, particularly affordable housing, and distribute that list to developers and nonprofit housing providers upon request. The availability of the site inventory will be posted on the City's website after the City Council adopts the Housing Element.	90 days of adoption and final certification (by Ca	ning/OAK045364. As of March, 2016, the spreadsheet containing the sites had been downloaded 66 times, and the GIS data had been downloaded 29 times.
1.3.1 Broadway Valdez Specific Plan (BVSP)	Track progress on the approval and completion of the 1,800 housing units included in the development program for the Broadway Valdez Specific Plan (BVSP).	Ongoing, 2015-23	The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Broadway Valdez Status Map" at: http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZoning/Plans/index.htm
1.3.2 Lake Merritt Station Area Plan (LMSAP)	Track progress on the approval and completion of the 4,900 housing units included in the development program for the Lake Merritt Station Area (Specific) Plan (LMSAP).	Ongoing, 2015-23	The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Status Map for LMSAP" at: http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZoning/Plans/index.htm
1.3.3 West Oakland Specific Plan (WOSP)	Track progress on the approval and completion of the 5,360 housing units included in the development program for the West Oakland Specific Plan (WOSP).	Ongoing, 2015-23	In 2015, the City did not create an updated map of proposed West Oakland projects and developments under construction to the City's Specific Plan website. The City will create and post a map to the website in 2016. See "West Oakland Specific Plan" at: http://www2.oaklandnet.com/Government/0/PBN/OurOrganization/PlanningZoning/Plans/index.htm
Action 1.4.1 Secondary Unit -Parking Solutions	Explore parking solutions (landem parking, compact parking spaces, etc) for secondary units to enable more secondary units as part of a Planning Code update of the City's parking regulations. Explore the option of eliminating the existing requirement for a separate non-landem parking space.	2014-2017	In 2015, the City started the public process to adopt revisions to its Secondary Unit regulations, with the intent of reducing barriers to Secondary Unit development - particularly existing parking requirements. In 2016, the City Council adopted the new rules to allow tandem parking in all Zones, except S-11 or S-12, and to not require any additional parking for Secondary Units located within ½ mile of a BART Station, BRT Station, Rapid Transit line, or Major Transit Stop.
1.5.1 Factory-Built Housing	Continue to implement City-adopted regulations that allow manufactured housing in single-family residential districts	Ongoing, 2015-23	The City continues to permit manufactured housing designed to meet California Building Code, in single family residential districts
Action 1.6.1 LiveWork Conversions	Allow the conversion of existing industrial and commercial buildings to joint live/work units in specific commercial and industrial localities while considering the impacts on nearby viable businesses.	Ongoing, 2015-23	The City continues to permit live/work conversions

<p>1.7.1 Accommodate at Least 14,765 New Housing Units</p>	<p>Designate sufficient sites, use the City's regulatory powers, and provide financial assistance to accommodate at least 14,765 new dwelling units between January 2014 and June 2023. This sum represents the City's share of the Bay Area region's housing needs as estimated by the Association of Bay Area Governments (ABAG). The City will encourage the construction of at least 6,919 units for very low-, low-, and moderate-income households.</p>	<p>Ongoing, 2015-23</p>	<p>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. See Table B for details on building starts in calendar year 2015.</p>
<p>2.1.2 Housing Predevelopment Loan and Grant Program</p>	<p>Provide loans to nonprofit housing organizations for pre-development expenses such as preparation of applications for outside funding.</p>	<p>Ongoing, 2015-23</p>	<p>In Calendar year 2015, the City of Oakland did not award any predevelopment loans.</p>
<p>2.2.2 Scattered-Site Single Family Acquisition and Rehabilitation Program</p>	<p>City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Start-up funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent and if financially viable and operational capacity exists, will partner with community land trusts or otherwise incorporate resale restrictions to preserve affordability for Oakland residents (see also Action 4.3.4).</p>	<p>Program implementation beginning 2014-15</p>	<p>The Oakland Community Buying Program's Administrator Hello Housing is in process to purchase the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development</p>
<p>2.2.3 Foreclosure Mitigation Pilot Loan Program</p>	<p>Given that the City's foreclosure crisis is currently impacting long-time Oakland homeowners, the City has been engaging in new innovative strategies, such as launching a comprehensive program connecting door-to-door outreach with legal and housing counseling services, City escalation with bank officials, and the development of new loan fund programs. In addition, the City has been working on</p>	<p>Program implementation beginning 2014-15</p>	<p>In 2015, the City continued its comprehensive approach to foreclosure prevention, which includes connecting community outreach with legal services and financial assistance to tenants and homeowners. There is no update on the distressed notes program.</p>

		<p>the development of a distressed mortgage notes program in order to purchase delinquent mortgage notes, modify loans of qualified homeowners, assist homeowners who are not able to receive modifications with alternative housing solutions, and then dispose of vacant properties to result in new affordable homeownership opportunities.</p>		
2.2.4 Community Buying Program	<p>The Community Buying Program seeks to assist Oakland residents (either those people who have lost their homes to foreclosure or tenants residing in foreclosed properties or who have been unable to compete with all cash investors on the open market) to purchase properties from the Scattered-Site Single Family Acquisition and Rehabilitation Program (Action 2.2.2 above) or other similar foreclosed housing. Should public funds be utilized, the city would assure the long-term affordability of these properties through the use of effective resale restrictions in partnership with nonprofit organizations with sufficient operational capacity, including possibly local community land trusts. Assistance to Oakland residents could include the use of loan products such as the Federal Housing Authority 203K loan or other funds available to the City, such as housing rehabilitation or down-payment assistance funds. In addition, the program will build upon the National Community Stabilization Trust's First Look program.</p>	<p>Program implementation beginning 2014-15</p>	<p>The Oakland Community Buying Program's Administrator Hello Housing is in process to purchase the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development</p>	
2.2.5 Home Preservation Loan Fund	<p>The Home Preservation Loan Fund Program will provide up to \$50,000 in forgivable loan funds for distressed homeowners.</p>	<p>Program implementation beginning 2014-15</p>	<p>In 2015, the Home Preservation Loan Fund provided financial assistance to 16 Oakland homeowner households to avoid foreclosure or other home loss and stay in their homes.</p>	
2.3.1 Density Bonus Ordinance	<p>Continue to implement the City's density bonus ordinance. The City permits density bonuses not exceeding 35</p>	<p>Ongoing, 2015-23</p>	<p>The City continues to implement the City's density bonus and incentive ordinance, in Section 17.107 of the Oakland Planning Code.</p>	

	<p>percent for projects that provide at least:</p> <ol style="list-style-type: none"> 1. Ten percent (10%) of the total Dwelling Units of a Residential Housing Development for Lower Income Households; or 2. Five percent (5%) of the total Dwelling Units of a Residential Housing Development for Very Low Income Households; or 3. A Senior Citizen Housing Development; or 4. Ten percent (10%) of the total Dwelling Units in a common interest development as defined in Section 1351 of the California Civil Code, for persons and families of Moderate Income, provided that all units in the development are offered to the public for purchase. 		
<p>2.4.1 Community Land Trust Program</p>	<p>Continue support of existing Community Land Trust Programs. Support expansion of land trusts if land values make it financially feasible. Ownership of the land by a community-based land trust ensures that the housing remains permanently affordable.</p>	<p>Ongoing support and expansion of Land Trust as funds are available</p>	<p>The City and Oakland Community Land Trust have sold the last remaining home acquired and rehabilitated as part of the initial pilot program funded under NSP-1. The City will explore other opportunities and continued partnership with the Oakland Community Land Trust.</p>
<p>2.4.2 Resale Controls</p>	<p>Continue to utilize financing agreements for City-assisted ownership development projects to ensure that units remain permanently affordable through covenants running with the land.</p>	<p>Ongoing, 2015-23</p>	<p>City HCD-Housing Development Services section closed a loan with Habitat for Humanity East Bay/Silicon Valley to acquire and rehabilitate 5 single family homes. The loan agreement requires units to remain affordable in perpetuity</p>
<p>2.5.3 Accessible Units in New Federally-Assisted Housing</p>	<p>All housing assisted with Federal funds (such as HOME and CDBG) must comply with HUD's accessibility requirements, which require that five percent of all units be made accessible for persons with mobility limitations, and an additional two percent be made accessible for persons with sensory limitations (sight, hearing). The City will ensure that these requirements are met in all projects that</p>	<p>Ongoing, 2015-23</p>	<p>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.</p>

<p>2.7.4 Utilize 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund</p>	<p>The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment</p>	<p>Beginning in 2015 and ongoing.</p>	<p>The State statutes governing the dissolution of redevelopment agencies and the wind-down of redevelopment activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a</p>
<p>2.7.1 Jobs/Housing Impact Fee</p>	<p>receive Federal funds from the City as part of project review and funding approval.</p>	<p>Ongoing, 2015-23</p>	<p>In fiscal years 2013-14 and 2015-16: \$396,645.75 has been collected in Jobs/Housing Impact Fees. No fees were collected in FY 2014-15</p>
<p>2.7.2 Consider Implementing Mandatory and/or Voluntary Options for Developer Contributions to Affordable Housing Development by Conducting a Nexus Study and Economic Feasibility Study for Affordable Housing (among other areas studied, see Policy Action 3.3.2)</p>	<p>The City is committed to equitable development Citywide - with a focus on Specific Plan Areas, Priority Development Areas (PDAs) and large development projects- that provides housing for a range of economic levels to ensure the development of thriving, vibrant and complete communities.</p> <p>The Nexus Study and Economic Feasibility Study will provide documentation of what level of development impact fees are supportable, if at all, by quantifying the impacts of development and establishing whether there is a reasonable relationship between the amount of the fees to be imposed on new developments and the impact created by the new developments. Mandatory options for developer contributions will include the study of a housing impact fee or affordable housing set-asides for newly constructed ownership housing. Voluntary options for developer contributions will include the study of bonuses and incentives such as Housing Overlay Zones. The RFP released July 8, 2014 requires that the contractor do an analysis of residential development costs and the market for both rental and owner-occupied housing in Oakland</p>	<p>Complete nexus study by December 31, 2014</p>	<p>In 2015, with adoption expected in 2016, the City commissioned a Nexus study for affordable housing, transportation, and infrastructure impact fees</p>

<p>(aka "Boomerang Funds")</p>	<p>activities provide for the distribution of former tax-increment funding to taxing entities. The City of Oakland is one of a number of taxing entities that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis.</p>	<p>2015-23</p>	<p>number of taxing entities that will benefit from Oakland's Redevelopment Agency dissolution. The distribution of property tax will be from the Redevelopment Property Tax Trust Fund (RPTTF) and includes funds not needed by successor agencies to fulfill enforceable obligations. Additionally, there will be distributions to taxing entities sales proceeds and other revenues from the use or disposition of assets of what are now called "successor agencies" (former redevelopment agencies). These funds are called "boomerang funds" and represent a windfall in property tax revenue to the City of Oakland. In late 2013, the City of Oakland committed to setting aside 25% of the funds distributed to the City as a taxing entity under the Redevelopment dissolution and deposit them into the Affordable Housing Trust Fund. Starting in 2015, the Affordable Housing Trust fund will begin to receive boomerang funds on an annual basis. Total funds set-aside will begin to be reported in 2016 once the City's FY 2015-16 has been fully reconciled</p>
<p>2.8.1: Expansion of Section 8 Vouchers</p>	<p>Work with the Oakland Housing Authority to obtain additional funding from the federal government for more Section 8 rental assistance for very low-income renters through documentation of need for additional housing vouchers and contacting decision-makers at HUD if appropriate.</p>	<p>Ongoing, 2015-23</p>	<p>During 2015, OHA awarded 21 units with project-based voucher assistance for low-income families and households with special needs. The awards were made to Redwood Hill Townhomes and 3706 San Pablo Avenue. OHA received a new allocation of forty four section 8 vouchers for the Northgate Terrace development to serve additional low-income families.</p>
<p>2.8.2 City of Oakland Rental Assistance Fund</p>	<p>Support a continued partnership between the City of Oakland and a non-profit agency to provide up to \$5,000 in rental assistance grants to distressed tenants impacted by the foreclosure crisis.</p>	<p>Ongoing as funds are available, 2015-23</p>	<p>The Oakland Tenant Rescue Fund has provided rental assistance to 68 low-income tenant households impacted by foreclosure-related housing issues.</p>
<p>2.9.2 Support programs that help prevent renters from becoming homeless.</p>	<p>The City will support organizations that operate programs that prevent</p>	<p>Ongoing, 2015-23</p>	<p>In FY 2014-15, the City did not provide any specific homelessness prevention funding. However, 125 households were assisted in maintaining their housing</p>

	<p>homelessness by providing emergency loans or grants for first and last month's rent for renters, security deposits, counseling, legal assistance, advocacy and other prevention services for those dealing with default and delinquency rental housing issues. Prevention services and programs will be funded under the City's adopted PATH Strategy to end homelessness. The City will investigate the possibility of establishing a funding source for an expanded rapid rehousing program both as a means to keep individuals and families at risk of falling into homelessness, as well as to improve the City's ability to rapidly rehouse those who do fall into homelessness, this could include short term and medium term rental subsidies.</p>		<p>with housing subsidies and services within the OPRI (Oakland PATH Rehousing Initiative) program.</p>
<p>7.3.2 Transit-Oriented Development</p>	<p>Evaluate the existing S-15 Transit Oriented Development zone, and consider if its development standards for areas near transit stations or major transit nodes are allowing for higher density housing with commercial development in close proximity to BART in ways that improve neighborhood livability. Develop and require transit-oriented performance criteria for associated miles traveled and transportation mode share.</p>	<p>2014-2017</p>	<p>The most recent transit oriented development (TOD) in the city's TOD Zone (S-15) is under construction: the "MacArthur Station" development at MacArthur BART station. 90 units of affordable housing built by BRIDGE will open in March 2016 ("Mural"). The remaining market-rate units (approximately 580) will be built in the years 2016-2021. The City began to work on implementing revisions to the transportation analysis using Vehicle Miles Traveled, instead of Level of Service, as directed AB 743 (see Action 1.1.3)</p>
<p>7.3.3 Implement SB 375 provisions, direct new housing to be built in Priority Development Areas.</p>	<p>Implement the provisions of State Bill (SB) 375 and regional agency rule-making, following their adoption. The City will continue to encourage mixed-use, infill, and transit development in designated Priority Development Areas. (See also Policy 1.1.)</p>	<p>Ongoing, 2015-23</p>	<p>The City adopted new Priority Development Area (PDA) boundaries in December 2015. There are now 8 adopted PDAs in Oakland. The City continues to direct new housing to be built in PDAs.</p>
<p>7.3.4 Integrate Land Use and Transportation Planning in Major Residential Projects</p>	<p>Require the integration of land use and transportation planning and consideration of Greenhouse Gas (GHG) reduction opportunities in each planning, major development project, and planning effort</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, the City adopted revised Standard Conditions of Approval, which requires a greenhouse gas (GHG) reduction plan for projects which create a net increase in GHG emissions.</p>

	undertaken by the City.		This program continues to be implemented. See 7.3.2 for details about new development at Macarthur BART, "Macarthur Station".
7.3.5 Encourage New Housing at a Range of Prices	Actively promote the construction of housing at a range of price levels near transit hubs and corridors in balance with local employment opportunities to meet the needs of Oakland's workforce. Consider adoption of a transit-oriented development affordability policy, including preservation of existing affordability.	Ongoing, 2015-23	
7.4.2 Waste Reduction	Continue to review and enforce adequate recycling allocation areas. Encourage, where feasible, multifamily developments to comply with the City's Zero Waste Plan.	Ongoing, 2015-23	The City continues to meet with applicants to advise on the space allocated in buildings and on grounds.
7.4.4 Recycled, Reclaimed or Renewable Content of Building Materials	Encourage, where feasible, the use of environmentally preferable building materials. Encourage, where feasible, the re-use of building materials to reduce construction waste.	Ongoing, 2015-23	In 2015, the City continued to enforce the Oakland Green Building Ordinance, with 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 Encourage Food Production	Encourage the inclusion of food-producing gardens, including rooftop gardens, in private development, where appropriate, with consideration of Bay-Friendly landscaping principles.	Ongoing, 2015-23	"In 2014, the City of Oakland adopted new urban agriculture regulations as a way for Oakland residents to provide more healthy food to their families and communities. In addition, allowing more urban farming has beautified vacant lots and fostered a sense of community in local neighborhoods, especially in respect to Community Gardens. The Council adoption of amendments to the City's Agricultural Regulations advanced Oakland's sustainable food system goals."
2.9.1 Provide outreach programs to those who are homeless or in danger of becoming homeless	The City will continue to provide the Homeless Mobile Outreach Program (HMOP), which provides outreach services to people living in homeless encampments. In addition to providing food and survival supplies, counseling and case management, the HMOP strives to encourage those living in these encampments to access available programs for housing and other necessary assistance to aid in attaining more stable living situations. The City will also continue to encourage outreach as	Ongoing, 2015-23	The City of Oakland's Homeless Mobile Outreach Program is operated by the agency Operation Dignity (OD). OD serves homeless persons living in encampments, in individual sites or in groups, offers harm reduction services including food and survival supplies, outreach and resource referrals, and housing focused case management. Outreach is an access point to the City's housing and service resources (shelter, transitional housing, rapid re-housing and supportive housing) for the unsheltered homeless to attain more stable living situations. In FY 14/15, OD handed out over 20,000 units of harm reduction which includes but is not limited to: blankets, hygiene kits, food, water, and coats (Does not reflect the total number of individuals they engaged, units of service, are supplies), 499 unduplicated clients were entered into HMIS, and an estimated 1000 total unduplicated individuals were served.

	<p>part of the services of providers who are funded through City's PATH Strategy to end homelessness.</p>		
<p>Action 2.9.3 Provide shelter programs to the homeless and special needs populations</p>	<p>The City will continue to fund programs that are in line with the City's PATH Strategy to end homelessness. These agencies will provide housing and/or housing services that result in an outcome of obtaining and maintaining stable permanent housing for the homeless and near homeless population of Oakland. PATH is inclusive of the special needs populations such as those with HIV/AIDS, mental illness, and victims of domestic violence.</p>	<p>Ongoing, 2015-23</p>	<p>In FY 2015, the City funded 51,060 year-round shelter bed nights to 575 unduplicated homeless clients. The year-round shelter beds are operated by East Oakland Community Project's Crossroads shelter which is low barrier emergency housing shelter that can serve up to 145 individuals a night including 'pods' for 5 families, 10 beds and services for medical respite clients, accommodations for disabled persons, and single adults. Program elements include individualized case management to assist clients in becoming self-reliant, life skills training groups, health care connections, mental health and substance abuse counseling, access to permanent housing and job/career counseling, and three meals. In 2015, there was a variety of incremental weather responses including warming centers St. Vincent de Paul in Oakland and the Henry Robinson Multi-Service Center with a capacity of serving 40 individuals. The warming centers operated at Saint Vincent's and the Henry were open a total of 27 days and served 488 duplicated clients. In addition to the warming center the City helped to fund 25 winter shelter beds for homeless seniors aged 55 and older at St. Mary's Center and 8 dedicated beds for high-need homeless individuals at East Oakland Community Project's Crossroads shelter. There were 4,081 total bed nights offered throughout the incremental weather season, Crossroads and St. Mary's collectively served 33 unduplicated clients.</p>
<p>7.2.1 Energy-Efficiency and Weatherization Programs</p>	<p>Pursue opportunities, in partnership with regional, state, and utility partners when appropriate, to augment existing or create new residential energy programs, and market these programs to minimize consumption of energy throughout the community, through conservation and efficiency. Such programs may include Property-Based Energy Financing, Right-sizing of Energy Equipment Guidelines, green building standards within existing housing rehabilitation programs, Weatherization and Energy Retrofit Loan Program, Renter-Occupied Residential Energy Program, Energy Upgrade California, and adoption of Energy Improvement at Time of Sale Ordinance.</p>	<p>Ongoing, 2015-23</p>	<p>The City helped launch and is a participant in the East Bay Energy Watch (EBEW), a local government energy efficiency partnership with PG&E that funds small, medium, and large commercial direct installation programs, residential weatherization, retrocommissioning, and related services within the East Bay. The City also works with the Bay Area Regional Energy Network (BayREN), also funded by PG&E utility ratepayers, to enhance delivery of their programs within Oakland. This includes the Home Upgrade and Advanced Home Upgrade programs, which completed 111 single family home upgrade projects in 2015; the Bay Area Multifamily Building Enhancements Program (BAMBE), which completed 103 projects totaling more than 3,000 units in 2015; and the Bay Area Multifamily Capital Advance Program, an innovative financing pilot for deep multifamily energy efficiency upgrades that launched its first three projects in 2015, one of which was in Oakland. Oakland City Council approved five Property Assessed Clean Energy (PACE) financing programs to operate in the City in 2015, providing financing on the property tax bill for residences and businesses to conduct energy and water efficiency projects, install renewable energy systems, and install electric vehicle charging equipment. The City's Housing and Community Development Program runs several energy-related assistance programs, including loans and grants, and</p>

			is currently seeking additional funds
7.2.3 Facilitate a community solar program	Encourage and collaborate with local partners to launch a community solar program, to increase local use of renewable energy, including solar-thermal energy to produce heat and hot water.	Ongoing, 2015-23	The City is exploring its options through PG&E's new Renewable Energy Self Generation Bill Credit Transfer Program (RES-BCT) program, which allows shared solar across multiple city-owned sites. City staff have begun additional conversations with community organizations who are interested in pursuing shared solar opportunities; these efforts are in the early exploratory stages. The City ran Sunshares, a solar group buy for employees, friends, and family, in Fall 2014 in partnership with Vote Solar. The City is exploring a re-launch of Sunshares in Summer 2015 that will be marketed to all Oakland residents.
7.2.5 Promote Water Conservation and Efficiency	Expand promotion of water conservation and efficiency practices such as water-efficient landscaping, irrigation, lawn replacement, rainwater collection, greywater systems, and the installation of water efficient fixtures and plumbing. In affordable housing developments, this will reduce utility bills, freeing up more resources to pay rent or a mortgage.	Ongoing, 2015-23	Efforts to educate residents and commercial tenants about the advantages of energy efficiency and water conservation are ongoing through EBMUD and Stopwaste, as well as EBEW and the BayREN programs. Oakland City Council passed the Civic Bay Friendly Landscape Ordinance to require water efficiency in all public landscaping projects
2.9.6 Coordinate actions and policies that affect the extremely low income population of Alameda County	The City will continue to participate in the Alameda County-wide efforts that have evolved from a County-wide Continuum of Care Council to the Alameda County EveryOne Home Plan. The EveryOne Home Plan is a coordinated regional response seeking to streamline use of the county's resources and build capacity to attract funding from federal, state and philanthropic sources. The City will also participate in the County-Wide system redesign process.	Ongoing, 2015-23	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. HSD also maintains memberships and/or supports the following agencies: National Alliance to End Homelessness; Housing California; Corporation for Supportive Housing; East Bay Housing Organizations; and other federal and state initiatives to end homelessness.
2.9.8 Sponsor Based Housing Assistance Program	Work with the Oakland Housing Authority to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs by partnering with agencies to provide service enriched housing options that increase housing choice for special needs populations.	Ongoing, 2015-23	In 2015, OHA continued its partnership with the City of Oakland's Department of Human Services and the Oakland PATH Rehousing Initiative, leveraging the expertise and experience of the non-profit, community-based service providers to provide rental assistance through rental subsidies, utility assistance, security deposits and other services to hard to house individuals who come from homeless encampments; are exiting the criminal justice system and emancipated foster youth. During 2015, OHA served approximately 135 households.
6.2.1 Incorporate Reasonable Accommodations into City Programs and Policies	The City's ADA Programs Division will continue to ensure that requirements for	Ongoing, 2015-23	It is the policy of the City of Oakland to comply with the Americans with Disabilities Act and related state and federal laws protecting the civil rights of

		accessibility are met throughout the City's programs.		persons with disabilities in all of the City's programs, activities and services. This policy includes the making of reasonable program modifications whenever necessary to avoid discrimination on the basis of disability.
6.2.2 Publicize and Implement Reasonable Accommodations Policy and Procedures	Implement the City's Reasonable Accommodations policy and procedure for individuals with a disability, when flexibility is necessary to eliminate barriers to housing opportunities.	Ongoing, 2015-23	In 2014, the City adopted a reasonable accommodations policy in the Planning and Zoning division, codified as Chapter 17.131 of the Oakland Planning Code. In addition, the ADA Programs Division serves as the Citywide ADA Title II Coordinator and oversees the implementation of reasonable policy modifications in all City programs, including housing programs. The Division publishes information about City disability access policies on its website: http://www2.oaklandnet.com/Government/0/PWA/0/EC/ADA/index.htm . The Division provides technical assistance as needed for the nondiscriminatory administration of the City's housing programs, investigates complaints, and assists in resolution. In 2015, the Division initiated an update to the City's Programmatic ADA Self-Evaluation which includes an analysis of housing-related programs and will generate recommendations for enhancing disability access compliance citywide and with respect to specific department needs, to be completed in 2016.	
7.4.1 Compact Building Design	Work with developers to encourage, where feasible, buildings to grow vertically rather than horizontally and to incorporate structured parking rather than surface parking, to preserve and encourage ground-level open space.	Ongoing, 2015-23	This design standard is recommended in the City's design guidelines for multi-family buildings on commercial corridors. See website: http://www2.oaklandnet.com/oakca1/groups/cedat/documents/agenda/oak042626.pdf	
7.4.3 Foster Healthy Indoor Air Quality	Encourage, where feasible, the use of zero-VOC materials to improve indoor air quality (e.g., paints, adhesives). Require measures to reduce the impact of air pollution on new housing (e.g., air filters).	Ongoing, 2015-23	For 2015, the City applied its Standard Conditions of Approval for planning entitlements, as well as enforced regulations in the Green Building Ordinance, each of which improve indoor air quality, with techniques such as requiring the installation of air filters with prescribed MERV ratings.	
7.4.5 Re-Use and Rehabilitation of Historic Buildings	Encourage the reuse and rehabilitation of the City's historic building stock, using Policy D6.2 of the Land Use and Transportation Element of the Oakland General Plan as a guide, to increase neighborhood character and to preserve the energy embodied in the building's original construction.	Ongoing, 2015-23	In 2015, the City continued to encourage re-use and rehabilitation of historic buildings and materials. Policies 3.5 and 7 of the Historic Preservation Element requires that an applicant seeking demolition of a historic structure offer buildings for relocation at a low, or nominal fee, prior to demolition.	
7.5.1 Climate Change and the Planning process	Consider qualitative and quantitative information regarding the potential effects of climate change during the project plan review process. Consider Oakland	Ongoing, 2015-23	In 2015, City staff worked closely with the San Francisco Bay Conservation and Development Commission (BCDC) on the "Oakland/Alameda Resilience Study" that examined likely sea-level rise and storm surge scenarios in East Oakland, around the Coliseum Area. That study is being used as the basis for	

7.5.2 Climate Adaptation Strategies	<p>Planning Code amendments to limit certain vulnerable land uses (i.e. emergency, affordable, senior, or assisted living housing) in areas identified as vulnerable to climate change. Consider design review requirements for buildings to improve climate resiliency.</p>	<p>additional analysis and further community outreach, and the City will incorporate some of the findings into Plans, such as the Local Hazard Mitigation Plan (2016-2021), and the Resilient Oakland initiative</p>
6.4.1 Community Credit Needs Assessment	<p>Communicate information about potential local climate impacts to neighborhoods and developers, and encourage participation in the development of climate adaptation strategies to improve project and neighborhood resiliency; consider including notification of climate-related vulnerabilities at time-of-sale for properties in especially vulnerable areas</p>	<p>Sustainability (Environmental Services) is updating the ECAP in 2016, with an administrative review and community outreach that launched in March. The review is expected to be completed in August, with a revised ECAP being published in September/October. As part of this process, the Sustainability team completed an updated greenhouse gas (GHG) emissions inventory, which will be published in April. Staff is presenting the inventory's findings to the public as part of the ECAP community engagement process. The inventory and other information presented in community outreach meetings will include some content on local climate impacts. The community engagement process for the ECAP review will include direct community feedback and participation in realigning priorities within the ECAP, including determining City planning and funding priorities for achieving our 2020 GHG reduction target. The Adaptation and Resiliency constitute one section of the ECAP, and will be part of the review.</p>
6.4.3 Community Outreach and Predatory Lending Controls	<p>Conduct regular assessments of community credit needs, including credit needs for housing. To conduct the assessment, the City will review reports from the federal government and nonprofit consumer organizations on lending patterns in Oakland and the availability of residential credit.</p>	<p>Discourage the practice of predatory lending which falls most heavily on low-income seniors and minorities, by financially supporting nonprofit organizations that investigate such practices, referring complaints to the appropriate legal authority, and providing consumer information on how to avoid</p>
6.4.3 Community Outreach and Predatory Lending Controls	<p>Ongoing, 2015-23</p>	<p>In the calendar year 2015, there were no Linked Banking activities, the next cycle is planned for 2016. 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, and city council approved the selection of new vendor JP Morgan Chase Bank</p>

		<p>predatory lending. Outreach efforts by non-profit organizations will include door-to-door outreach and funding legal services on foreclosure counseling and prevention.</p>		<p>Department issued an RFP for banking services. In 2014, Fiscal Services finalized the selection of new vendors from the list of certified banks, and city council approved the selection of new vendor JP Morgan Chase Bank</p>
<p>7.1.1 Promote Green Building Design for Private Development</p>	<p>Continue to foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure through an expanded physical and internet-based Green Building Resource Center. Design features, such as "green roofs", tree planting, open space devoted to food production and electric vehicle charging stations, among others, are all supported by the ECAP for private housing development.</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, the City continues to staff the Green Building Resource Center, and enforces the Oakland Green Building Ordinance (first adopted in 2010). The website continues to provide information to developers: www.oaklandgreenbuilding.com. 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.</p>	
<p>3.1.2: Special Needs Housing</p>	<p>Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing must be considered a residential use of property and must be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City of Oakland amended its Planning Code in July 2014 to comply with this provision. The City's Planning Code will be evaluated and amended as appropriate for consistency with these requirements. Pursuant to Government Code Section 65583 and 65589.5, City of Oakland will allow emergency shelters by-right as indicated in the Oakland Planning Code Section 17.103.015.</p>	<p>Allowing Emergency Shelters By-Right: Ongoing, 2015-23</p>	<p>In 2015, the City began the public hearings to further refine the Planning Code definitions and regulations for Transitional and Supportive Housing. In February 2016, the City Council adopted the new rules to fully comply with California Government Code Section 65583(a)(5).</p>	
<p>3.1.5: Assign Priority to Affordable Housing</p>	<p>Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.</p>	<p>Ongoing, 2015-23</p>	<p>This process continues to be implemented. Permit applications for affordable housing developments, as with other multi-family projects, are "deemed complete" within 30 days of submittal.</p>	
<p>3.2.3 Flexible Parking Standards</p>	<p>Study and consider implementing reductions in the parking standards in any future Planning Code revisions. Consider</p>	<p>2014-2017</p>	<p>In 2015, staff began public outreach through community meetings to propose new parking standards, including innovative parking reduction options (such as un-bundling; car sharing spaces, etc). An ordinance amending the City's 1965</p>	

	expanding the reduced open space requirements as stated in the Broadway Valdez District zoning regulations (codified in Planning Code Section 17.116.110D) citywide.		Planning Code parking standards is expected to be in public hearings during 2016.
3.4.1: Multiple Agency Reviews	Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review.	Ongoing, 2015-23	The Oakland Housing Authority (OHA) utilized the City of Oakland Notice of Funding Availability (NOFA) competitive process to award new project-based voucher assistance to 21 units
3.5.1: Access to Low-Cost Financing for Development	Continue to assist affordable housing developers in obtaining financing for their projects. (See actions under Policy 2.1.)	See Housing Programs Under Goal 2	In 2015, Awarded \$7M in residual receipt loans to developer to create 115 new affordable housing units and rehabilitate 20 affordable housing units. Loans have a 3% simple interest rate. Payment of principal and interest are due from excess cash flow from operations after payment of operating costs, senior debt, reserves and developer fee. All loans are due at the end of the 55 year term or upon transfer.
3.5.2: Access to Low-Cost Financing for Home Purchase	Continue to implement homebuyer assistance programs for low- and moderate-income households. (See Action 2.2.1.)	See Action 2.2.1	In 2015, the City of Oakland continued the Mortgage Assistance Program [MAP] to provide financial assistance to 44 first time and re-entry homebuyers. The program disbursed \$2,761,848 in payment assistance loans to lower the barriers faced by low- and moderate-income households purchasing in our high cost market. The loans are used to arrive at an affordable and sustainable housing payment. The assistance loans carry a 3% simple interest rate and payments are deferred for the 30-year term. The program charges a \$200 application fee to borrowers receiving conventional first mortgage financing, \$0 for those using FHA. Six of the buyers leveraged Section 8 Housing Choice Vouchers with MAP to purchase their first homes.
4.1.1 Rehabilitation Loan Programs for Owner-Occupied Housing	Provide loans for correction of code violations, repair to major building systems in danger of failure, abatement of lead-based paint hazards, minor home repairs for seniors, and emergency repairs, using the following programs: <ul style="list-style-type: none"> - HMIP Deferred Loan Program - Alameda County Minor Home Repair Grant Program - Emergency Home Repair Program - Lead Hazard Control and Paint Program - Neighborhood Housing Rehabilitation Program - Access Improvement Program - Weatherization and Energy Retrofit Loan Program 	Ongoing, 2015-23	The City will continue to provide rehabilitation loans to moderate-, low-, and very low-income homeowners contingent on availability of funding for the correction of major code violations/deficiencies, emergency repairs, and lead-based paint abatement, through existing Rehabilitation Programs

<p>4.2.2 Housing Code Enforcement</p>	<p>Enforce housing codes to ensure decent, safe, and sanitary housing conditions. Orders to abate will be followed up with additional actions. The City may correct deficiencies itself and then place a lien against the property for the cost of the repairs.</p>	<p>Ongoing, 2015-23</p>	<p>In 2015, Neighborhood Preservation Division responded to approximately 1,975 residential rental tenant complaints of building maintenance as defined by Oakland Housing Code (based on State Housing Law).</p>
<p>4.2.4 Foreclosed and Defaulted Residential Property Registration, and Abatement Program</p>	<p>The City of Oakland's Foreclosed and Defaulted Residential Property Registration, and Abatement Program (O.M.C. 8.54) requires owners or the beneficiary and/or trustee pursuing property foreclosure and/or their agents to register, inspect, and potentially maintain their residential properties to protect the health and safety, livability, appearance and social fabric of our neighborhoods. Code Enforcement pro-actively monitors registered properties for trespassers, blight, pollutants, and vectors. Enforcement actions include financial penalties for un-maintained properties or registration violations.</p>	<p>Ongoing, 2015-23</p>	<p>Since the Foreclosed and Defaulted Residential Property Registration, Inspection and Maintenance Program was strengthened to include defaulted properties in the fall of 2012, over 3000 foreclosed or defaulted properties have been registered. Approximately 700 remain active. Eighty percent of these are in default and the remainder are bank owned. Since September 2012, lenders have abated code violations for over 150 complaint cases, including abandoned properties in default; the City has collected over \$480,000 in penalty assessments for delayed abatement, \$2.1M in registration penalties, and \$380,000 in registration fees. Of this revenue, \$938,000 has been directed towards foreclosure outreach, prevention and mitigation efforts to benefit homeowners and tenants affected by the foreclosure crisis.</p>
<p>4.2.6 Investor-owned Property Registration, Inspection and Maintenance Program</p>	<p>The City of Oakland's Investor-owned Residential Property Registration, Inspection and Rehabilitation Program (O.M.C. 8.58). In order to address the decline of neighborhood livability and health and safety problems that have arisen from high levels of foreclosure activity in Oakland, the Oakland City Council passed an ordinance designed to address issues of deferred maintenance or property neglect associated with properties in the foreclosure process. This program requires non-owner occupant buyers of properties that have a default or foreclosure history to register and arrange for an inspection by Building Services. A City Inspector will then assess whether the property conditions meet the local building or housing codes or whether</p>	<p>Ongoing, 2015-23</p>	<p>Designed to manage the downstream affects of foreclosure, since March of 2013, the Investor-owned Property Registration, Inspection and Maintenance Program has facilitated the rehabilitation of 164 properties through enforcement of the registration and City inspection required by OMC 8.58. About 40 cases are in the process of permitting and abatement. The majority of violations found during these inspections have been related to blight and vandalism incurred during the foreclosure process and unpermitted work performed by the former owner or the investor that purchased the property with the intent to re-sell.</p>

	<p>blight abatement or rehabilitation work is needed. If the property is found to be in violation of City code requirements, the inspector will work with the new owner on an abatement plan.</p>		
<p>3.7.1 Community Outreach Program</p>	<p>Continue to periodically meet with housing advocacy groups and neighborhood organizations to educate the public on affordable housing and reduce community opposition to affordable housing developments.</p>	<p>Ongoing, 2015-23</p>	<p>During 2015, as part of its proposal to adopt development impact fees, the City convened a stakeholder group, which met 6 times during 2015, made up of members from the affordable housing communities, as well as stakeholders for parks, libraries, transportation, and developers. Further in 2015, the City made presentations about the Impact Fee Nexus Study and Economic Feasibility Analysis process to the following groups: 1) Oakland Chamber of Commerce; 2) Oakland Builders Alliance (OBA); 3) affordable housing advocates that included East Bay Housing Organizations (EBHO); 4) Keeping Oakland Affordable forum held by TransFORM; and 5) Oakland Community Investment Alliance (OCIA). The Downtown Plan (a specific planning process for downtown Oakland and the Jack London District) also had several public meetings and charrettes where the need for preserving and creating new affordable housing was addressed. Additionally, the City's Housing and Community Development Department's CDBG Division wrote its 5-Year Consolidated Plan and update to the Analysis of Impediments to Fair Housing. For the 5-year Consolidated Plan an intensive Citywide Community and Neighborhood Needs Assessment was conducted. The assessment efforts gathered community input from those who live and work in Oakland on the priorities and resource allocations for federal HUD funds over the next 5 years. There were two community meetings held and a survey circulated both in hard copy and online formats in three languages (English, Spanish, and Chinese characters). There were 1,346 responses to the survey. Other organizations that were solicited for comments and input included East Bay Housing Organizations, City Council constituents (via City Council member's email lists), Community Development District board members, and Community Development Partnership.</p>
<p>1.1.4 International Blvd Community Revitalization Without Displacement Incentive</p>	<p>An inter-departmental City team is working with residents, businesses, community groups, the County and other public agencies, foundations, private industry and other partners to improve International Blvd Corridor's housing, economic development, health, transportation, and public safety conditions, as well as to develop strategies to prevent the displacement of long-time residents and small businesses.</p>	<p>Policy development starting 2014-15</p>	<p>In 2015 the Oakland Sustainable Neighborhood Initiative engaged in meetings focusing on leadership development, collaborative coordination, housing, transportation, and economic development in the International Blvd Corridor. Following are outcomes from 2015: 1) Support for the Int'l Blvd Bus Rapid Transit (BRT) project and input from community stakeholders on mitigation measures for local small businesses and residents; 2) Identification of opportunity sites and development of affordable housing by local non-profit developers; 3) Increased focus on the health and well-being of Int'l Blvd corridor residents through partnerships with local churches and non-profit community healthcare providers; 4) Trained and engaged 21 Community Planning Leaders (CPLs) who inform Collaborative decision-making and share</p>

	Key parts from the City's award-winning International Boulevard Transit Oriented Development Plan will be implemented		project information with their respective neighborhood residents; 5) Identified catalyst projects and seeking additional resources to bring them to fruition; and 6) continued engagement of public and private funders and investors in the Corridor project.
4.3.4 Scattered-Site Single Family Acquisition and Rehabilitation Program	City staff and non-profit partners have developed the Oakland Community Buying Program that will address vacant or abandoned housing due to foreclosures or property tax liens. Start-up funds for this program have been identified. Funding will be used to provide long term affordability of new housing developed. The final housing products will be single family homes for re-sale, lease-to-own, or for rent (see also Action 2.2.2).	Program implementation beginning 2014-15	The Oakland Community Buying Program's Administrator Hello Housing is in process to purchase the first group of 26 tax-defaulted properties for development of scattered site affordability-restricted housing. The City is also negotiating the possible purchase of additional tax-defaulted properties for acquisition and affordable housing development.
4.3.6 Rehabilitating Public Housing	Focus investment of Oakland Housing Authority's Making Transitions Work funds into rehabilitating current public housing or project-based voucher units in order to increase housing options for low-income families, improve the quality of housing for families, and improve the neighborhoods and communities surrounding the housing.	Ongoing, 2015-23	Roof repairs were completed at the Harrison Tower senior public housing site and the Peralta Villa public housing site located in West Oakland. Security cameras were installed at Lockwood Gardens, a large public housing development, to increase safety and security for residents and facilitate crime resolution.
4.3.7 Proactive Rental Inspection Policy	Develop new policy to require registration and inspection of existing City market-rate rental units to confirm code compliance and habitability.	Program implementation beginning 2014-15	In 2015, the City of Oakland launched the Safe Housing Inspection Program that combines the efforts and resources of the Oakland Fire Department and the Oakland Department of Planning & Building. The program is designed to protect tenants and landlords by allowing fire officials to make referrals to the Planning & Building Department about the habitability and life safety issues they see during routine fire inspections. The program is also significantly expanding routine fire inspections to include individual apartments, not just common areas and building exteriors. Since this effort was launched in late 2015, there were 9 buildings inspected by the Fire Department. Of those buildings (147 units) that were inspected. Of those units inspected, there were 21 units referred to the code enforcement division. Of those 21 units, 7 violations were verified. There is a small sample size of this program. The metrics for building code violations are expected to increase as more inspections are performed.
5.1.1 Monitoring and Preservation	Monitor the status of federally assisted projects to identify those at-risk of converting to market rate housing.	Annual, 2015-23 City will identify	There were no opt-outs in 2015.

	<p>Monitoring will include analysis of HUD data, a survey of building owners and managers to determine the likelihood that a building will convert, and consultation with the California Housing Partnership Corporation. Under California State Law, owners must provide tenants and the City with 12 months advance notice of an intent to terminate use restrictions on assisted housing.</p>	<p>projects at highest-risk each year (that could)</p>	<p>Through the partnerships established with the Alameda County Sheriff's Office and other service providers, OHA provides service enriched transitional housing to mothers exiting the criminal justice system. During 2015, 9 households were served through the Maximizing Opportunities for Mothers to Succeed (MOMS) program. OHA partnered with the City of Oakland's Department of Human Services and the Oakland PATH Rehousing Initiative through the Sponsor Based Housing Assistance Program (SBHAP), leveraging the expertise and experience of the non-profit, community-based service providers to provide rental assistance through rental subsidies, utility assistance, security deposits and other services to hard to house individuals who come from homeless encampments, are exiting the criminal justice system and emancipated foster youth. During 2015, OHA served approximately 135 households through SBHAP.</p>
<p>5.1.5 Local Non-traditional Housing</p>	<p>Oakland Housing Authority will use Making Transitions Work funds to provide the appropriate financial and other interventions necessary to preserve at-risk affordable housing and to expand the population of families served in local, non-traditional OHA programs.</p>	<p>Ongoing, 2015-23</p>	<p>1) In July 2015, the City of Oakland released a revised set of Standard Conditions of Approval, which are requirements applied to development projects that have the effect of reducing potential environmental impacts, thereby streamlining environmental review. 2) The City continues to rely on the EIRs adopted for recent Specific Plans when reviewing the CEQA impacts of individual developments; in many cases, CEQA requirements are met by the Specific Plan EIR, which has the effect of streamlining the environmental review process. 3) Staff participated with the State Office of Planning and Research as AB 743 rulemaking proceeded, to replace Level of Service CEQA thresholds with more contemporary methodologies for evaluating potential transportation impacts during the CEQA process. Staff submitted written comments and attended workshops, for a streamlined approach to the review of transportation impacts, and began to work on implementing those revisions to the transportation analysis using VMT, instead of LOS, as directed AB 743.</p>
<p>1.1.3 Streamline Environmental Review</p>	<p>Advocate for new strategies to streamline the environmental review process under the California Environmental Quality Act (CEQA).</p>	<p>Ongoing, 2015-23</p>	<p>The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Coliseum Area Project Status Map" at: http://www2.oaklandnet.com/Government/OP/BN/OurOrganization/PlanningZoning/Plans/index.htm</p>
<p>1.3.4 Coliseum Area Specific Plan (CASP)</p>	<p>Track progress on the approval and completion of the 5,000 housing units included in the development program for the Coliseum Area Specific Plan (CASP).</p>	<p>Ongoing, 2015-23</p>	

1.3.5 Central Estuary Area Plan (CEAP)	Track progress on the approval and completion of the 400 housing units included in the development program for the Central Estuary Area Plan (CEAP).	Ongoing, 2015-23	The City posts updated maps of proposed projects and developments under construction to the City's Specific Plan website. See "Project Area Status Map for CEAP" at: http://www2.oaklandnet.com/Government/fo/PBN/OurOrganization/PlanningZoning/Plans/index.htm
1.3.6 Promote new housing opportunities in the Estuary Area	With the resolution of the legal challenges to the Brooklyn Basin project (formerly Oak-to-Ninth), new housing is scheduled to be built in the timeframe of the 2015-2023 Housing Element where former industrial uses predominated.	Ongoing, 2015-23	The Brooklyn Basin project, formerly "Oak to Ninth," broke ground with site work in 2015. Regarding the affordable housing requirement of this project, City of Oakland purchased the designated affordable housing site in August 2014. The seller of the land conducted environmental remediation work on the site into 2015. The 2006 Development Agreement with the Brooklyn Basin developer (now Zarsion Oakland Harbor Partners) provides that the developer is responsible for proposing the affordable housing developer. In mid-2015, the developer proposed MidPen Housing Corporation, which the City accepted, since MidPen is a reputable nonprofit affordable housing developer with extensive development experience in the Bay Area. The selection of MidPen brings forth a uniquely qualified partner that is one of Northern California's largest nonprofit developers. MidPen has a proven track record of successfully developing over 7,500 affordable homes, and with over 30 employees in its development team, it has ample resources and experience to undertake planning, community outreach, entitlements and financing. MidPen, the City and the Oakland Housing Authority have been working in collaboration with each other and the Oak to 9th Community Benefits Coalition to develop a feasible phasing plan for building the 465 units of affordable housing called for in the Development Agreement.
Action 1.4.2 Secondary Unit Setback Solutions	Explore relaxing the current prohibition on Secondary Units in the rear setback. If these zoning changes are implemented it will allow Secondary Units in the side and rear setback, as long as the structure doesn't exceed existing size limits and can meet all the same standards that allow a garage or accessory structure in the same location.	2014-2017	The Secondary Unit regulation revision process that began in 2015, and concluded in 2016 with adoption of new regulations by City Council included the following new side and rear yard setback regulations: New Secondary Units are now allowed up to 4 feet from the side and rear lot line if located within 35 feet of the rear property line, and existing accessory structures located outside of the front yard setback are allowed to convert into a Secondary Unit - regardless of any existing nonconformity as to side setback, rear setback, or height - as long as any existing nonconformity is not increased; the floor area does not exceed the maximum allowed; and the minimum parking requirement (if any) can be met on site.
2.1.1 New Construction and Substantial Rehabilitation Housing Development Program	Issue annual Notice of Funding Availability (NOFA) for the competitive allocation of affordable housing funds. Points will be assigned for addressing City priorities to ensure that funds are used to further policy objectives.	Ongoing, 2015-23	In 2015, 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 \$5,000,000 for new construction projects and \$2,000,000 for one rehabilitation/preservation project in the 2014-15 Notice of Funding Availability (NOFA) round. In the fall of 2015, a NOFA was released for the development of New Construction of Affordable Housing. Staff is proposing addressing Rehabilitation of existing properties with an over-the-counter loan program. Awards of Housing Funds and

			establishment of new programs will be determined in 2016.
2.1.3 Utilize Public Housing Resources for New Development	Work with the Oakland Housing Authority to increase housing choices for low-income families by utilizing Making Transitions Work voucher flexibilities toward the development of new affordable housing for extremely low-, very low-, low-, and moderate income households.	Ongoing, 2015-23	Under MTW authority, Oakland Housing Authority (OHA) promotes development of affordable housing stock by property acquisition, pre-development and permanent loans to create new units of affordable housing and rehabilitate existing units of affordable housing. During 2015, OHA completed construction on Lakeside Senior and placed 91 new units in service. Additionally, OHA continued construction on 68 units of new family housing at Ave Vista and 98 units of family housing at Prosperity Place (11th and Jackson). These units are in high opportunity, economically vibrant locations affording the families access to thriving mixed income communities. Pre-development of 59 units at the 94th and International site was started and OHA contributed a residual receipt loan to the project.
2.2.1 First Time Homebuyer Programs	Continue to operate a First Time Homebuyer Program as funding is available (either through State funding or through program-related income).	Ongoing, 2015-23	In calendar year 2015, the City Assisted 46 households to purchase their first home by providing deferred payment loans. Of the 46, 44 households purchased market-rate units using the City's down payment assistance program and 2 households purchased affordable homeownership units supported by City development funding. 2 units at Brookfield Court (using CA-HCD BEGIN funds). Of the 46 households served, 14 households received more than one first time homebuyer loan product (City loan + other assistance to further leverage City funding). An additional 3 HUD defined low and moderate income households purchased NSP homes. The city provided funding and worked with a nonprofit developer to acquire and rehabilitate foreclosed and blighted homes. Service levels vary by homebuyer applications and program funds availability.
2.5.1 Housing Development Program	Provide financial assistance to developers of housing for seniors and persons with special needs.	Ongoing, 2015-23	In 2015, three housing developments were granted funds in which 21 of the 135 units have been designated to serve special needs populations. No senior housing developments were funded in 2015.
2.5.2 Housing for Persons with HIV/AIDS	Provide housing and associated supportive services for persons with HIV/AIDS through a combination of development of new housing, project-based assistance in existing affordable housing developments; and tenant-based assistance to allow households to find their own housing in the private market. Enhance outcomes via housing first model under the Alameda County EveryOne Home Plan.	Ongoing, 2015-23	In fiscal year 2015, the HOPWA (Housing Opportunities for Persons with AIDS) program provided housing assistance to more than 154 persons living with HIV/AIDS and their families utilizing the housing first model. One hundred persons with HIV/AIDS obtained permanent housing. Information and referral services were provided to approximately 643 households for HIV/AIDS housing and other services. 138 persons living with HIV/AIDS received supportive services. Sixteen new units of HOPWA housing were completed, increasing the Oakland HOPWA housing inventory to over 175 units.
Action 2.6.1 Housing Development Program	Provide points in competitive funding allocations for projects that include a	Ongoing, 2015-23	In 2015, 55 large family housing units (i.e. units with 3 or more bedrooms) were awarded through the 2014-2015 Notice of Funding Availability for

	<p>higher proportion of units with three (3) or more bedrooms. The City will award points in the ranking process for projects with an average number of bedrooms exceeding the minimum specified in the program guidelines.</p>		<p>Affordable Rental</p>
<p>Action 2.7.3 Sale of City-Owned Property for Housing</p>	<p>Solicit Requests for Proposals (RFPs) from interested developers to construct housing on City-owned sites. RFPs will be posted on the City's website and distributed directly to developers, including nonprofit housing providers. In disposing of City-owned surplus properties, the City will give first consideration to affordable housing developers per the California Surplus Lands Act, Government Code 54220 et seq. If the City does not agree to price and terms with an affordable housing developer and disposes of the surplus land to an entity that develops 10 or more residential units on the property, the City shall require the entity to provide at least 15 percent of the developed units at an affordable housing cost or affordable rent to specified income groups, as required by Government Code Section 54233. For those sites that are sold without affordable housing requirements, the City should consider depositing 25% of the proceeds of such sales to the Affordable Housing Trust Fund.</p>	<p>Ongoing, 2015-23</p>	<p>There are two types of City-owned property that could be possibly available for affordable housing development: 1) City surplus properties and 2) the City's Housing and Community Development Department site acquisition properties. The City's surplus properties are disposed of by the City's Economic and Workforce Development Department--Real Estate Division. The City's Long Range Property Management Plan that addresses the disposition and use of real properties previously owned by the redevelopment agency was approved 5/20/14. This plan identified 10 properties owned by the former Redevelopment Agency with a plan for their disposition to the City's Housing and Community Development Department. Disposition or management plans for those properties are required to have annual reports posted on the City's website per SB 341. Those reports can be found here: http://www2.oaklandnet.com/Government/ohcds/Data/DOWD008890. Additionally, the City's Housing and Community Development Department manages properties under its site acquisition program that are present in the Housing Element 2015-23 Table C-4. Depending on limited staff time, these properties will all be RFP'd in the coming years as staff are available to manage this process.</p>

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

Jurisdiction

OAKLAND

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- 12/31/2015

General Comments: